

ADDRESS

1766 S. Tamiami Trail
Venice, FL 34293

PROPERTY FEATURES

- Location, location, location!
- High visibility and excellent traffic
- JV, built to suit, or seller financing are all possibilities!

	1 Mile	3 Miles	5 Miles
Total Households:	3,501	20,245	34,081
Total Population:	8,187	42,199	69,605
Average HH Income:	\$53,240	\$56,795	\$60,153

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It or other conditions, prior sale, lease or financing, or withdrawal without notice.



PRESENTED BY:

GAIL BOWDEN

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Commercial

PRIME US-41 COMMERCIAL SITE LAND

1766 S. TAMIAMI TRAIL, VENICE, FL



OFFERING SUMMARY

Sale Price: \$599,000

Price / Acre: \$869,169

Lot Size: 30,020 SF

Zoning: CG

Market: Sarasota County

Submarket: Venice

PROPERTY OVERVIEW

Terrific development site in the heart of Venice's main commercial corridor. Site is just South of Lowes, Carabas, and directly across from a new(er) Autozone. Excellent traffic, plus two driveway cuts and grandfathered signage from prior Wendy's use. This is a densely populated urban area with great surrounding residential support making it viable for immediate development. Perfect Retail, Fast Food or Restaurant location.

Owner will consider owner financing.

LOCATION OVERVIEW

SW side of US-41 (Tamiami Trail), approx. 1/3 mi. S of Shamrock Dr.

This segment of the US-41 corridor is densely developed with commercial uses and is supported by significant residential back-up. Estimated average annual daily traffic (AADT) is approx. 48,000 vehicles/day in this area.

Michael Saunders & Company



Licensed Real Estate Broker

1605 Main Street Suite 500 | Sarasota, FL
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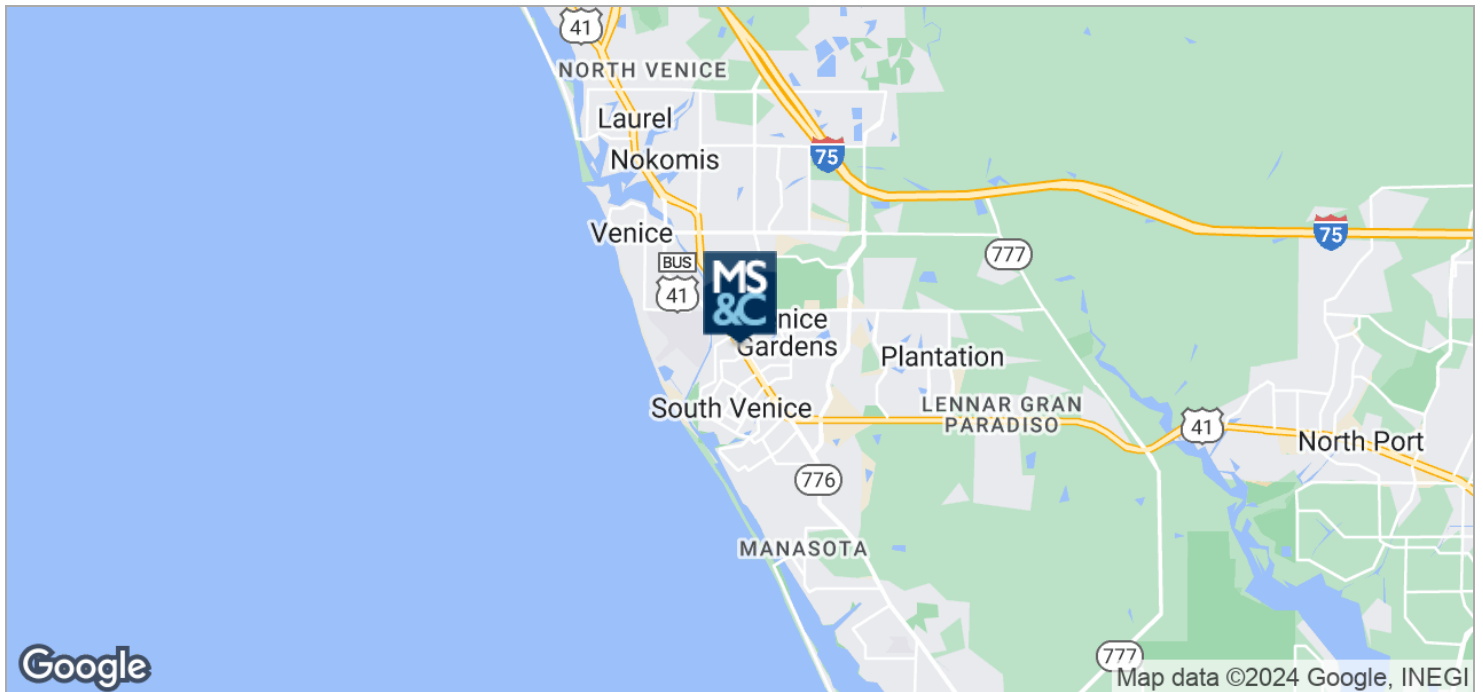
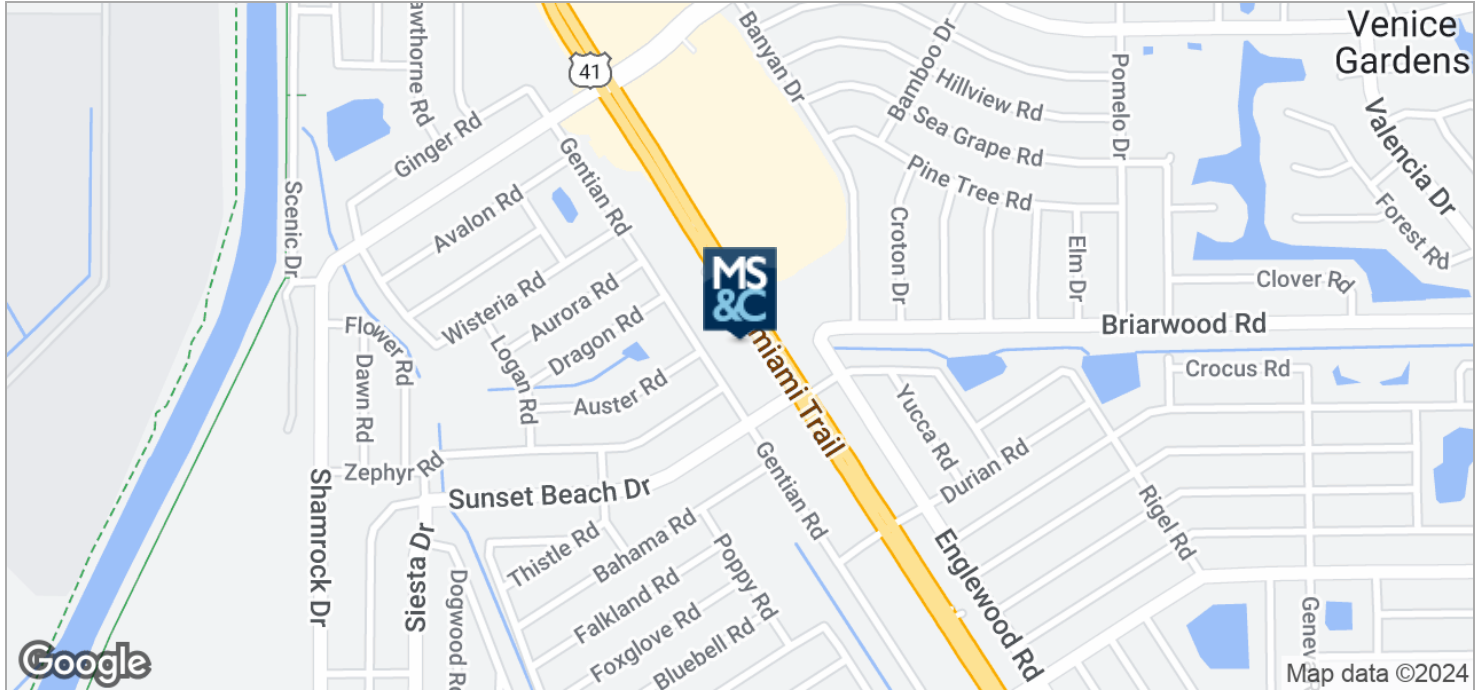
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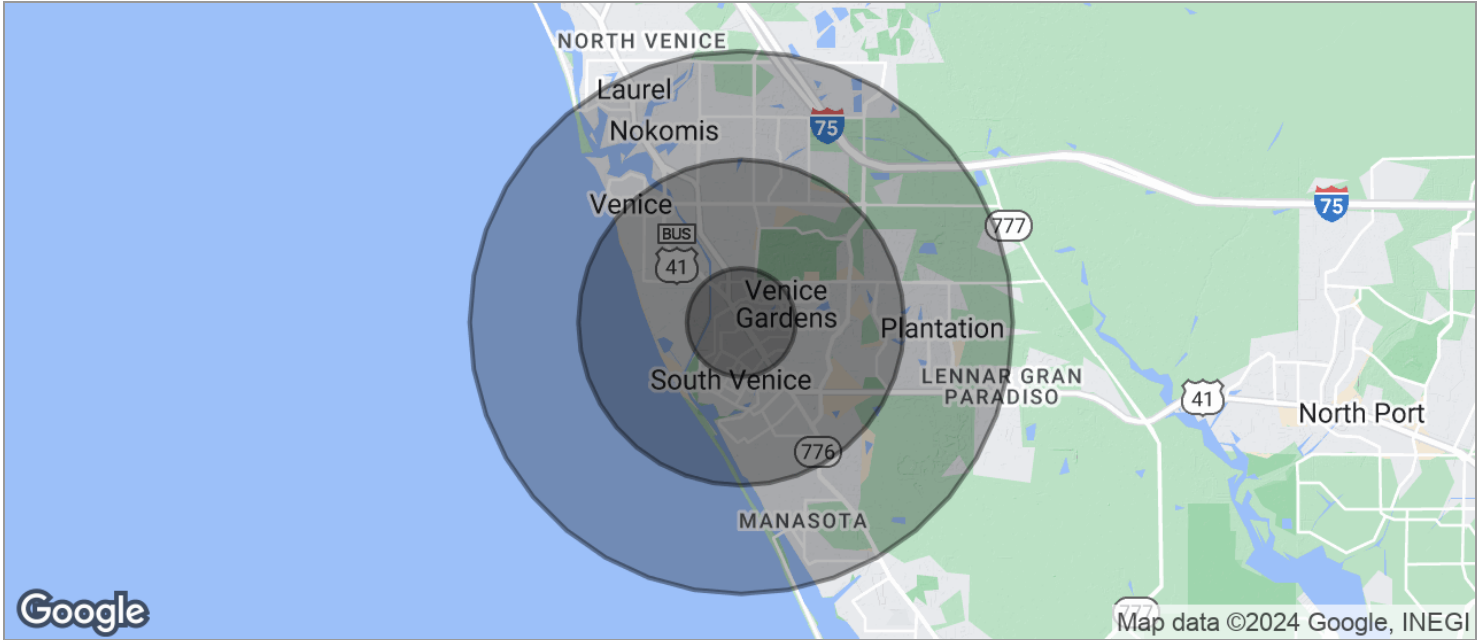
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,187	42,199	69,605
MEDIAN AGE	48.6	57.0	58.8
MEDIAN AGE (MALE)	47.9	55.8	58.0
MEDIAN AGE (FEMALE)	49.5	58.1	59.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,501	20,245	34,081
# OF PERSONS PER HH	2.3	2.1	2.0
AVERAGE HH INCOME	\$53,240	\$56,795	\$60,153
AVERAGE HOUSE VALUE	\$206,817	\$225,036	\$264,415

* Demographic data derived from 2020 ACS - US Census



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Professional Background

Gail Bowden brings a unique blend of strategic creativity and expertise to the Michael Saunders & Company team. Drawing on more than thirty years of experience, Bowden is well known for her business ingenuity and ability to navigate the complexities of venture capital, project finance, construction, and development. Her project list is extensive as well as her list of accomplishments as an expert and industry leader.

Bowden was named one of Real Estate Forum's 2016 Women of Influence and was included in Michael Saunders & Company's 2018 & 2017 Presidents Circle, MSC Commercial Top Team and Outstanding Performance-sales units for 2018. Prior to joining the MS&C Commercial Division, she was SVN's Top Producer in 2016, following a worldwide ranking as #3 (#1 statewide) in 2015. Bowden also achieved one of SVN's most prestigious honors "Partners Circle" in 2015 and 2014, several of SVN's most esteemed honors, including her fourth "Top Commercial Real Estate Advisor of the Year", "Top Producer" and "Top Sale Transaction" awards.

Ms. Bowden is well-known for closing complex and varied commercial investment projects, specializing in medical office, multifamily, and industrial properties from \$500,000 to \$60 million +. Gail's propensity for guiding clients to appropriate financing coupled with her skill for identifying the most suitable investors for each deal has contributed to her career sales total of over \$200 million.

From contract to closing, Gail handles each client with exceptional care, ensuring that every element of a transaction is presented in a clear and logical manner. Known for thorough research, stamina, and patience, Gail's ability to communicate clearly with all sides in any negotiation has established her as a true professional in the field. A passion for travel has enhanced Gail's ability to develop and cultivate long-standing relationships with real estate and development professionals all over the world.



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