

1734 S. Tamiami Trail Venice, FL 34293



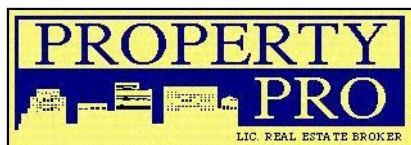
**Free Standing
Retail / Office
For Lease
11,230 SF**



- Located just south of the intersection of Shamrock Drive and US 41 in Venice just blocks from the Venice Municipal Airport and less than 4 miles from Interstate 75.
- Nearby retailers include Lowes, ABC Fine Wines & Spirits, Advance Auto, Office Depot, Kmart, Albertson's, Stein Mart, McDonald's, Checkers, and Mel's Diner.
- Size: 11,230 Square Feet on .7 Acres.
- Traffic Count: 45,000 vehicles per day

2010 Demographics

	<u>3 Miles</u>	<u>5 Miles</u>	<u>7 Miles</u>
Population	46,648	72,442	87,174
Avg. HH Income	\$61,588	\$64,968	68,386
Households	23,461	36,807	43,887
Employment	19,676	24,863	27,806

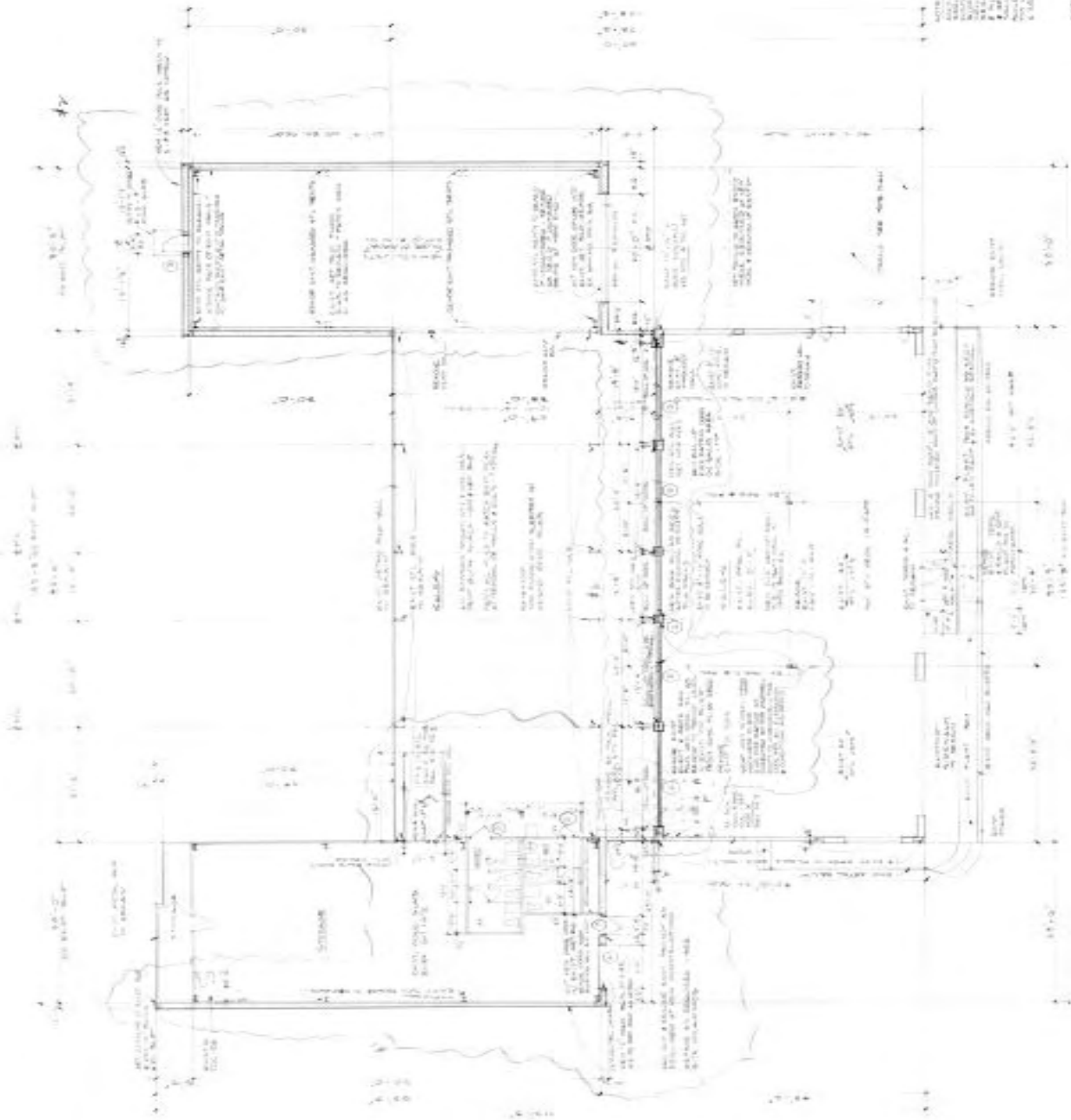


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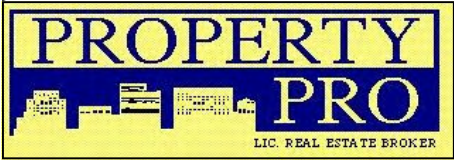
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FLOOR PLAN



PROPERTY WORLD STORE
0212
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