

**SALE**

# Advocate MD Units C&D

**417 COMMERCIAL CT**

Venice, FL 34292

**PRESENTED BY:**

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## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,100,000
<b>BUILDING SIZE:</b>	3,201 SF
<b>CAP RATE:</b>	7.19%
<b>NOI:</b>	\$79,129
<b>YEAR BUILT:</b>	2002
<b>RENOVATED:</b>	2021
<b>ZONING:</b>	CHI

## PROPERTY HIGHLIGHTS

- Advocate MD- Strong Corporate Medical Tenant
- 7 Years left on lease at \$24/sf NNN with 3% annual increases
- Zoning: CHI - COMMERCIAL , HIGHWAY INTERCHANGE
- Located in a popular Lakeview Office Park
- Layout- Lobby, Large Reception, Break Room, 7 exam rooms, Procedure room, 2 Shared offices, lab station, storage, and 3 Restrooms.
- Tenant: AdvocateMD, a medical practice majority owned by a Fortune 500 company, offering full spectrum primary care services in the Venice/Sarasota market. There is an impressive 7-year lease with a 3% escalator. AdvocateMD's commitment to delivering top-notch medical services has made them a trusted name in the industry, ensuring a stable and reliable income stream for potential investors.

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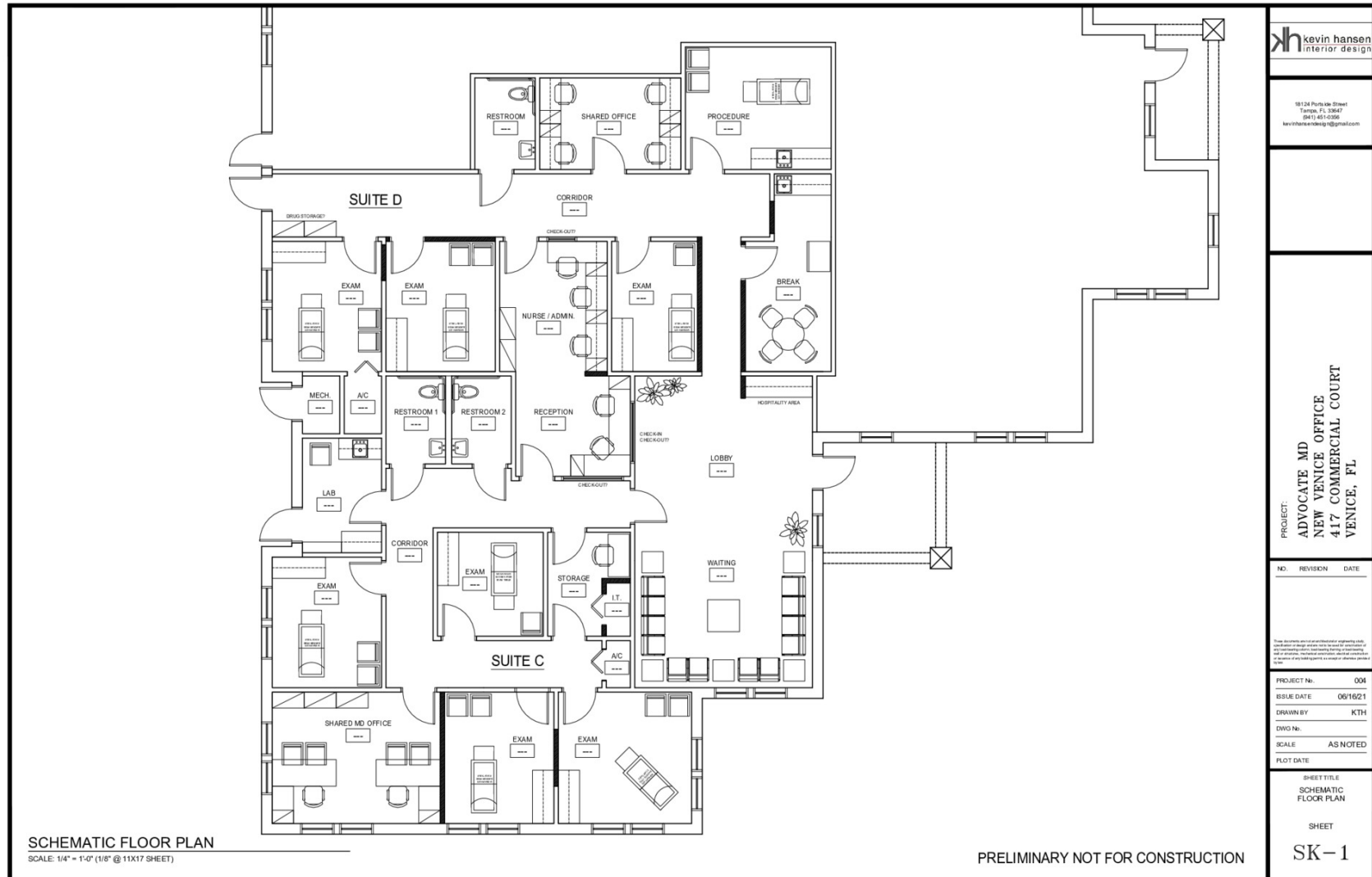
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# FLOORPLAN



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ADDITIONAL PHOTOS



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## AERIAL RETAIL MAP



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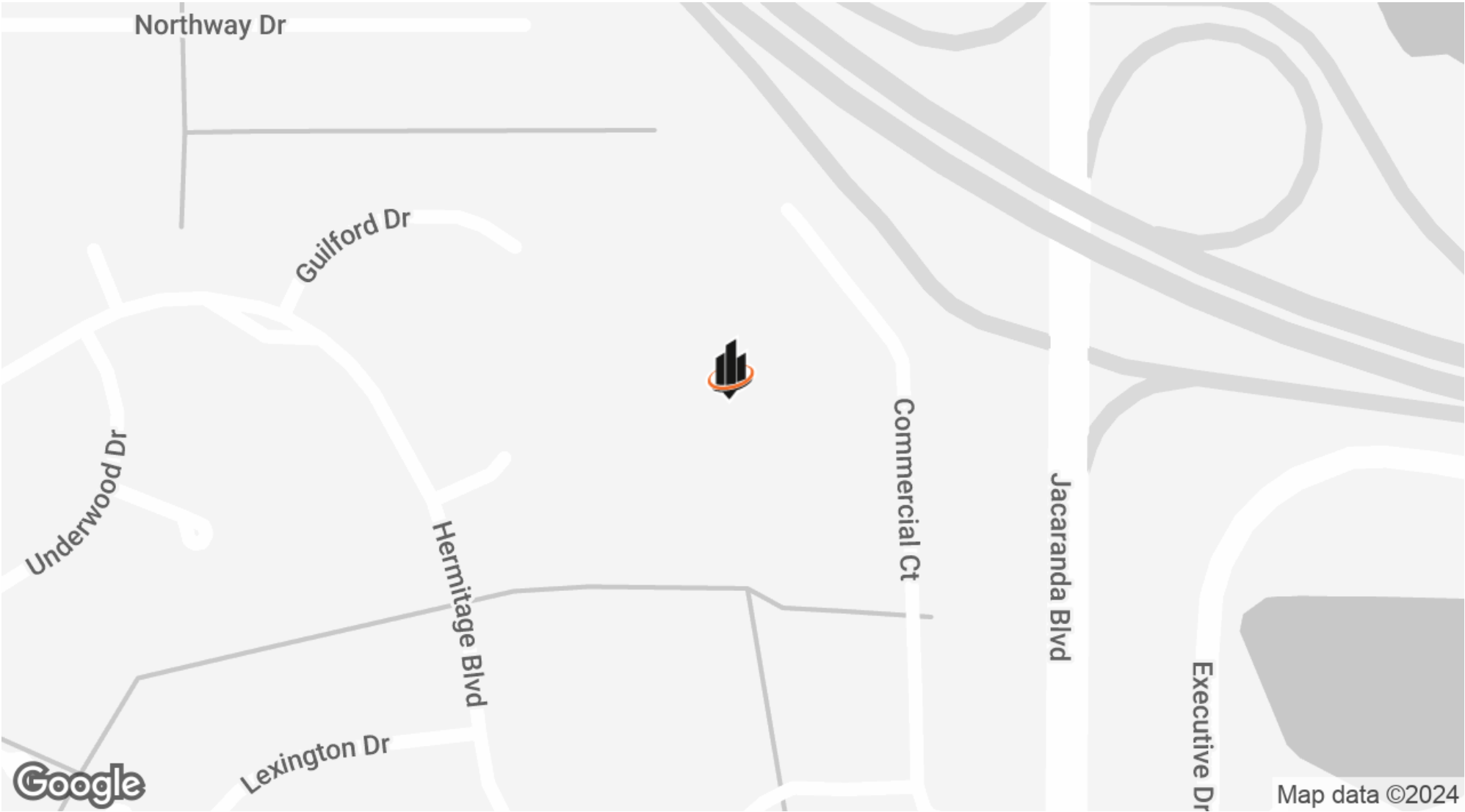
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LOCATION MAP



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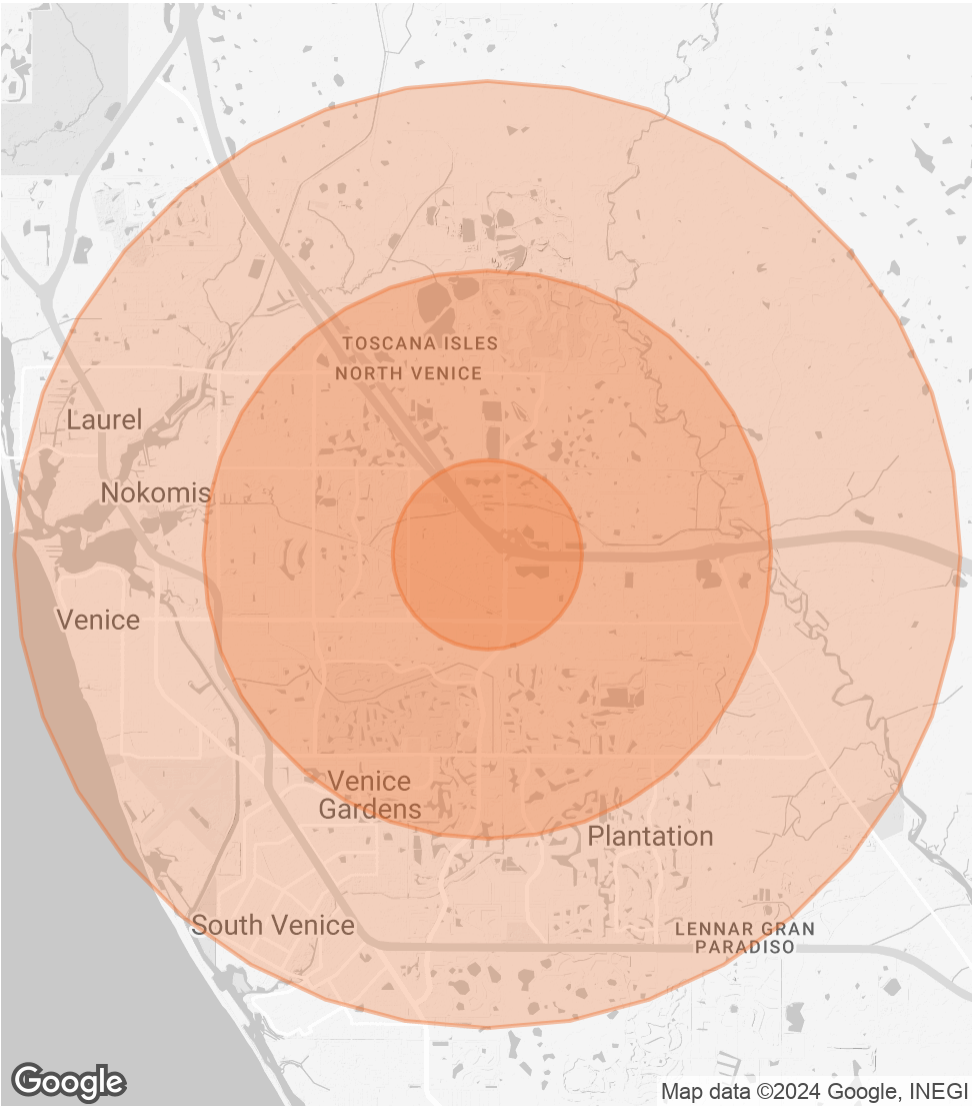


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,407	32,152	78,491
AVERAGE AGE	67.9	66.0	62.5
AVERAGE AGE (MALE)	69.2	64.9	61.6
AVERAGE AGE (FEMALE)	66.8	66.5	62.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,444	20,880	50,697
# OF PERSONS PER HH	1.7	1.5	1.5
AVERAGE HH INCOME	\$85,003	\$79,130	\$74,521
AVERAGE HOUSE VALUE	\$353,234	\$332,281	\$317,929

\* Demographic data derived from 2020 ACS - US Census



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