SVN
COMMERCIAL ADVISORY GROUP

PROPOSAL

Venice Medical For Sale

1493 EAST VENICE AVENUE UNIT A

Venice, FL 34292

PRESENTED BY:

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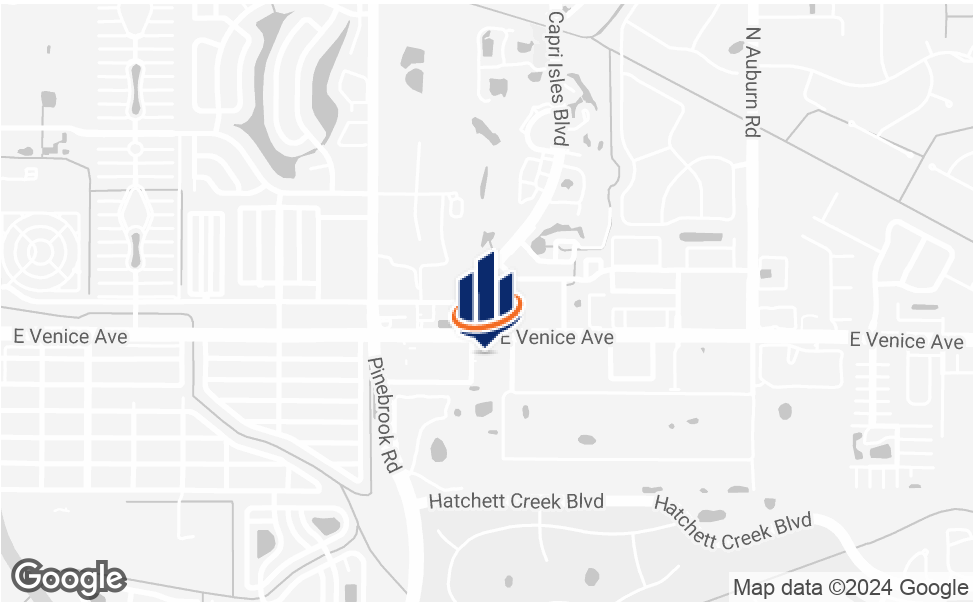
FL #BK399768

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	$459,000
BUILDING SIZE:	5026SF
AVAILABLE SF:	2,508
PRICE / SF:	$183.01
YEAR BUILT:	2007
RENOVATED:	2020
ZONING:	CG - General Commercial
MARKET:	Venice

PROPERTY OVERVIEW

Prime location for medical office in heavily frequented Venice Commons Plaza. Shell space that needs to be built out.

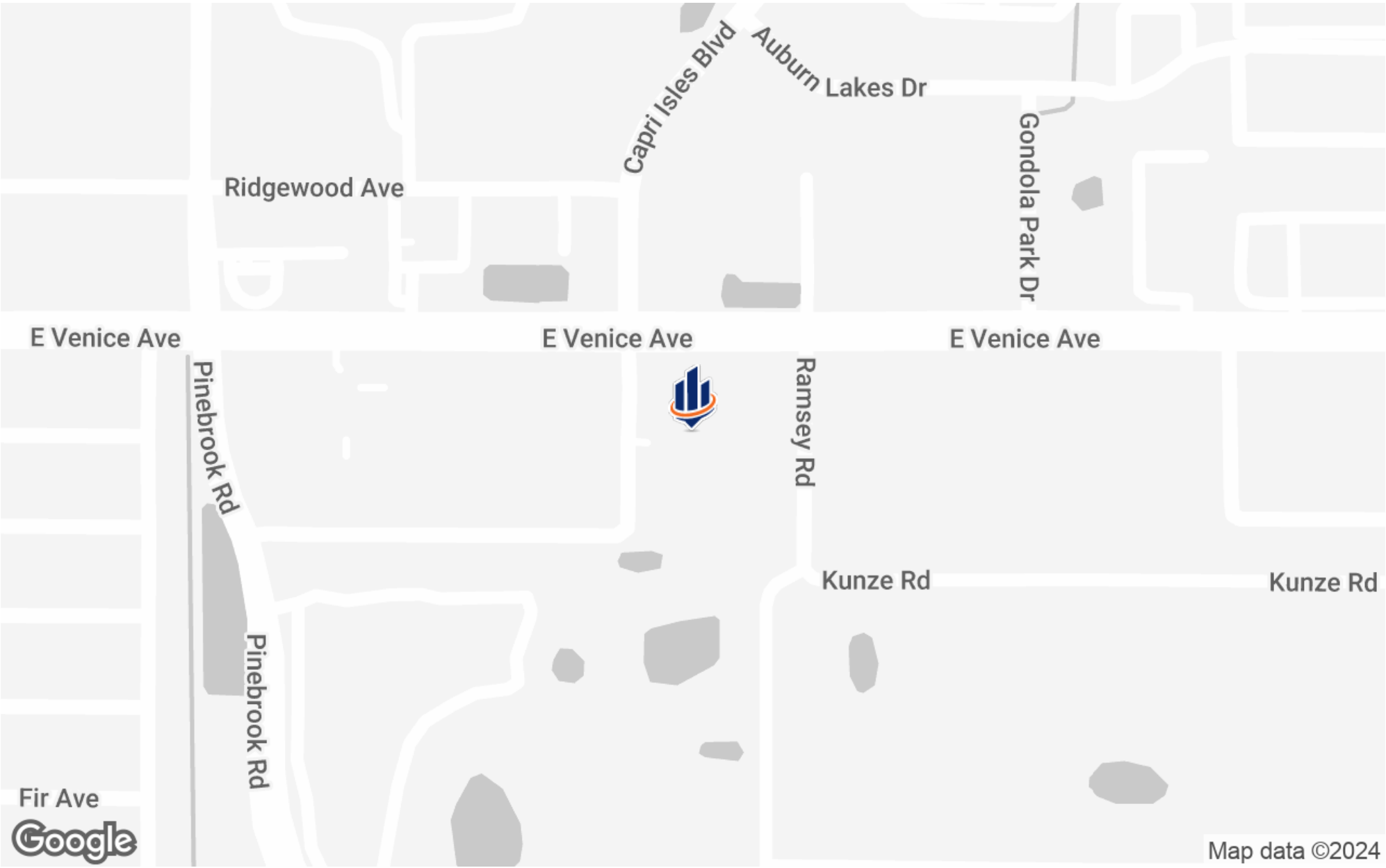
*The building is part of a land condominium association with exterior common area and parking lot maintenance taken care of by the association. Contact listing agent for budget and details.

PROPERTY HIGHLIGHTS

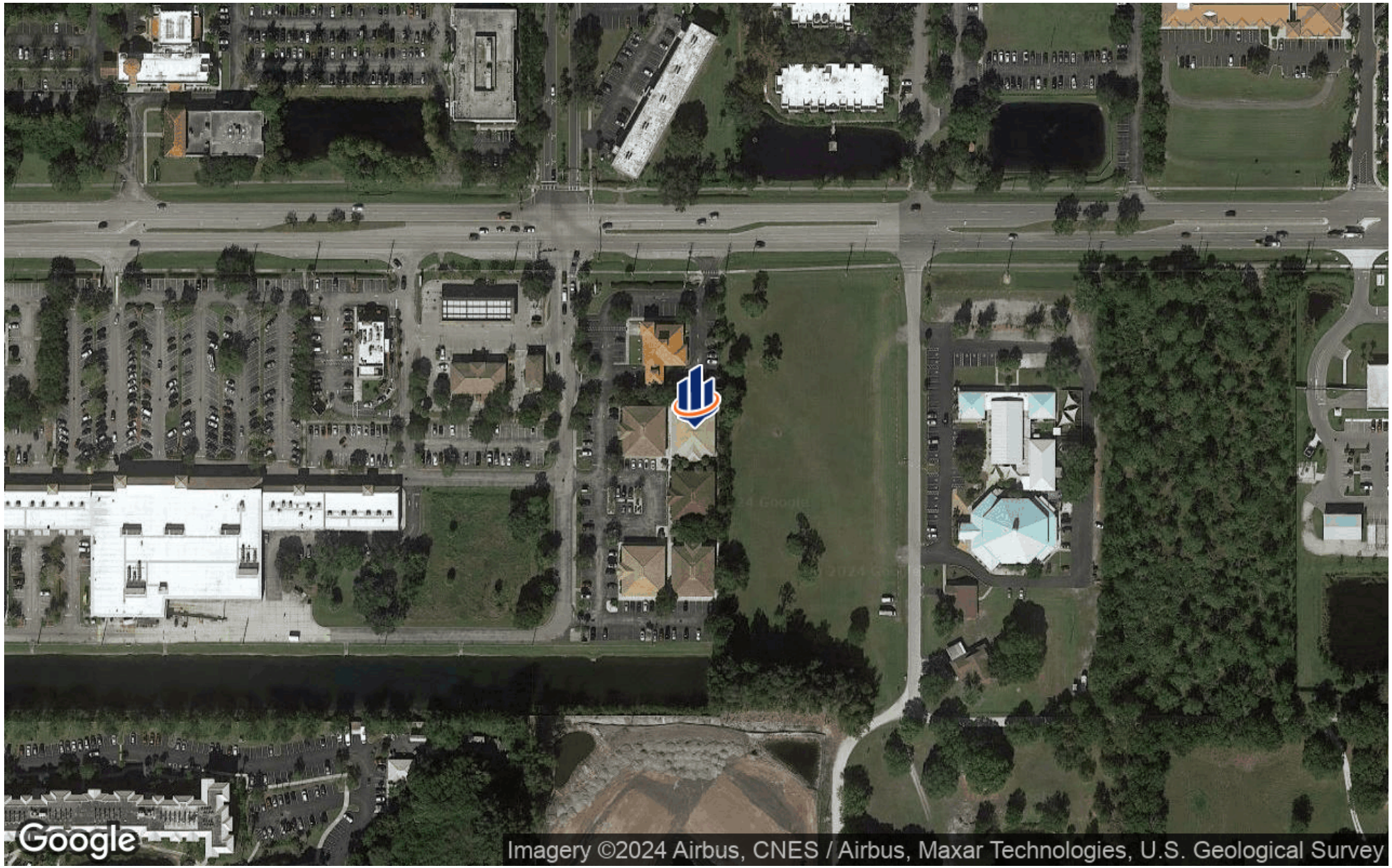
- Great Central Venice Location
- Ideal Medical Site
- Heavily Populated Area
- Publix Anchored Plaza

ADDITIONAL PHOTOS

LOCATION MAP



AERIAL MAP


Google
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SECTION 1

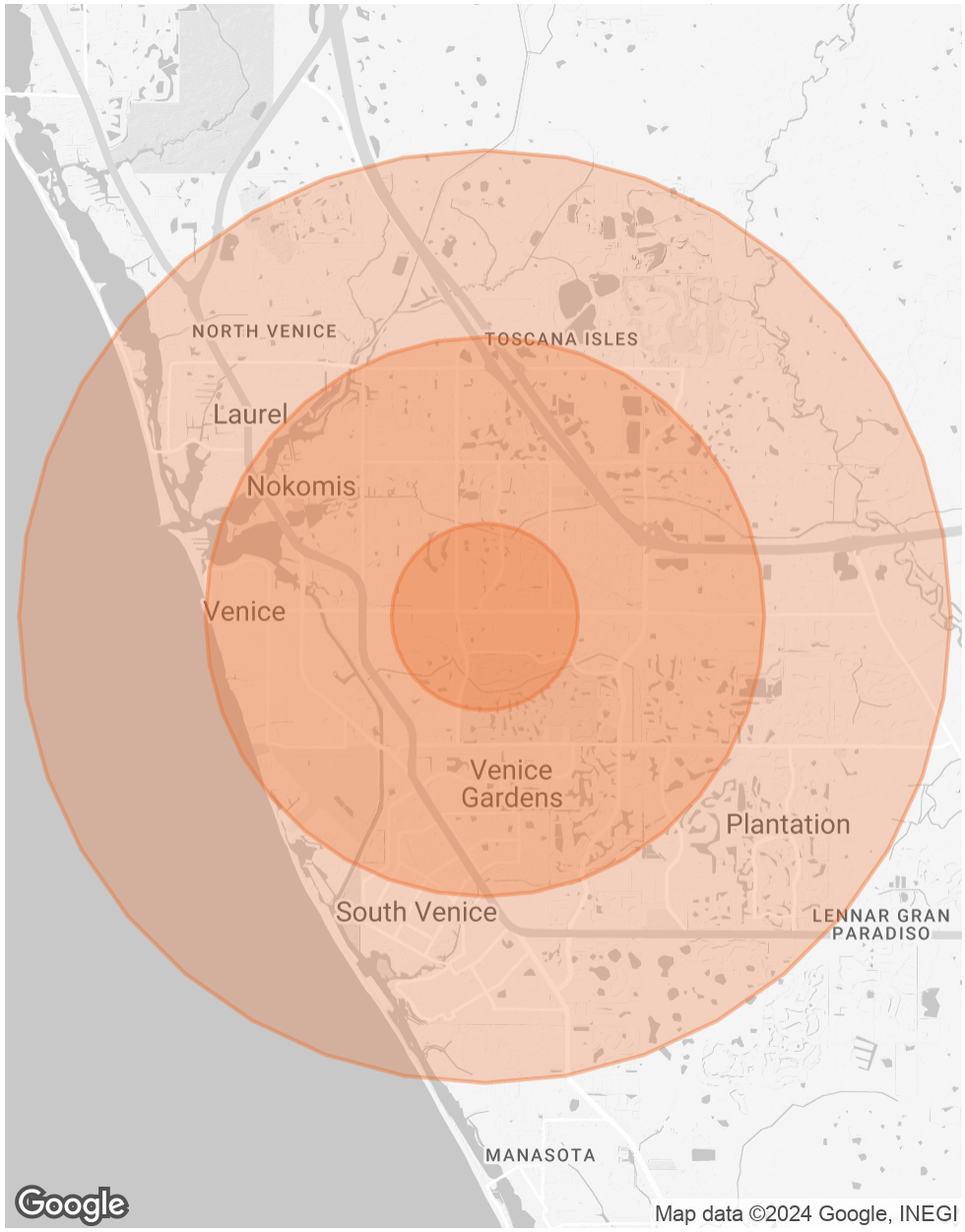
Demographics

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,712	42,604	72,680
AVERAGE AGE	67.4	60.6	59.1
AVERAGE AGE (MALE)	66.8	59.7	58.6
AVERAGE AGE (FEMALE)	68.2	61.4	59.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,097	21,403	35,554
# OF PERSONS PER HH	1.8	2.0	2.0
AVERAGE HH INCOME	$60,260	$59,260	$61,424
AVERAGE HOUSE VALUE		$277,876	$283,124

** Demographic data derived from 2020 ACS - US Census*



ADVISOR BIO 1

MIKE MIGONE CCIM

Senior Investment Advisor

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PROFESSIONAL BACKGROUND

Mike Migone, a Senior Investment Advisor for SVN | Commercial Advisory Group, has essentially grown up in the real estate industry, thanks to his father who was a successful Broker in Miami, Florida for decades. Mike's professionalism, integrity and passion for commercial real estate, has consistently made him a Top Advisor. He ranked 1st in sales in the State of Florida in 2019 and 9th in the World for SVN and 10th in 2021 in the State and 33rd Internationally. With extensive experience in listing and selling several commercial asset types, his specialties include the acquisition and development of multi-family properties, where he excels in site identification and the assessment of deal structuring and cost analysis. He was designated a Certified Land Specialist by SVN with over $100 Million Dollars in total land sales volume. With an equally strong track record in medical office, retail, and land for all facets of development. Garnered by his CCIM designation; his advanced financial and market analysis and keen sense of investment approach, has led to a loyal client roster.
Mike grew up in Miami and relocated to Sarasota in 1991 He and his wife Cindy, enjoy the arts and are proud supporters /volunteers of several organizations. Exploring the area parks with their pup and spending time with their family is something titled, as priceless.

EDUCATION

Associates Degree in Business Administration at Broward College. CCIM 2008

MEMBERSHIPS

CCIM, GRI, Suncoast Community Church

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