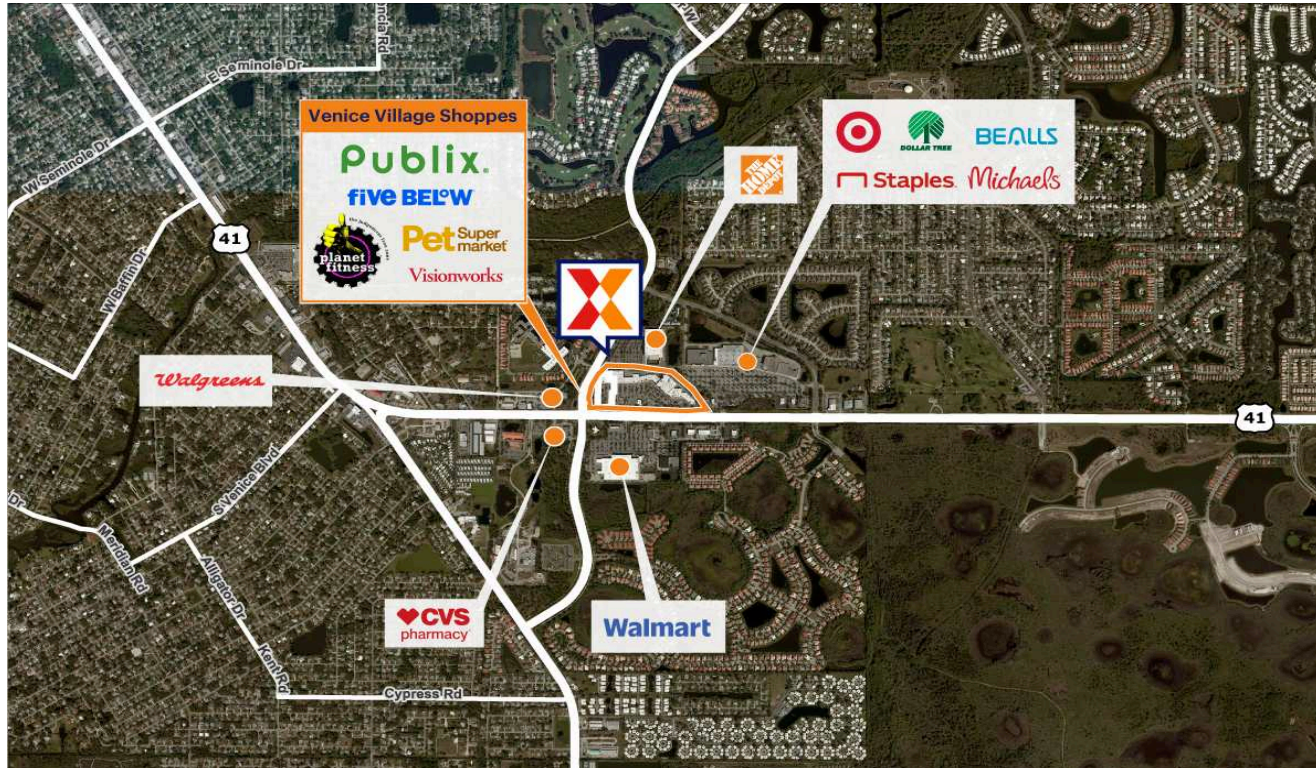


Venice Village

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)

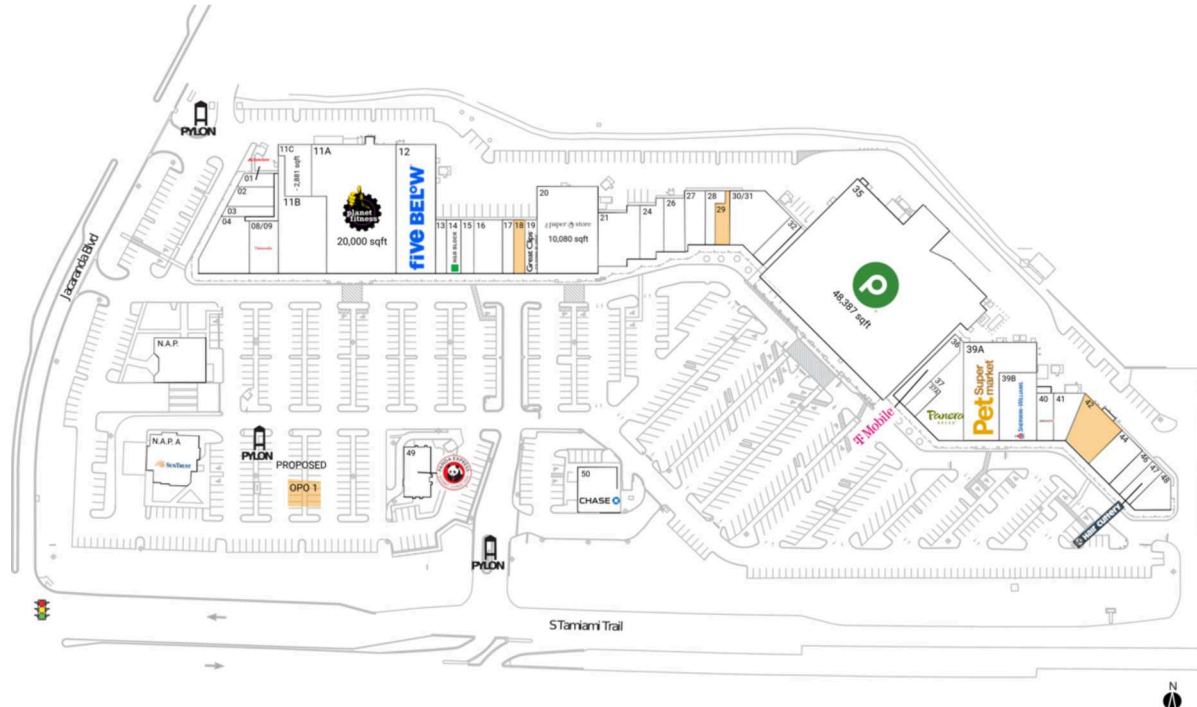
Located in a high-growth market with a 5-year population growth rate 98% higher than the national average within a 3-mile radius

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Available Space

OPO 1	0 SF
18	1,110 SF
29	1,200 SF
42	3,600 SF

Current Retailers

N.A.P.	Liberty Savings	0 SF		Dental	
	Bank		27	OneBlood	2,035 SF
N.A.P. A	SunTrust Bank	0 SF	28	Tampa Mattress	1,200 SF
01	State Farm	863 SF		Makers of South	
02	Purify Urban	1,533 SF	30/31	Bright Cross	5,214 SF
	Sweat Lodge			Animal Clinic	
03	The UPS Store	984 SF	32	Snowbirds Grille	1,480 SF
04	Skillet's	4,744 SF	35	Publix	48,387 SF
08/09	Visionworks	2,800 SF	36	T-Mobile	2,331 SF
11A	Planet Fitness	20,000 SF	37	Panera Bread	5,100 SF
11B	Elite Healthcare	6,845 SF	37A	Gulf Coast	1,000 SF
11C	-	2,881 SF		Sunglasses	
12	Five Below	8,900 SF	39A	Pet Supermarket	9,000 SF
13	Just Fans	1,454 SF	39B	Sherwin-Williams	4,500 SF
14	H&R Block	1,450 SF	40	uBREAKiFIX	1,480 SF
15	Optical Outlets	1,522 SF	41	Hotworx	2,177 SF
16	Bodybar Pilates	2,583 SF	44	Italianos	2,600 SF
17	Northland	1,100 SF	46	More Space Place	1,300 SF
	Hearing Center		47	Hair Cuttery	1,300 SF
19	Great Clips	1,210 SF	48	Voltaire Cycles	1,884 SF
20	The Paper Store	10,080 SF	49	Panda Express	2,448 SF
21	The Sand Trap	4,090 SF	50	Chase	972 SF
24	Star Nails and Spa	2,910 SF			
26	Venice Village	2,036 SF			

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