

For Sale

Harshman & Company, Inc.
COMMERCIAL REAL ESTATE BROKER

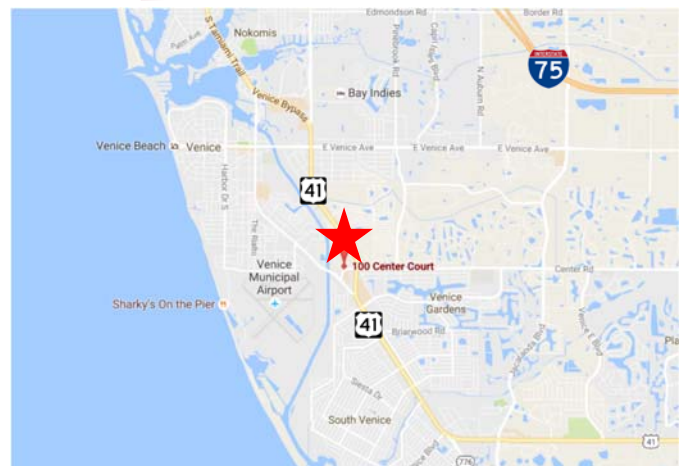
Development Opportunity in Growth Market



Property Information

Address	100 & 180 Center Ct, Venice, FL
Parcel Numbers	0428-14-0010 and 0428-14-0011
Land Size	102,539 sq ft (2.35 acres)
Zoning	ILW-Industrial Light & Warehousing (Sarasota County) Permitting light industrial and warehousing uses as well as all office (including medical) fast food with drive-thru and many other uses not typically associated with an “industrial” designation.
Utilities	Sarasota County Water & Sewer
Taxes	\$4,421.79 (2020)
Price	\$1,230,468 (\$12/Sq Ft)

Aerial | Location



Demographics (2015)	1-Mile Radius	3-Mile Radius	5-Mile Radius
Total Population	6,450	46,988	73,161
Daytime Population	11,309	59,638	85,174
2000-2015 Growth Rate	-0.11%	5.36%	4.52%
Average HH Income	\$ 57,059	\$ 62,106	\$ 64,756

Contact:

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Harshman & Company, Inc. is the exclusive listing agent for the Owner

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