

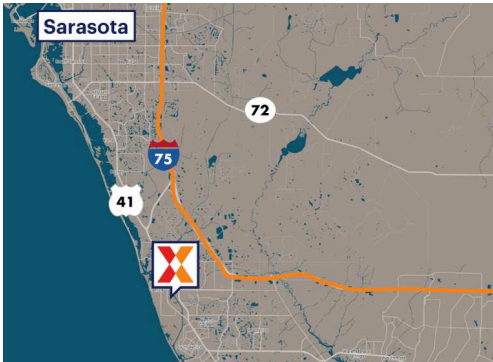


North Port-Sarasota-Bradenton, FL

# VENICE SHOPPING CENTER

27.092, -82.4425  
501-555 Tamiami Trail South | Venice, FL 34285

CENTER SIZE: 109,801 SF



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
👤👤👤	7,209	41,257	79,281
🏠	4,075	21,514	40,044
💰	\$85,132	\$72,131	\$74,996

- Well-positioned on a barrier island in the affluent Venice Beach community near the central business district
- The only grocery-anchored shopping center on the island
- Anchored by Publix, the area’s dominant grocer, along with top national retailers including Dollar Tree
- Within walking distance of the 220-bed Venice Regional Medical Center and Venice Senior High School with 1,900+ students

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## AVAILABLE SPACE

501	1,320 SF
503	1,027 SF
515	23,722 SF
543	9,204 SF
545	4,870 SF

## PAD OPPORTUNITIES

555 8,000 SF

## CURRENT RETAILERS

N.A.P.	Tires	
N.A.P.1	Dry Cleaners/Liquor	
N.A.P.2	Elephant's Trunk Thrift Shop	
N.A.P.3	Venice Chamber of Commerce	
N.A.P.4	Gulf Coast Community Foundation	
505	Venice Island Barber Shop	755 SF
507	Nic Nac Nook	611 SF
509	Venice Hair Salon	1,757 SF
519	GTFL Athletics	7,451 SF
521	China Jade Restaurant	2,271 SF
523	Glitter and Gloss Nail Salon	2,271 SF
525	BrewBurger's Pub and Grill	2,271 SF
535	Publix	44,271 SF

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1821 - 02.12.25

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This site plan indicates the general layout of the shopping center and is not a warranty, representation, or agreement on the part of the landlord that the shopping center will be exactly as depicted herein.