

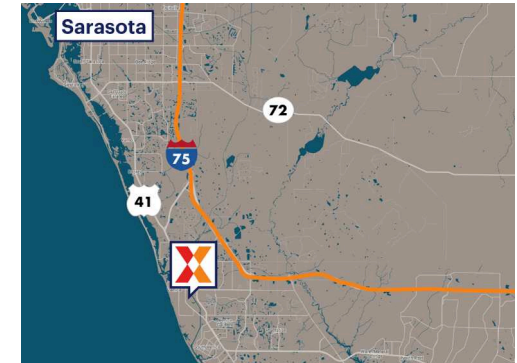
Venice Shopping Center

North Port-Bradenton-Sarasota, FL

27.092, -82.4425
501-555 Tamiami Trail South | Venice, FL 34285



Center Size: 109,801 SF



Demographics	1 Mile	3 Mile	5 Mile
	7,983	42,052	80,661
	4,381	21,945	40,910
	\$88,852	\$97,071	\$98,287

Well-positioned on a barrier island in the affluent Venice Beach community near the central business district, with an average household income of \$119K+

The only grocery-anchored shopping center on the island and highly visible to 30K+ vehicles along Tamiami Trl (Kalibrate 2021)

Within walking distance of Venice Senior High School with 2,500+ students and employees (NCES 2024)

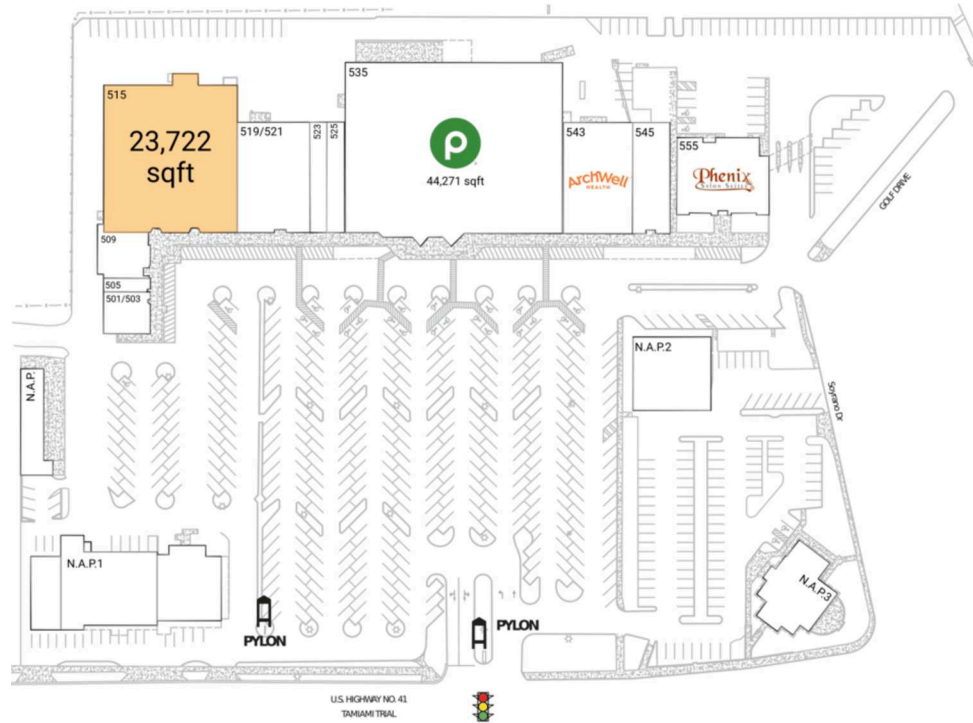
The 20-mile paved Legacy Bike Trail, with 644K+ annual users, runs behind the center (Friends of the Legacy Trail 2024)

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Available Space

515 23,722 SF

Current Retailers

N.A.P.	Tires	0 SF
N.A.P.1	Dry Cleaners/Liquor	0 SF
N.A.P.2	The Joe Factor Furniture	0 SF
N.A.P.3	Venice Chamber of Commerce	0 SF
501/503	Croissant & Co.	2,347 SF
505	Venice Island Barber Shop	755 SF
509	Massage Luxe	2,368 SF
519/521	GTFL Athletics	9,722 SF
523	Galaxy Nail & Spa	2,271 SF
525	BrewBurger's Pub and Grill	2,271 SF
535	Publix	44,271 SF
543	ArchWell Health	9,204 SF
545	Brewburger's Pub and Grill	4,870 SF
555	Phenix Salon Suites	8,000 SF



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