



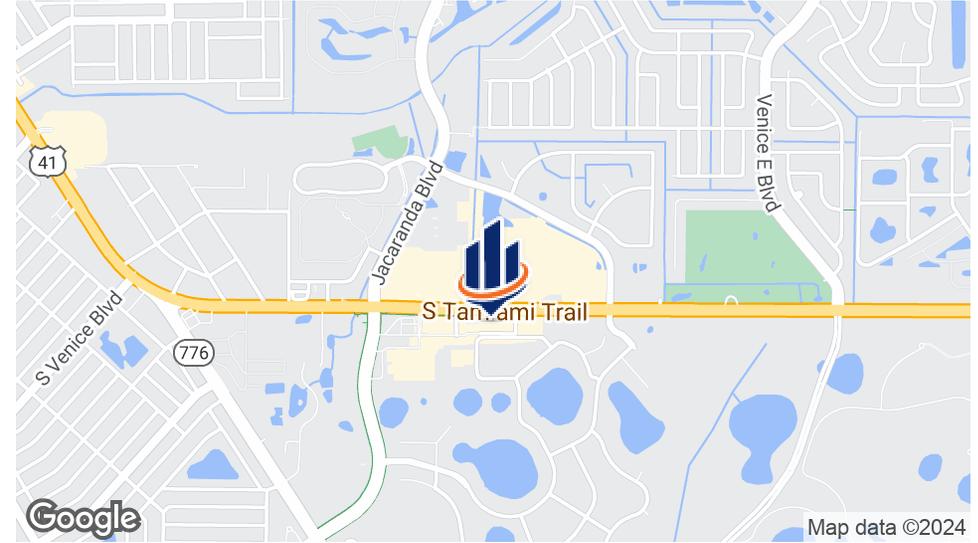
# SHOPPES OF VENICE RETAIL SPACE

4260 SOUTH TAMiami TRAIL  
VENICE, FL 34293

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# Property Summary



## OFFERING SUMMARY

Building Size:	10,560 SF
Lot Size:	1.05 Acres
Year Built:	2007
Zoning:	General Commercial [GC]
Submarket:	South Venice
Traffic Count:	29,000
APN:	0460020005

## PROPERTY HIGHLIGHTS

- 1,594+/- SF move-in ready end-cap unit with open floorplan
- Join Verizon Wireless, Amスコ Financial, China Taste and Mattress Firm
- Easy access from Tamiami Trail [29,000 AADT] with cross access out to Jacaranda Boulevard and the traffic light
- 1 million square feet of retail space at this intersection including Walmart, Target, Publix and Home Depot
- Just west of the 15,000 acre West Villages master-planned community, new spring training home of the Atlanta Braves
- \$7.00 PSF CAM Estimate for 2020

## SPACES

## LEASE RATE

## SPACE SIZE

# Property Description

## PROPERTY OVERVIEW

This 1,594+/- SF end-cap unit in the Shoppes at Venice is perfect for any business that is looking for good visibility/signage, high traffic counts and strong co-tenancy. The 10,560+/- SF plaza is located on Tamiami Trail in Venice, Florida and consists of 5 retail suites. Other tenants in the plaza are Verizon Wireless, Amscot Financial, China Taste and Mattress Firm, which provide constant traffic in and out of the plaza.

The unit is a former GameStop and has a wide-open floorplan with a restroom and storage area in the rear. In addition to ample customer parking in the front of the building, there is employee parking in the rear, with 58 spaces total.

An access road runs directly behind the building and provides access to Aspen Dental, Outback Steakhouse and Walmart, among other retailers. There is over 1 million square feet of retail space in the general vicinity with tenants including Walmart, Target, Publix, Home Depot and Bealls. The area around the plaza is extremely busy and a retail shopping destination for all surrounding residents. 50,000 to 60,000 additional residents are expected to move to the new West Villages master-planned community, just east of the plaza.

## LOCATION OVERVIEW

The Shoppes of Venice is a centrally located retail plaza on Tamiami Trail [US-41] in Venice, Florida. The location, just east of Jacaranda Boulevard is the epicenter of retail activity in South Venice with over 1 million square feet of retail space in the general vicinity. Retailers including Walmart, Target, Publix, Home Depot and Bealls, among others have chosen this location due to high traffic counts (29,000 AADT) and strong population density.

Tamiami Trail is the main corridor connecting Venice to the northwest and North Port to the east. Jacaranda Blvd is also the main north-south corridor that connects to I-75 (4.5 miles north). In addition to full access to Tamiami Trail, the plaza has direct access to Jacaranda Blvd via an access road that runs through the Walmart parking lot.

While much of the area to the west and north of the plaza has already been developed into residential neighborhoods, just east of the plaza is the sprawling 15,000 acre West Villages master-planned community. Upon completion, the development is expected to have 25,000 residential units with a projected 50,000 to 60,000 residents. West Villages is also home Cool Today Park, the brand-new spring training home of the Atlanta Braves.



# Available Spaces

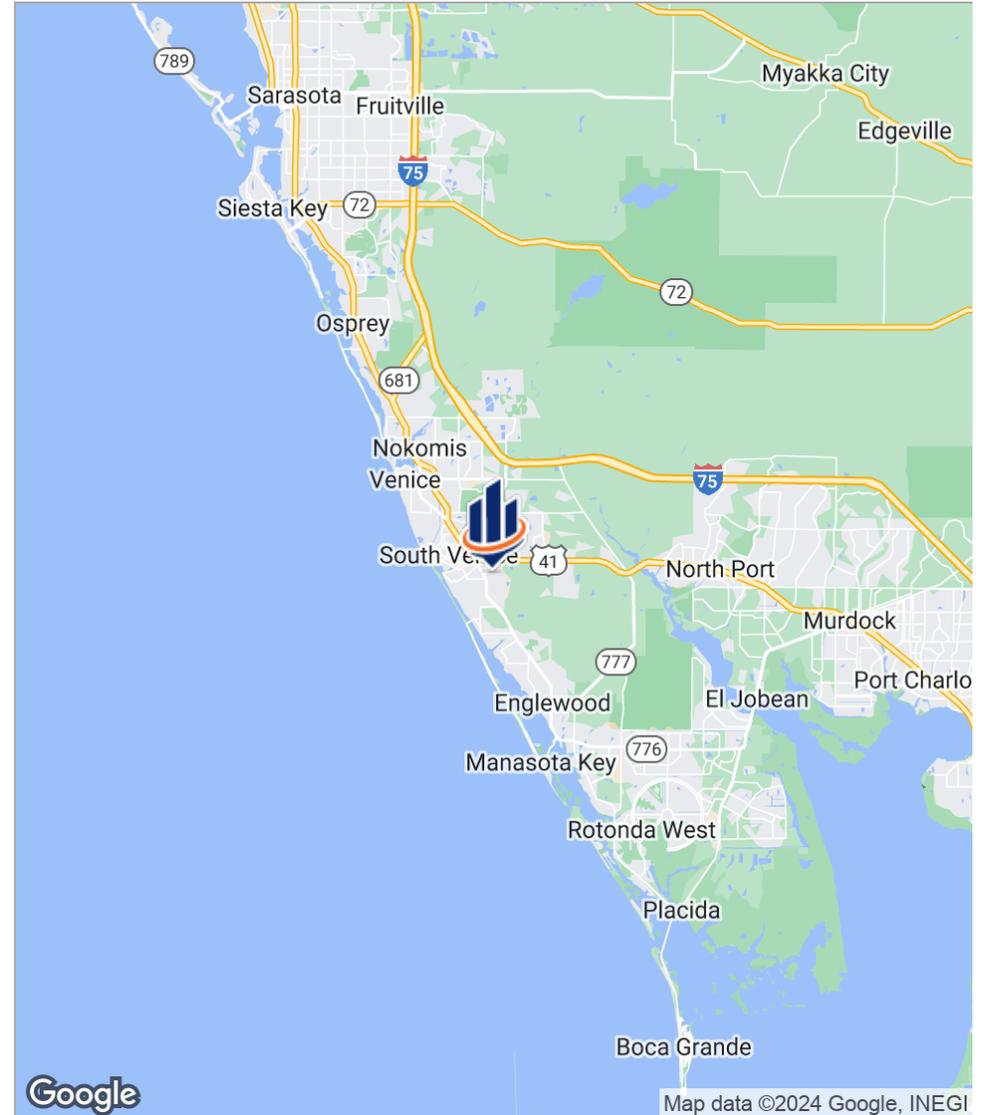
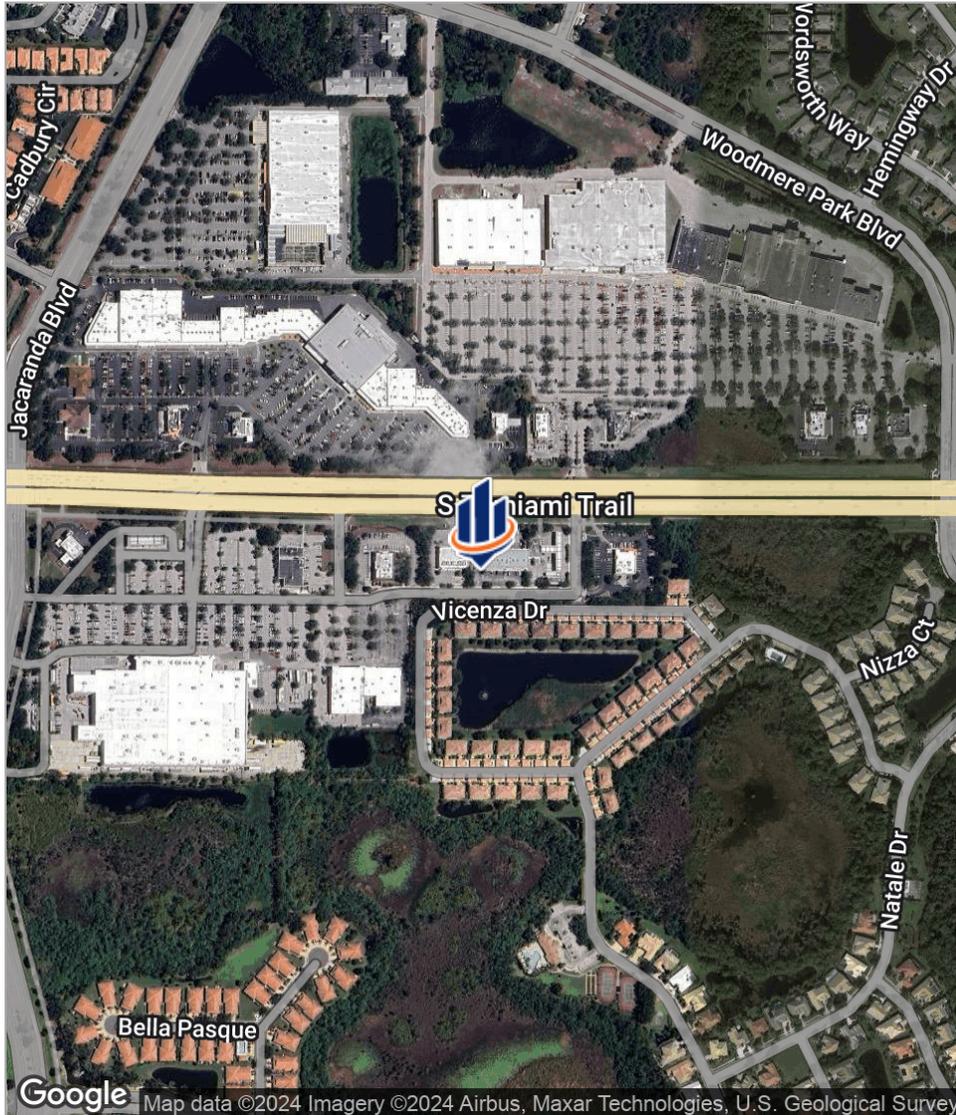


SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
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# Additional Photos



# Location Maps



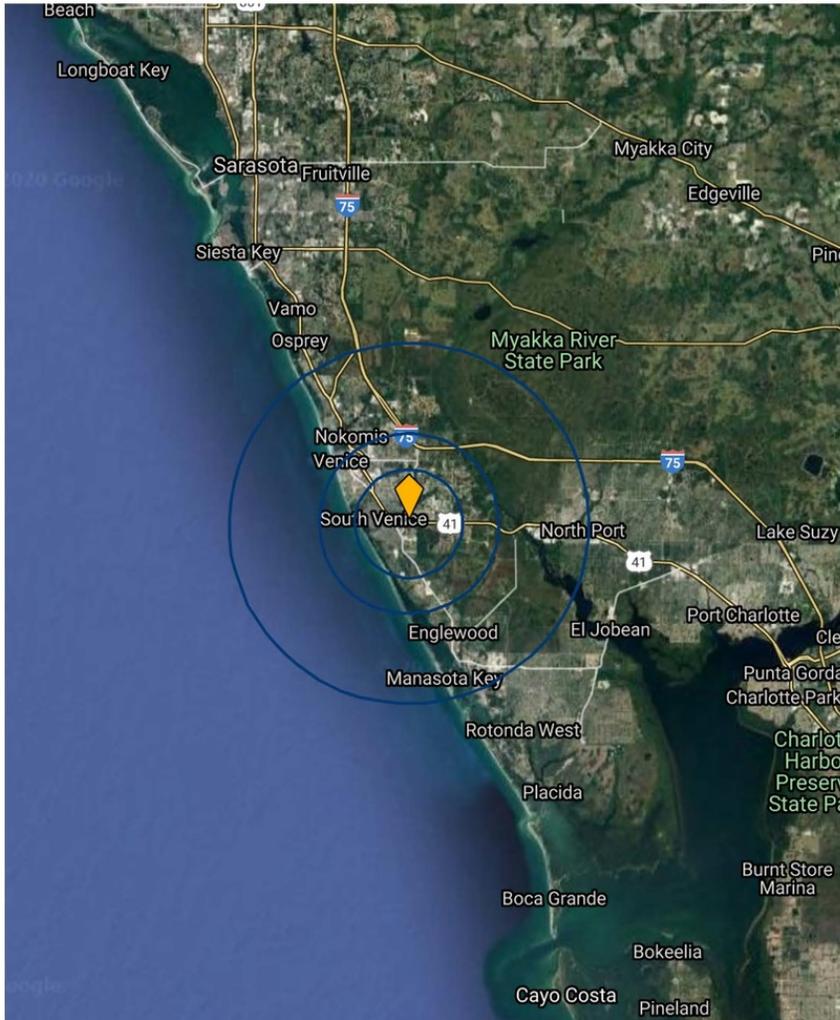
# Retailer Map



# West Villages



# Demographics Map



	3 Mile	5 Mile	10 Mile
<b>Population</b>			
2019 Total Population:	43,220	77,720	151,898
2024 Population:	46,643	84,669	165,894
Pop Growth 2019-2024:	7.92%	8.94%	9.21%
Average Age:	54.90	57.10	56.40
<b>Households</b>			
2019 Total Households:	20,848	38,158	74,776
HH Growth 2019-2024:	7.53%	8.37%	8.83%
Median Household Inc:	\$55,064	\$57,000	\$53,583
Avg Household Size:	2.00	2.00	2.00
2019 Avg HH Vehicles:	2.00	2.00	2.00
<b>Housing</b>			
Median Home Value:	\$226,271	\$247,494	\$233,135
Median Year Built:	1986	1987	1985

\* Demographic data derived from CoStar

# All Advisor Bios



## Matt Fenske

Senior Advisor  
SVN | Commercial Advisory Group

Matt Fenske serves as Advisor for SVN Commercial Advisory Group in Sarasota, Florida. Matt's primary focus is on vacant land, as well as retail, office and industrial sales. Matt has been involved in over \$100 million worth of sale and lease transactions thus far since joining SVN. Matt brings a wealth of local market knowledge and digital marketing expertise to best serve his commercial clients and expedite the sales process.

Prior to joining SVN, he worked as a Purchasing Analyst for a construction company, specializing in the construction of single and multi-family homes, which has proven valuable in conversations with contractors and developers.

Matt received his Bachelor's of Science degree from the Florida State University College of Business. During his time there, he was a member of the Alpha Tau Omega National Leadership Development Fraternity and completed numerous internships at high-end private golf courses across the United States.

Matt grew up in New Hampshire, before moving to Bradenton over ten years ago. Matt currently resides in Bradenton and enjoys playing golf and spending time on the water.

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Sarasota, FL 34236



## Tony Veldkamp, CCIM

Senior Advisor  
SVN | Commercial Advisory Group

Tony Veldkamp, CCIM serves as a Senior Advisor at SVN Commercial Advisory Group with offices in Sarasota and Bradenton. His primary focus is on office and industrial investment properties and all types of vacant land for development in Manatee, Sarasota and Charlotte Counties. With over twenty five years of commercial real estate experience exclusively in this area, he has numerous sales and leasing transactions with a career sales volume in excess of \$250 Million.

Prior to joining SVN, Tony served as a 12-year veteran Commercial Broker for Michael Saunders & Company in Sarasota. He specialized in land and development, but also handled office and industrial buildings, retail, and apartment complexes. Previous to that he served as a Land Broker for Brown Real Estate in Bradenton, Florida, but he began his real estate career here on the Sun Coast as a real estate appraiser.

Tony was the President of the Commercial Investment Division of the Realtor® Association of Sarasota and Manatee in 2016, and he also won the 2016 Commercial Realtor® of the Year awarded by them. He is recognized annually by SVN International as a top ranking producer nationwide. Tony very much enjoys life on the SunCoast with his wife Debbie, their five children, and their families. They enjoy boating, hiking, and family time.

- 2018 #1 for the State of Florida, #8 in the World, SVNIC
- 2018, 2017, 2016 & 2012 Nationally Ranked Award Winner, SVNIC
- 2016 Commercial Realtor® of the Year, President of the Commercial Investment Division, Realtor Association of Sarasota & Manatee