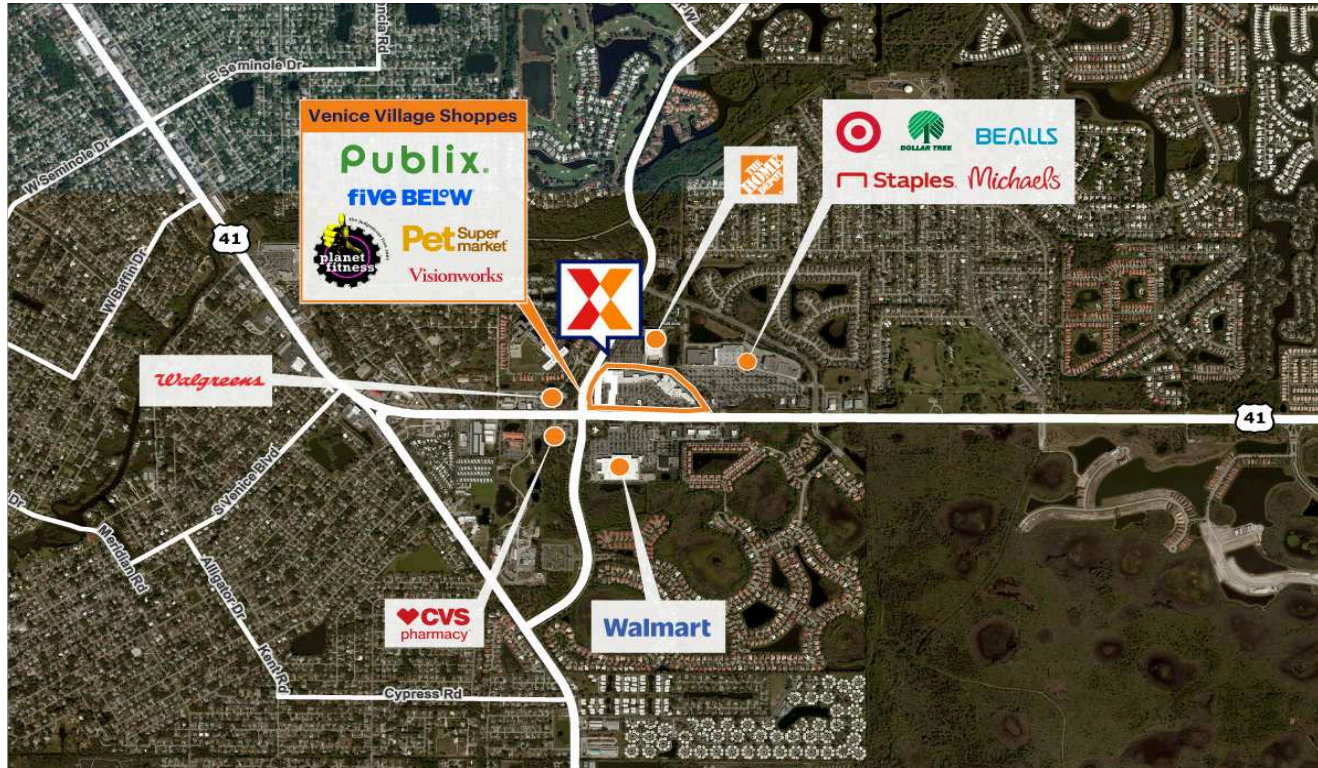


# Venice Village

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
	7,186	49,679	91,893
	3,613	24,338	45,982
	\$103,311	\$105,966	\$110,200

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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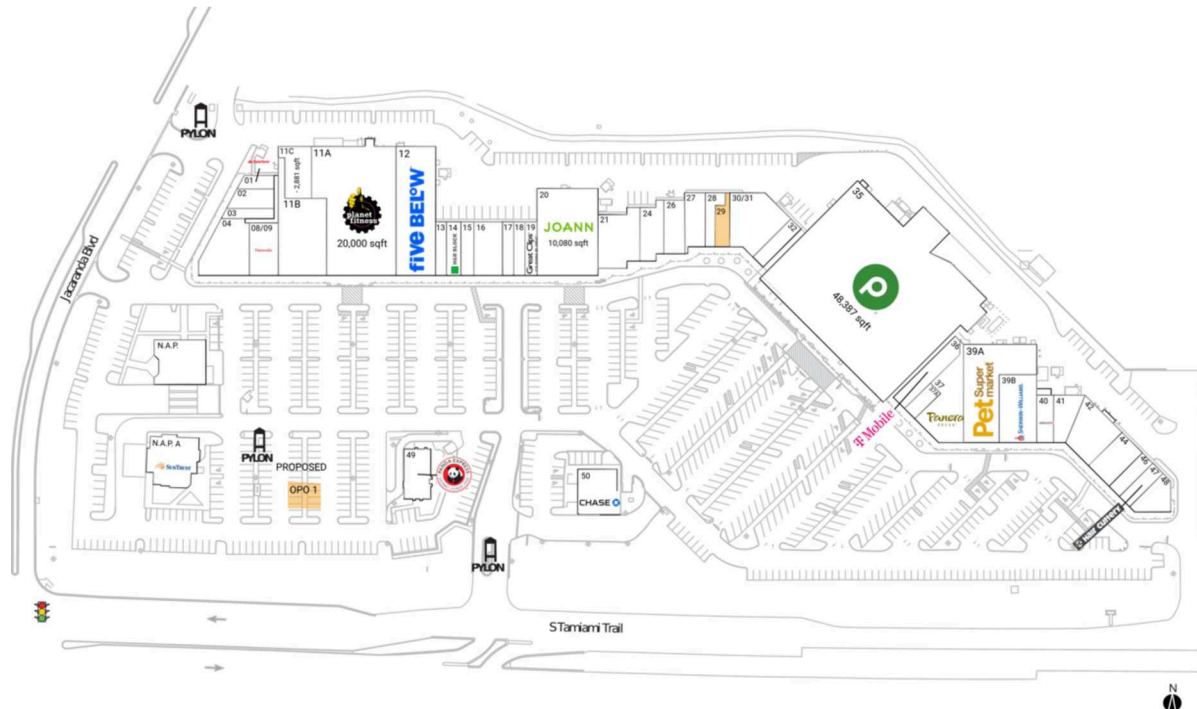
## Available Space

OPO 1  
29

0 SF  
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 Sweat Lodge	1,533 SF	30/31	Makers of South Bright Cross	5,214 SF
03	The UPS Store	984 SF	32	Animal Clinic	
04	Skillet's	4,744 SF	35	Snowbirds Grille	1,480 SF
08/09	Visionworks	2,800 SF	36	Publix	48,387 SF
11A	Planet Fitness	20,000 SF	37	T-Mobile	2,331 SF
11B	Elite Healthcare	6,845 SF	37A	Panera Bread	5,100 SF
11C	-	2,881 SF	39A	Gulf Coast Sunglasses	1,000 SF
12	Five Below	8,900 SF	39B	Pet Supermarket	9,000 SF
13	Just Fans	1,454 SF	40	Sherwin-Williams	4,500 SF
14	H&R Block	1,450 SF	41	uBREAKiFIX	1,480 SF
15	Optical Outlets	1,522 SF	42	Hotworx	2,177 SF
16	Bodybar Pilates	2,583 SF	44	Rib City Grill	3,600 SF
17	Northland Hearing Center	1,100 SF	46	Italianos	2,600 SF
18	Venetian Cleaners	1,110 SF	47	More Space Place	1,300 SF
19	Great Clips	1,210 SF	48	Hair Cuttery	1,300 SF
20	JOANN Fabric and Craft Stores	10,080 SF	49	Voltaire Cycles	1,884 SF
21	The Sand Trap	4,090 SF	50	Panda Express	2,448 SF
24	Star Nails and Spa	2,910 SF		Chase	972 SF



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