

# Open Floorplan Retail/Office Building with Loading Dock

Retail Property For Sale  
881 E Venice Ave  
Venice, FL 34285

## EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$1,995,000
Lot Size:	43,660 SF
Year Built:	1998
Building Size:	7,088 SF
Renovated:	2000
Zoning:	CG
Traffic Count:	22,000
Price / SF:	\$281.46

## PROPERTY OVERVIEW

Zoning: CG

Building Space: 7,088 SF

An ideally located freestanding building like 881 E Venice Avenue can provide ample opportunity for retail, wholesale, production and more. The open floorplan helps with the ability to easily move materials, goods or products in and out of the facility via the loading dock, a rarely available building accessory.

Office space: If your business requires a high visibility, large, open floor plan for office space, this freestanding building could be a good option. Great for bullpen use or the ability to easily outfit the space as needed with conference rooms, offices and more.

Property is zoned CG, Commercial General

Approximately 166 ft of frontage gives great visibility on East Venice.

881 E Venice has a very large back lit pylon sign as well as available building signage.

22,000 AADT +/-

This property has a direct turn in from East Venice Avenue, making access simple without the need for a U-Turn.

## BARRY SEIDEL

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## ADDITIONAL PHOTOS



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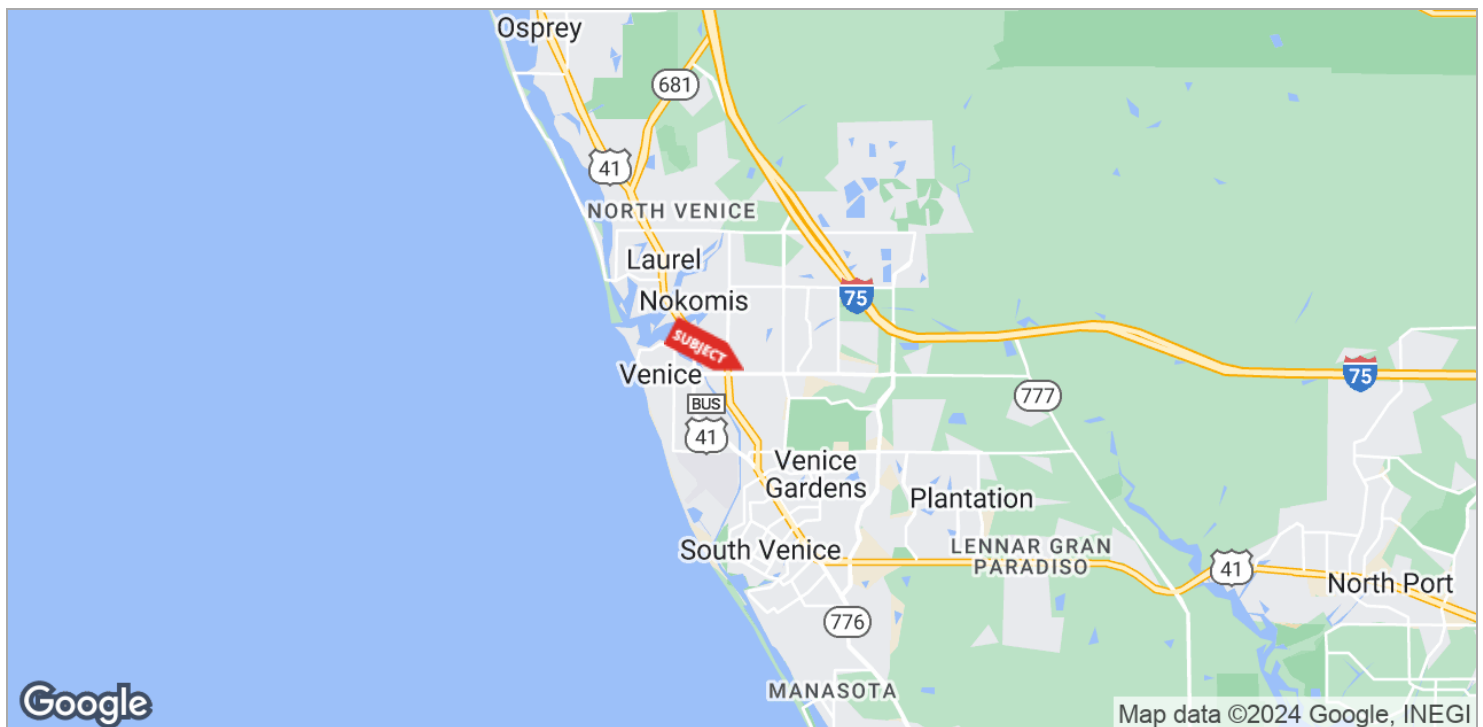
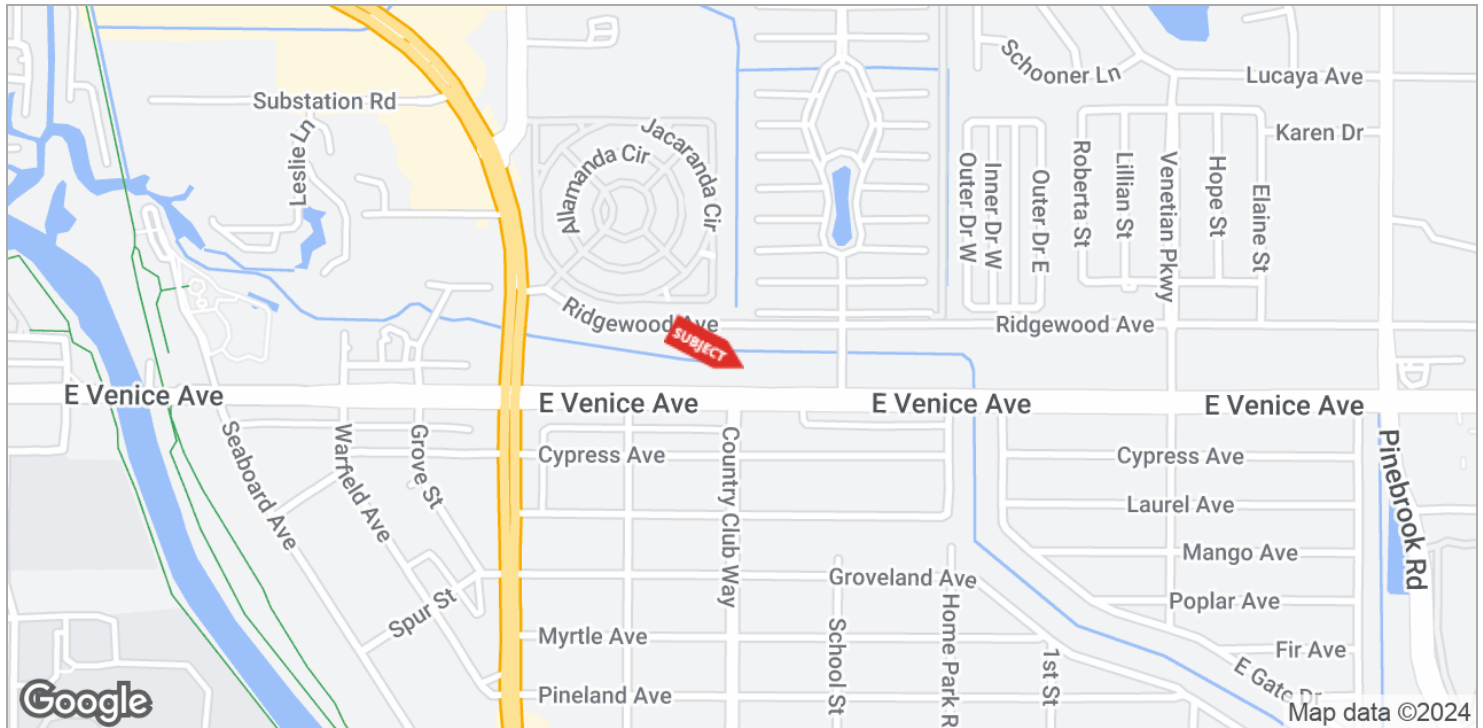
American Property Group of Sarasota Inc | 7750 S Tamiami Trail, Sarasota, FL 34231 | 941.923.0535 | www.americanpropertygroup.com



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## LOCATION MAPS



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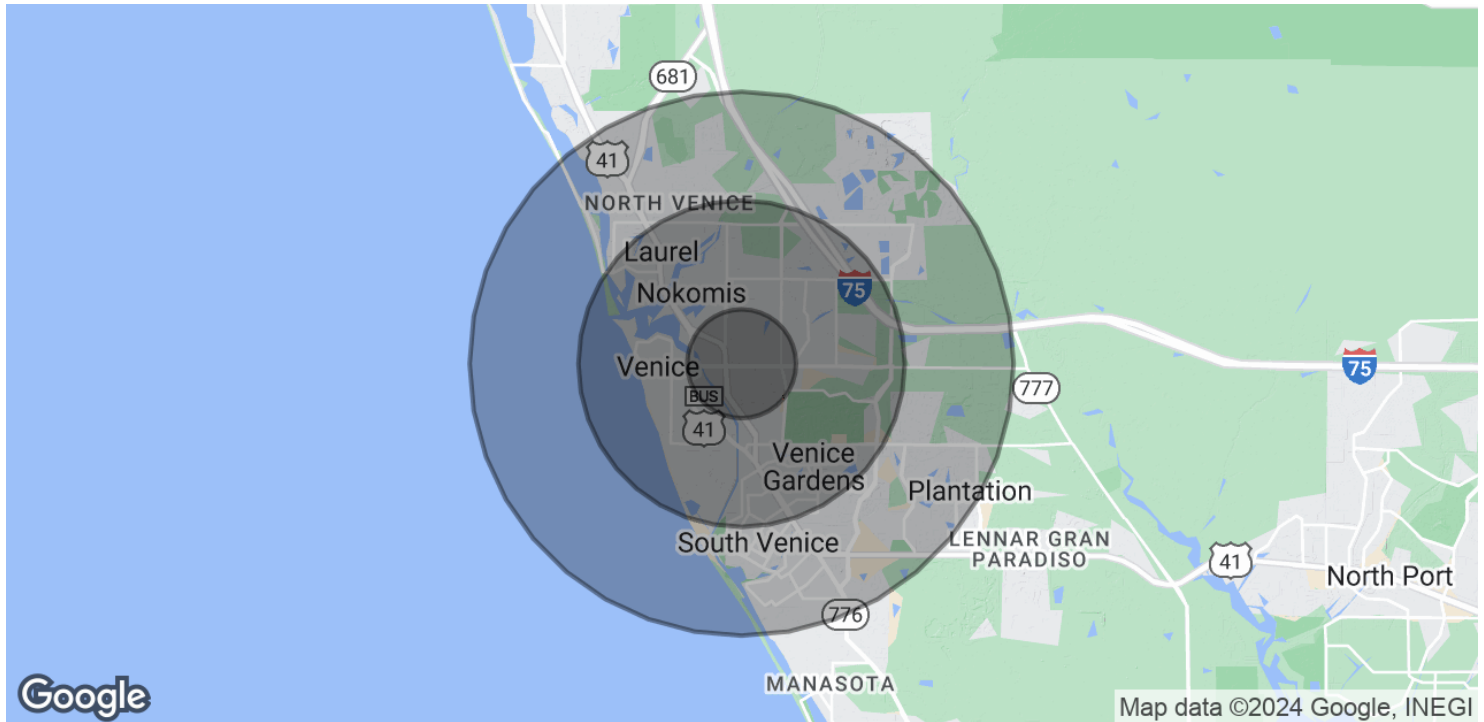
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,053	41,835	70,927
Average Age	66.7	60.2	59.1
Average Age (Male)	65.0	59.4	58.6
Average Age (Female)	68.7	61.0	59.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,696	21,079	34,758
# of Persons per HH	1.9	2.0	2.0
Average HH Income	\$50,457	\$59,727	\$61,165
Average House Value	\$194,965	\$282,541	\$281,905

2020 American Community Survey (ACS)

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