

420 S. Tamiami Trail Venice, FL 34285

Proximity to Downtown Venice





Executive Summary

420 S. Tamiami Trail presents a unique owner-user, investment, or redevelopment opportunity on Venice Island. The three-story, elevator-served professional/medical office building is situated on approximately 0.80 acres with prominent frontage along Tamiami Trail (Business US-41). The property is currently vacant, providing a purchaser with flexibility for immediate repositioning, renovation, or adaptive reuse.

Strong redevelopment potential being located near Downtown Venice, medical services, retail, restaurants, Venice Beach, and Venice Municipal Airport. The property benefits from strong visibility and convenient access. ST2A zoning allows for a variety of potential uses, subject to applicable City of Venice approvals.

The property offers an opportunity for an investor or owner-user to acquire a substantial freestanding building in the highly desirable Venice Island market. Property is being offered for sale in its current condition.

\$3,300,000

SALE PRICE

Medical/Office

PROPERTY TYPE

0.80 AC

LAND SIZE

ST2A

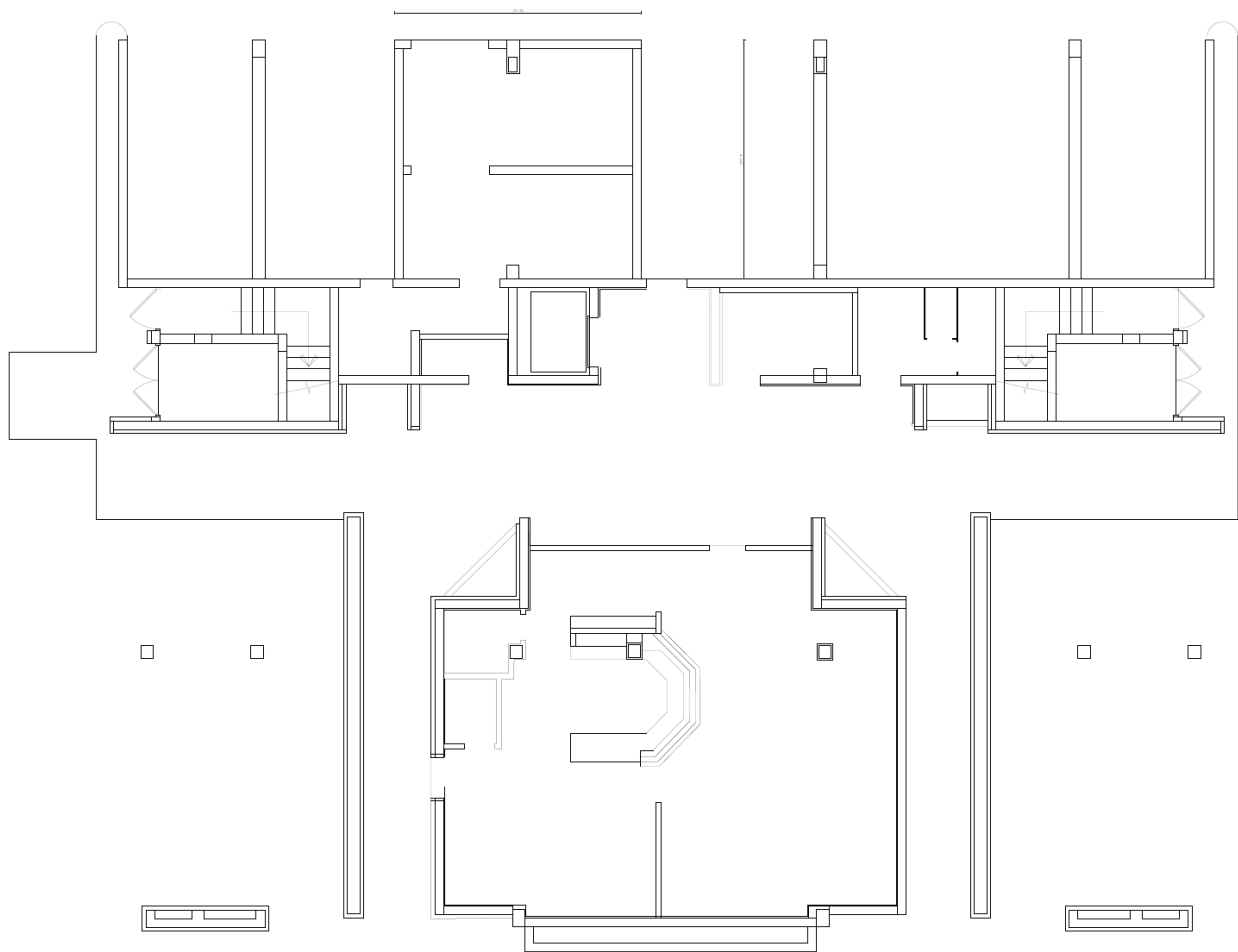
ZONING

Redevelopment Opportunity



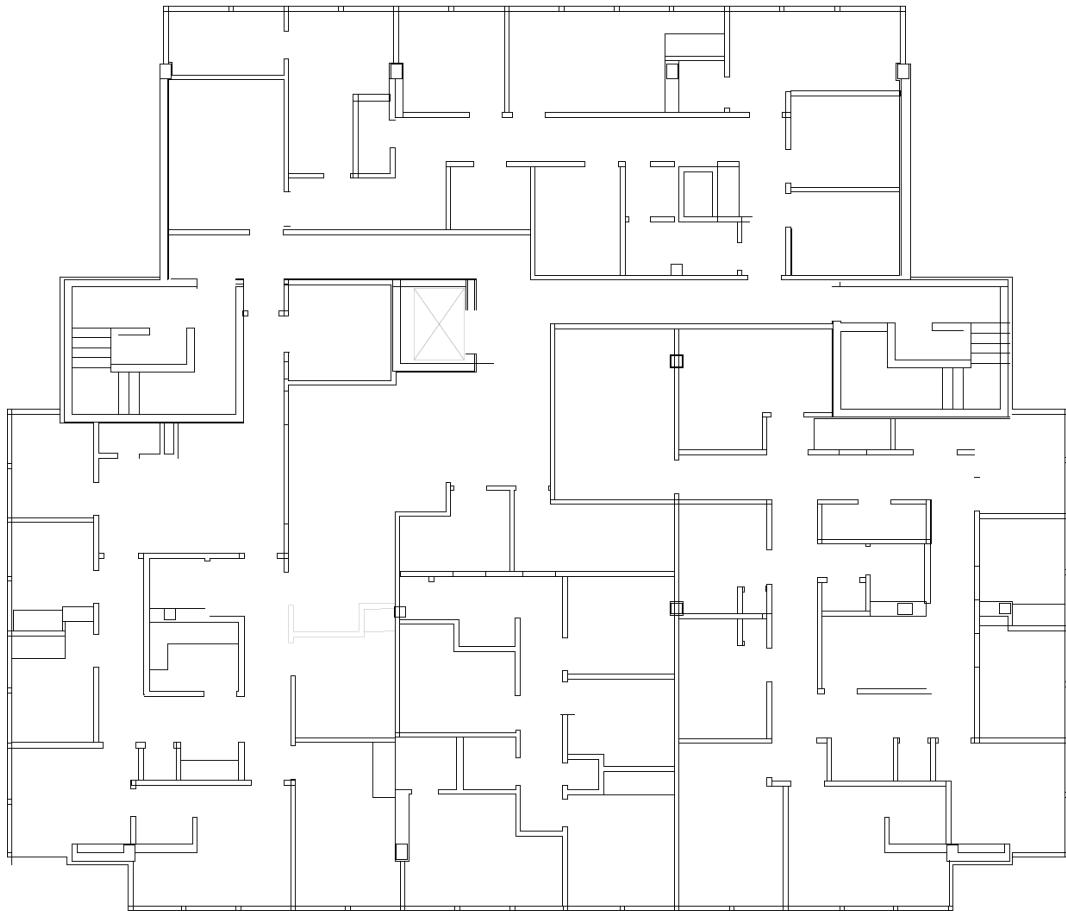
Floorplan

FIRST FLOOR



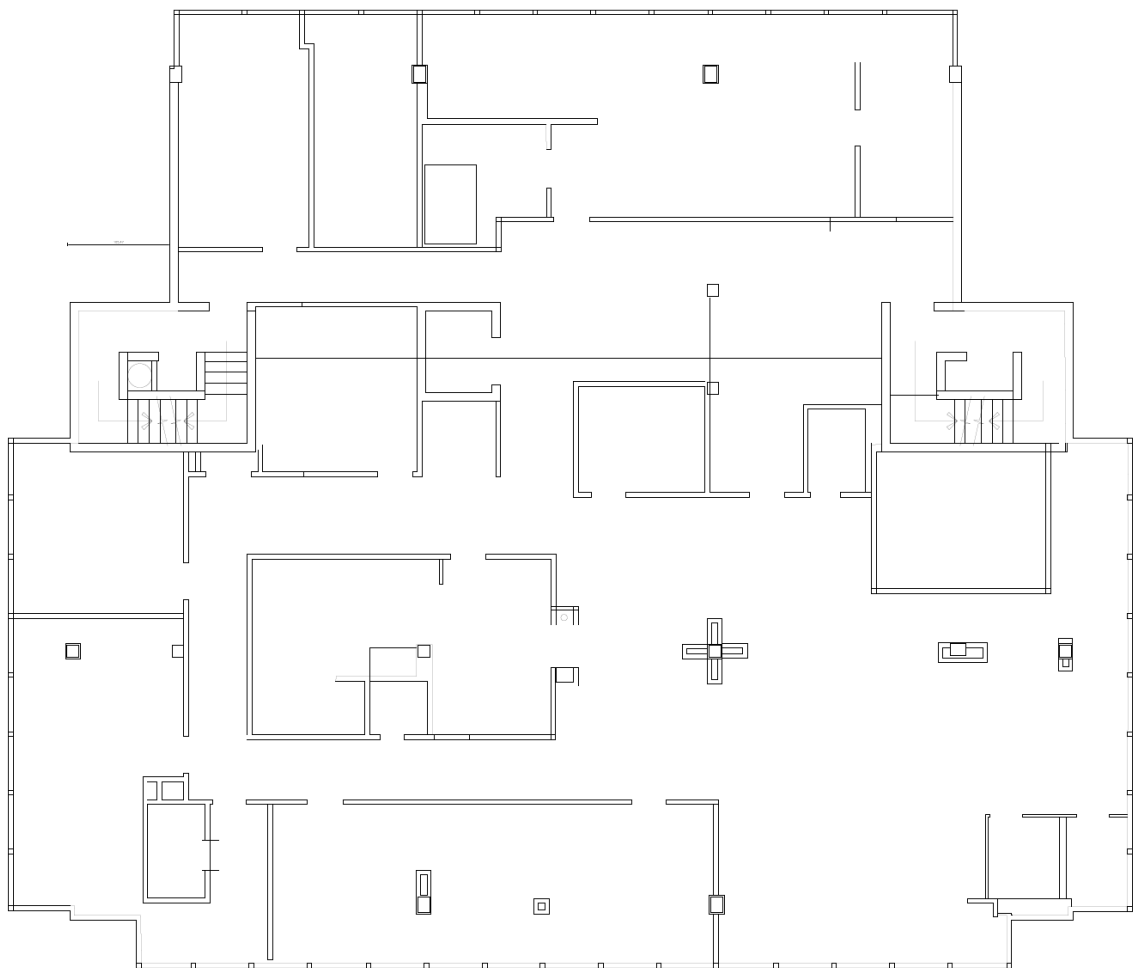
Floorplan

SECOND FLOOR

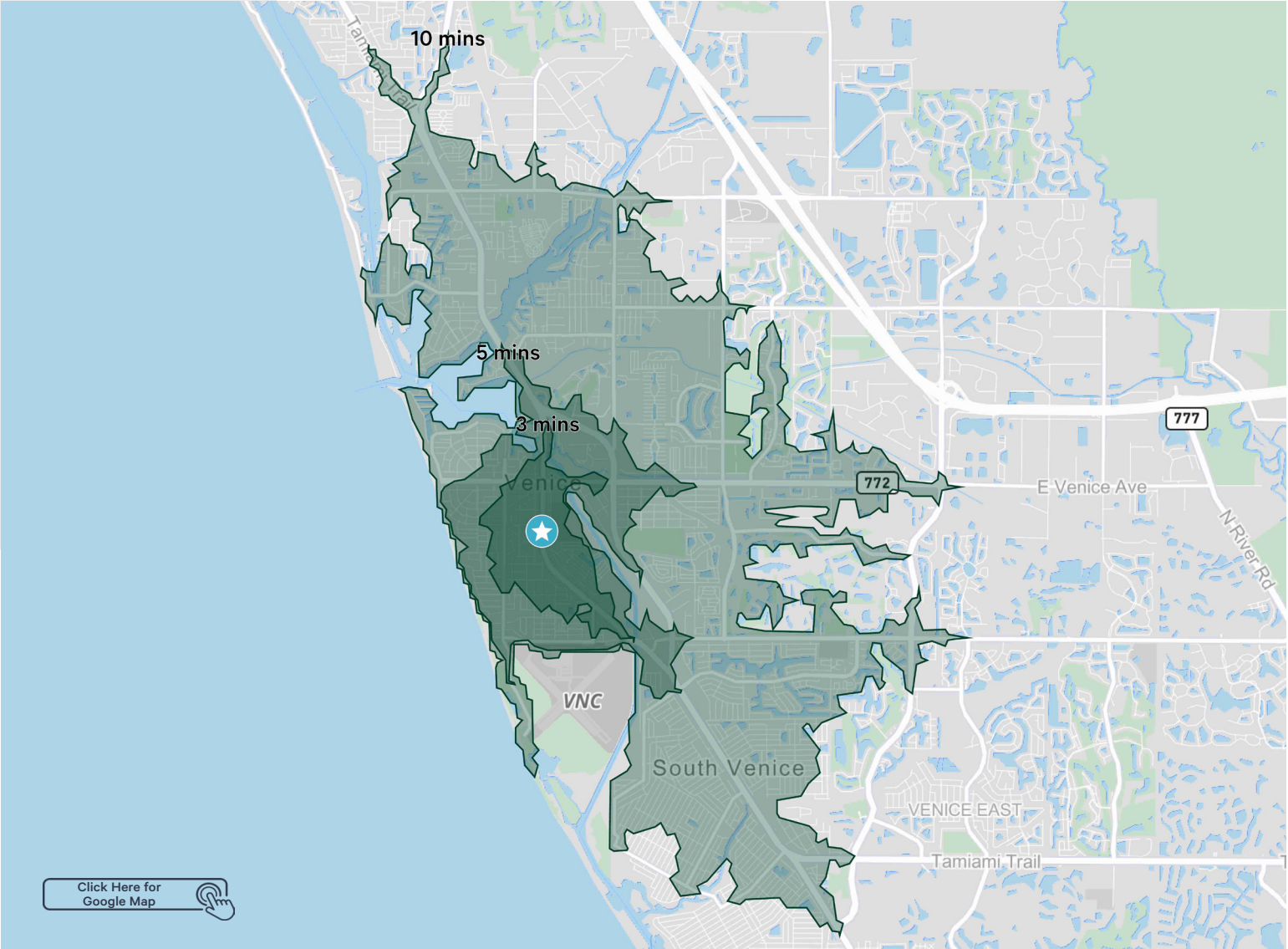


Floorplan

THIRD FLOOR



Demographics



POPULATION

	3 MINUTES	5 MINUTES	10 MINUTES
2025 Population - Current Year Estimate	6,338	12,315	56,921
2030 Population - Five Year Projection	6,566	12,767	59,172
2020 Population - Census	6,260	12,148	55,632
2010 Population - Census	5,680	11,270	51,430
2020-2025 Annual Population Growth Rate	0.20%	0.22%	0.37%
2025-2030 Annual Population Growth Rate	0.71%	0.72%	0.78%



59,172
2030 Population
Projection



HOUSEHOLDS

	3 MINUTES	5 MINUTES	10 MINUTES
2025 Households - Current Year Estimate	3,660	6,842	29,515
2030 Households - Five Year Projection	3,812	7,131	30,916
2020 Households - Census	3,545	6,657	28,480
2010 Households - Census	3,311	6,368	26,518
2020-2025 Compound Annual Household Growth Rate	0.51%	0.44%	0.57%
2025-2030 Annual Household Growth Rate	0.82%	0.83%	0.93%
2025 Average Household Size	1.64	1.71	1.88



30,916
2030 Household
Five-Year Projection



HOUSEHOLD INCOME

	3 MINUTES	5 MINUTES	10 MINUTES
2025 Average Household Income	\$122,585	\$117,942	\$126,533
2030 Average Household Income	\$143,836	\$138,405	\$148,576
2025 Median Household Income	\$72,798	\$70,990	\$78,493
2030 Median Household Income	\$90,355	\$87,175	\$94,188
2025 Per Capita Income	\$70,545	\$66,353	\$65,959
2030 Per Capita Income	\$82,971	\$78,151	\$77,937



\$148,576
2030 Average
Household Income

Within a 10 Minute Drive Time



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