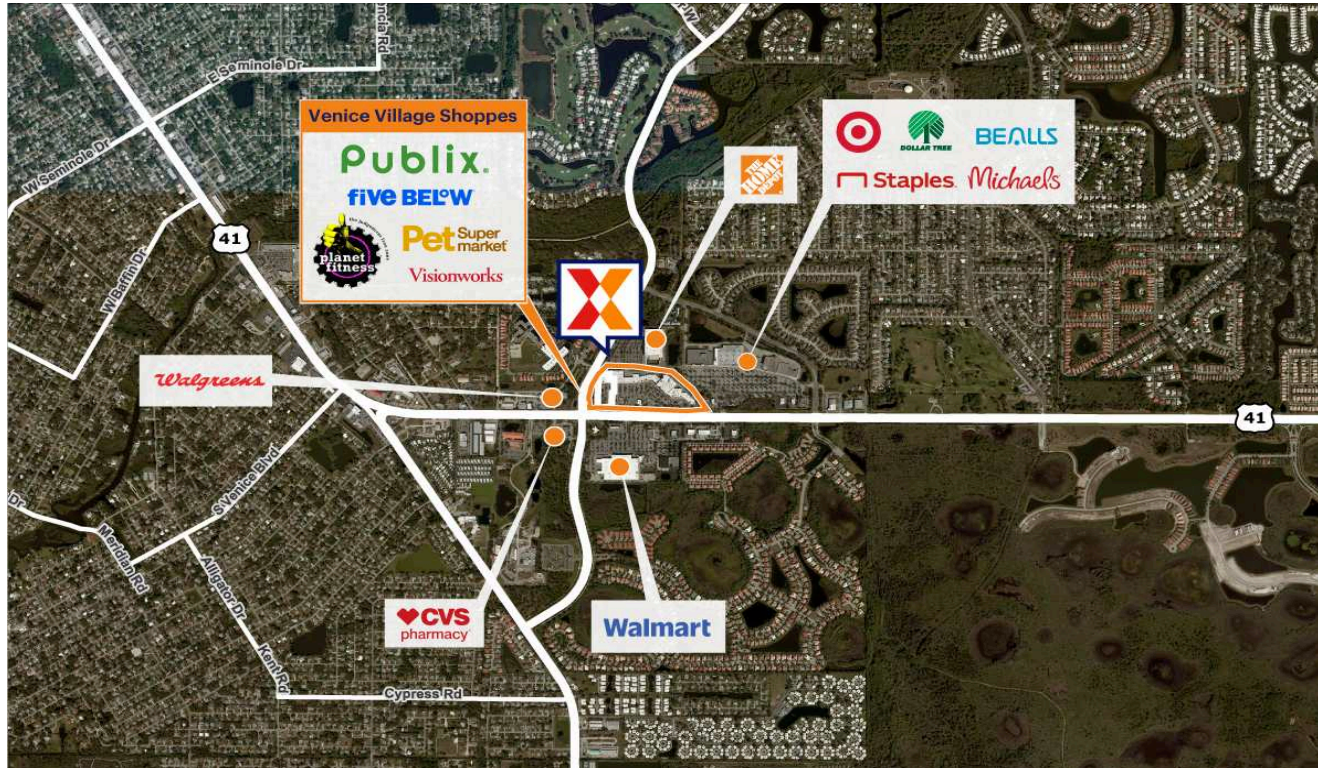


Venice Village

North Port-Bradenton-Sarasota, FL

27.0507, -82.3943

4105 South Tamiami Trail | Venice, FL 34293



Center Size: 177,835 SF



Demographics	1 Mile	3 Mile	5 Mile
	7,005	48,849	90,780
	3,522	23,933	45,430
	\$86,323	\$91,986	\$94,621

Highly trafficked Publix-anchored center drawing an estimated 2.8M annual visits, ranking it in the top 5% of most-visited neighborhood centers in the market (Placer.ai 2024)

Centrally located in south Venice's primary retail corridor on Tamiami Trail, near Target and Walmart, with 34K+ vehicles daily (Kalibrate 2021)

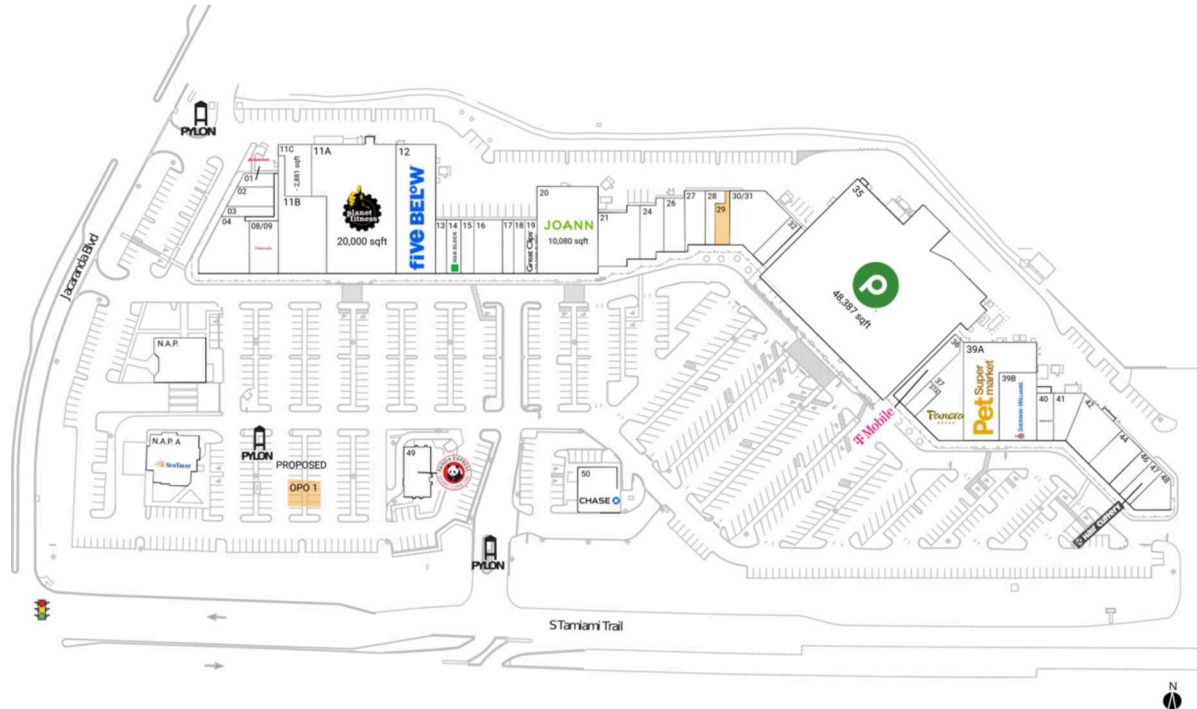
Located in a high-growth market with a 5-year population growth rate 98% higher than the national average within a 3-mile radius

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Available Space

OPO 1	0 SF
29	1,200 SF

Current Retailers

N.A.P.	Liberty Savings Bank	0 SF	26	Venice Village Dental	2,036 SF
N.A.P. A	SunTrust Bank	0 SF	27	OneBlood	2,035 SF
01	State Farm	863 SF	28	Tampa Mattress	1,200 SF
02	Purify Urban	1,533 SF	30/31	Makers of South Bright Cross	5,214 SF
03	Sweat Lodge	984 SF		Animal Clinic	
04	The UPS Store	4,744 SF	32	Snowbirds Grille	1,480 SF
08/09	Skilllets	2,800 SF	35	Publix	48,387 SF
11A	Visionworks	20,000 SF	36	T-Mobile	2,331 SF
11B	Planet Fitness	6,845 SF	37	Panera Bread	5,100 SF
11C	Elite Healthcare	2,881 SF	37A	Gulf Coast Sunglasses	1,000 SF
12	-	8,900 SF		Pet Supermarket	9,000 SF
13	Five Below	1,454 SF	39A	Sherwin-Williams	4,500 SF
14	Just Fans	1,450 SF	39B	uBREAKiFIX	1,480 SF
15	H&R Block	1,522 SF	40	Hotworx	2,177 SF
16	Optical Outlets	2,583 SF	41	Rib City Grill	3,600 SF
17	Bodybar Pilates	1,100 SF	42	Italianos	2,600 SF
	Northland Hearing Center		44	More Space Place	1,300 SF
18	Venetian Cleaners	1,110 SF	46	Hair Cuttery	1,300 SF
19	Great Clips	1,210 SF	47	Voltaire Cycles	1,884 SF
20	JOANN Fabric and Craft Stores	10,080 SF	48	Panda Express	2,448 SF
21	The Sand Trap	4,090 SF	50	Chase	972 SF
24	Star Nails and Spa	2,910 SF			

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