

For Lease

# 435 COMMERCIAL COURT

Venice, FL 34292



Lease Rate

**\$24.00 SF/YR**

## OFFERING SUMMARY

Building Size:	17,103 SF
Available SF:	3,217-10,470 SF
Year Built:	2007
Zoning:	CHI (Commercial, Highway, Interchange)

## PROPERTY OVERVIEW

High quality medical office space available for lease. The space has a nice beautiful reception area, several enclosed offices, exam rooms, storage rooms, restrooms, and a few open areas for rehabilitation work. The ideal tenant is a medical group looking to establish themselves along the I-75 corridor in an area where they have the capability of seeing patients in Venice and Sarasota.

## LOCATION OVERVIEW

The Medical Building is located directly off I-75 and Jacaranda Blvd with excellent signage and parking. The building is convenient to access from I-75 allowing your client base to be more expansive and geographically diverse.

**TOM BURROWS**

941.320.4860

tburrows@hembreeco.com



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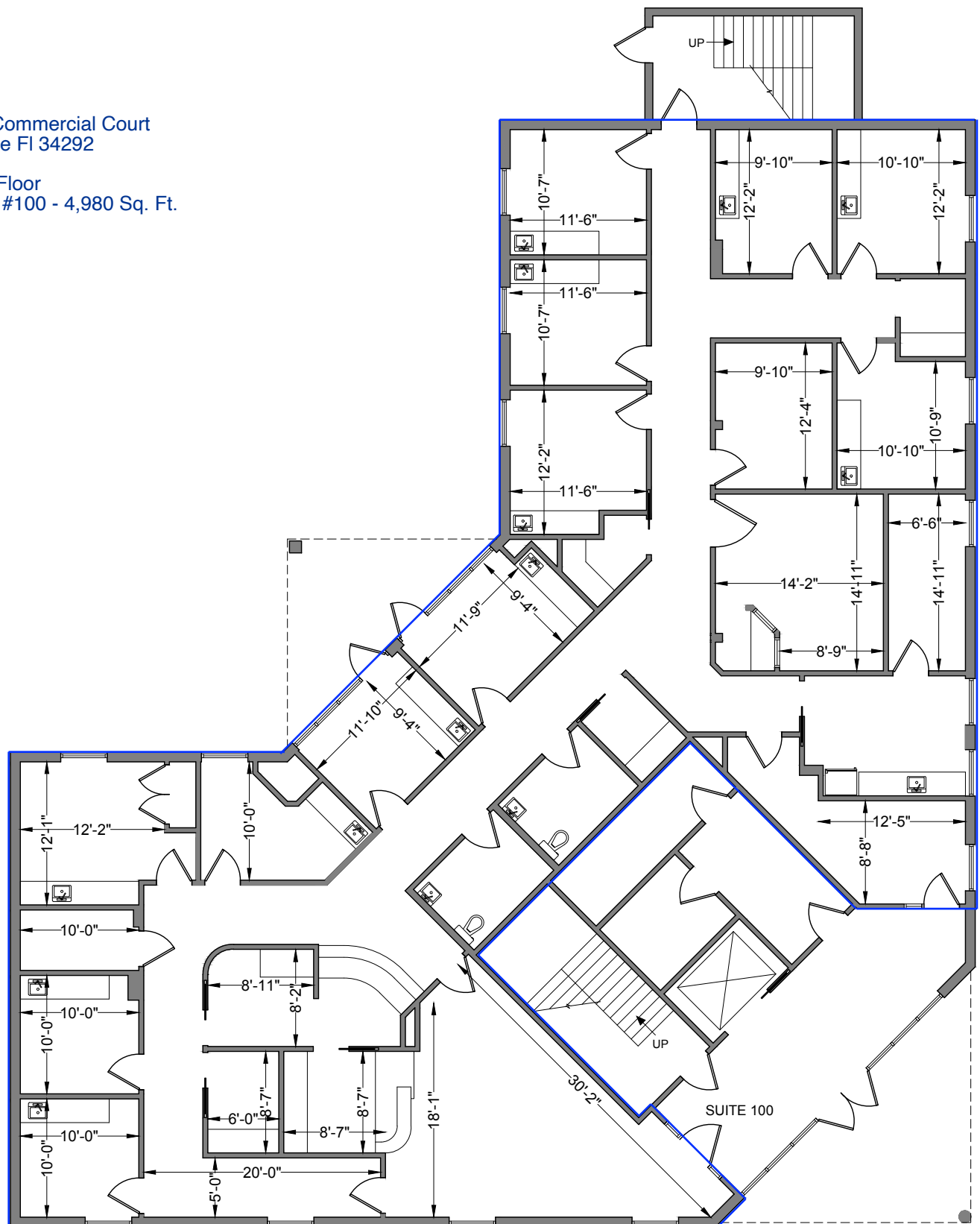
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435 Commercial Court  
Venice Fl 34292

First Floor  
Suite #100 - 4,980 Sq. Ft.



1ST FLOOR

ANSI/BOMA Z65.1-2017, METHOD B

435 COMMERCIAL COURT  
VENICE, FL



MAY 21, 2015

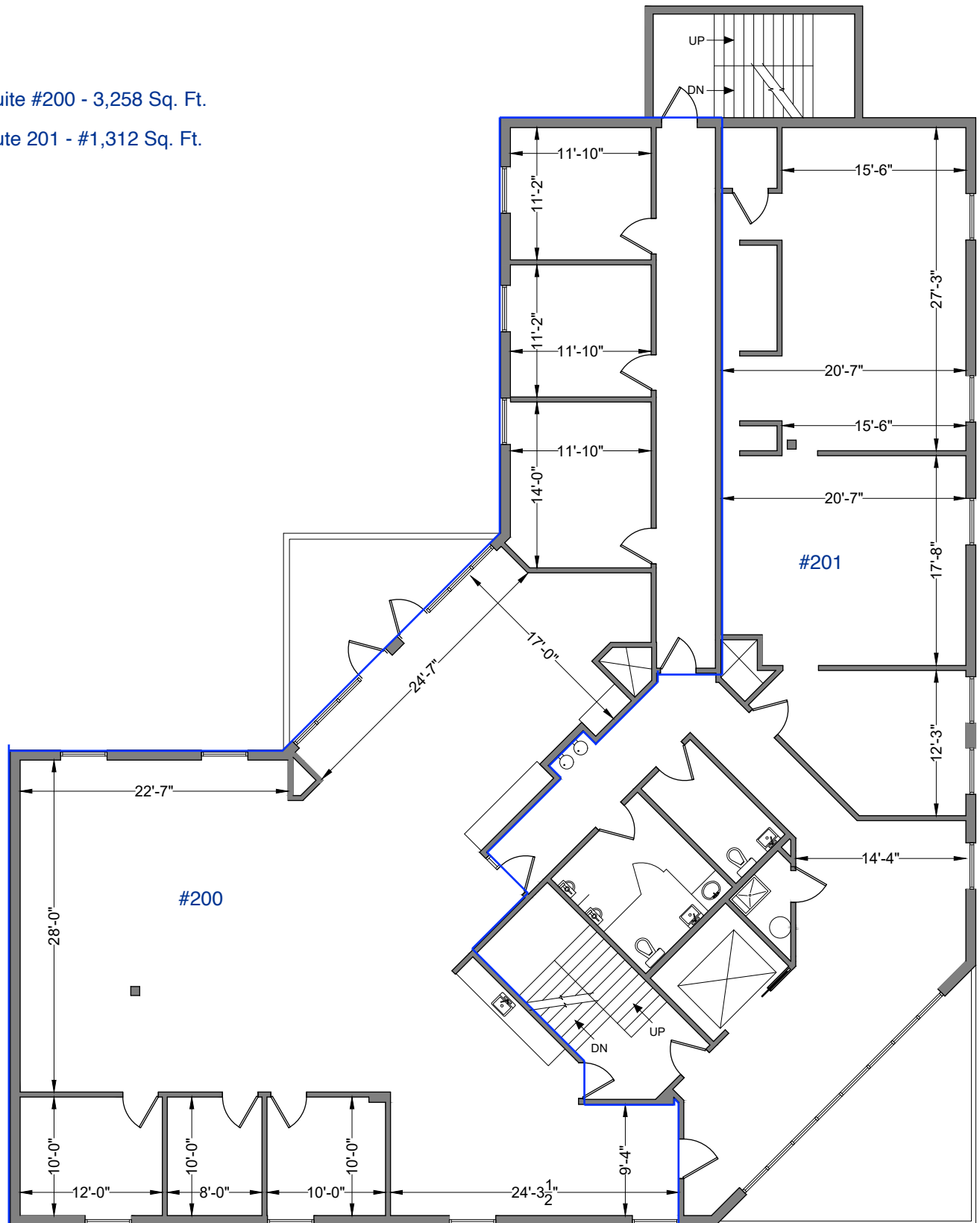
**B.Doc**  
BUILDING  
DOCUMENTATION  
SPECIALISTS

1025 S Dixie Hwy Suite 201  
Delray Beach, FL 33483  
561.901.5733  
b-doc.net



Suite #200 - 3,258 Sq. Ft.

Sute 201 - #1,312 Sq. Ft.



2ND FLOOR

ANSI/BOMA Z65.1-2017, METHOD B

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VENICE, FL



MAY 21, 2015 REV. 1-20-22

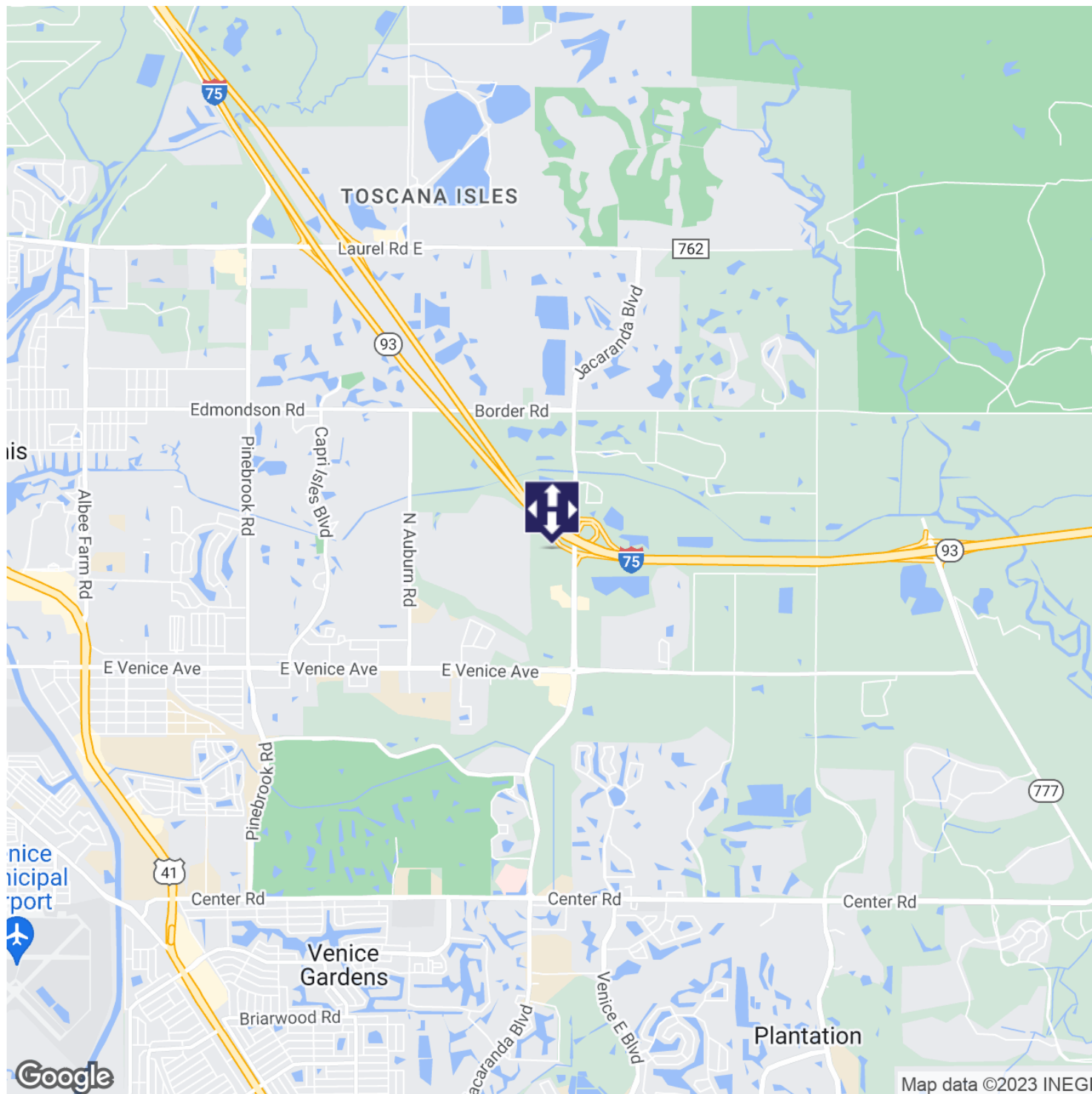
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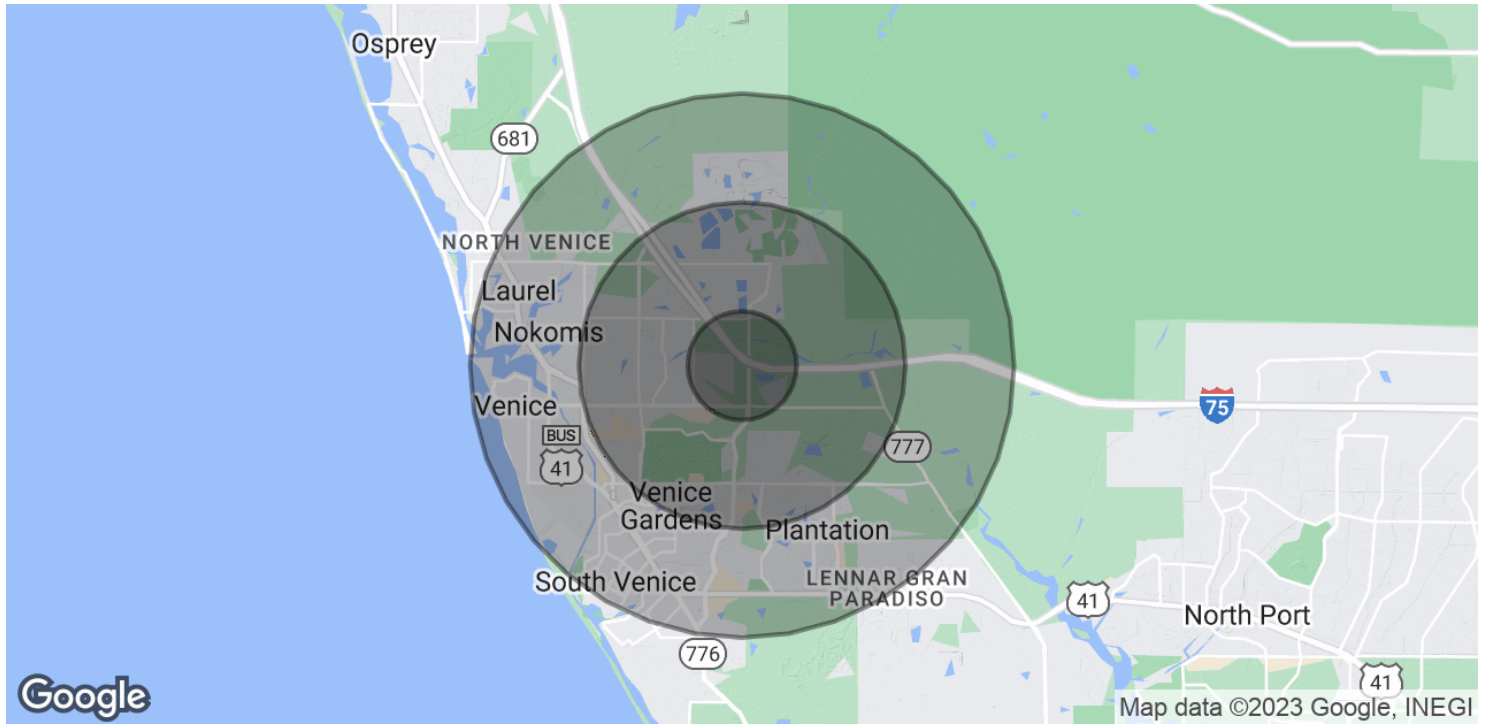
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,609	25,704	64,728
Average Age	65.6	64.6	60.0
Average Age (Male)	66.3	64.1	59.5
Average Age (Female)	64.9	65.0	60.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,371	13,276	31,773
# of Persons per HH	1.9	1.9	2.0
Average HH Income	\$67,105	\$63,250	\$61,657
Average House Value	\$342,404	\$344,124	\$290,927

\* Demographic data derived from 2020 ACS - US Census

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