



PRESENTED BY:

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FL #BK399768

PREPARED FOR:

LISA AND JEFF STEPANIC

7472 Dickens Drive
Sarasota, FL 34231

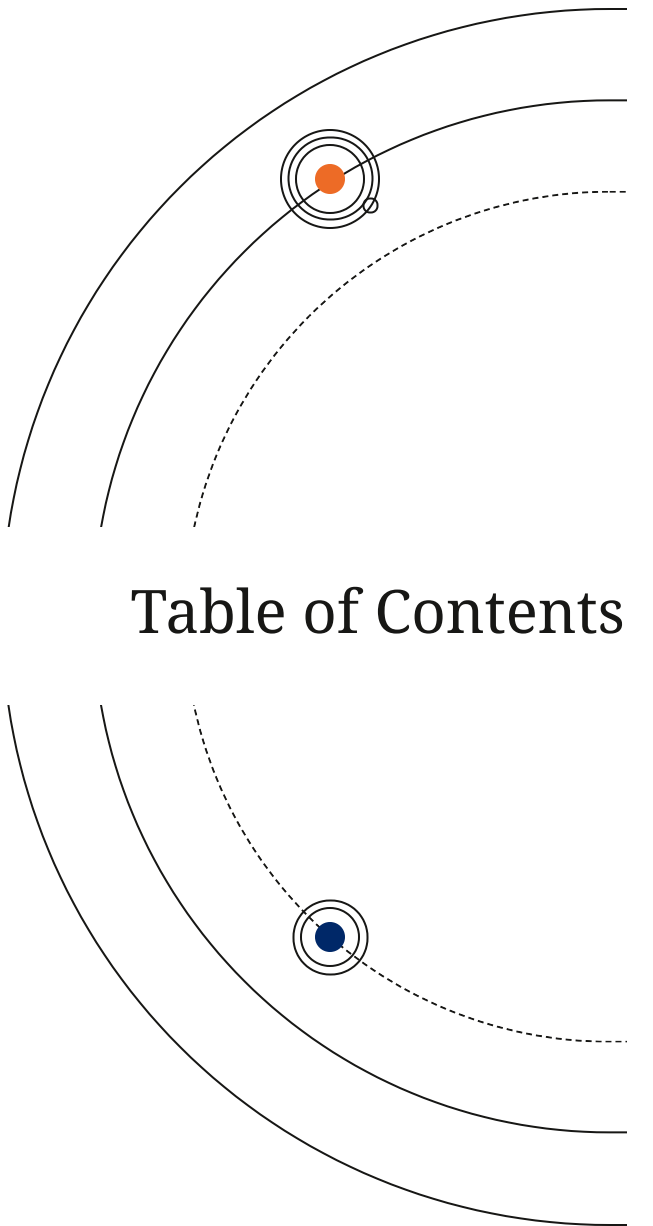


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A photograph of a building's exterior entrance. The building features a combination of tan horizontal siding and red brickwork. A central glass double door with dark frames is the focal point, flanked by brick pillars. To the left of the door is a large, leafy bush with bright red flowers. To the right is a low, dense green hedge. A concrete walkway leads from the foreground towards the glass door. A small, dark rectangular light fixture is mounted on the tan siding above the door. The sky is blue with some white clouds, and shadows from trees are cast across the building's facade.



PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS

- VENICE DENTAL/MEDICAL OFFICE** | 1872 S Tamiami Trail Venice, FL 34293

COMPLETE HIGHLIGHTS



LOCATION INFORMATION

BUILDING NAME	Venice Dental/Medical Office
STREET ADDRESS	1872 S Tamaimi Trail
CITY, STATE, ZIP	Venice, FL 34293
COUNTY	Sarasota
MARKET	Venice
SUB-MARKET	Sarasota County
CROSS-STREETS	Shamrock
SIDE OF THE STREET	West
SIGNAL INTERSECTION	No
ROAD TYPE	Paved
MARKET TYPE	Large
NEAREST HIGHWAY	I-75
NEAREST AIRPORT	Venice Regional Airport

BUILDING INFORMATION

BUILDING CLASS	B
TENANCY	Single
CEILING HEIGHT	9 ft
NUMBER OF FLOORS	1
YEAR BUILT	1985
YEAR LAST RENOVATED	2020
GROSS LEASABLE AREA	1,147 SF
LOAD FACTOR	1.0
CONSTRUCTION STATUS	Existing
CONDITION	Excellent

LOBBY

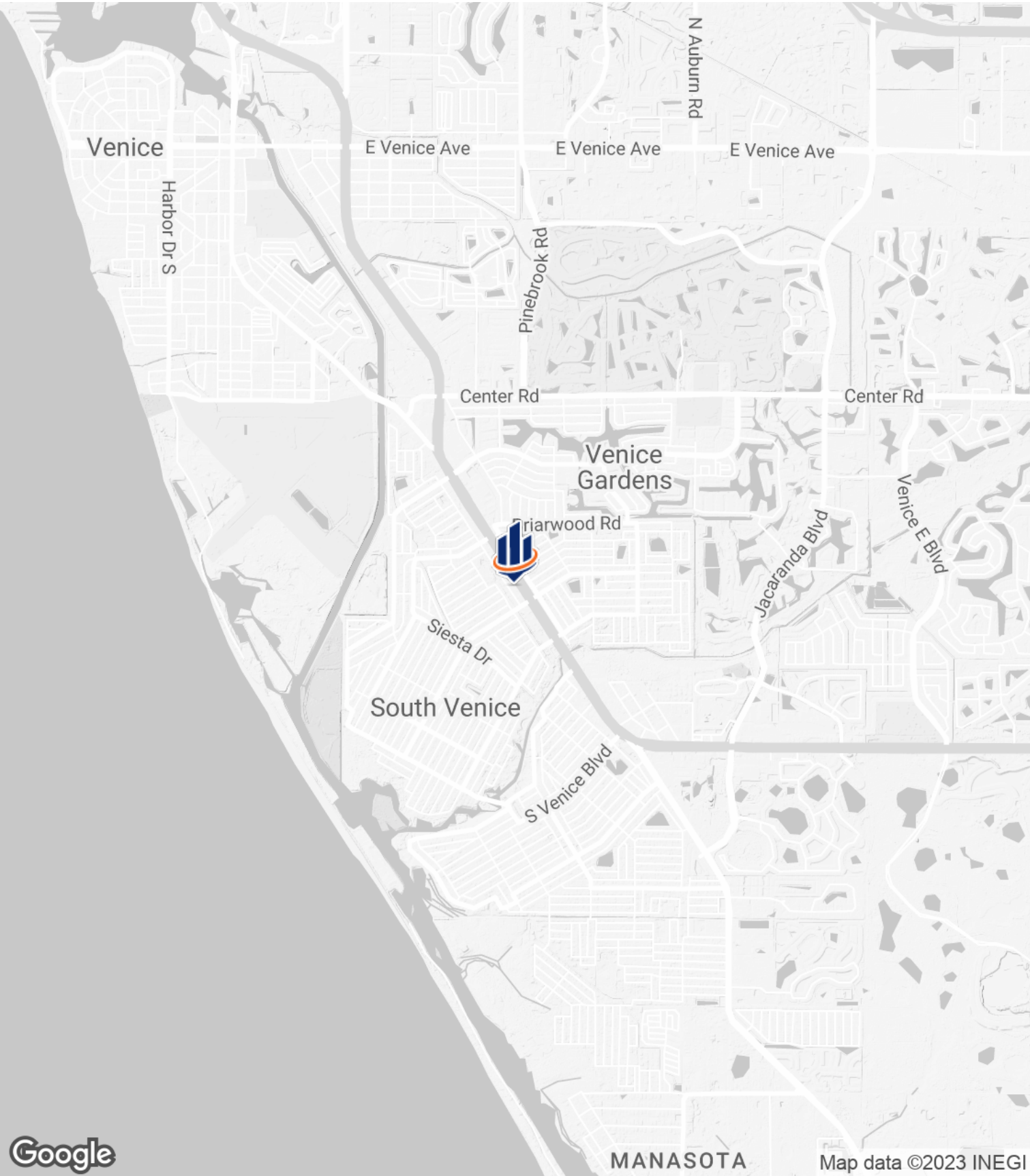




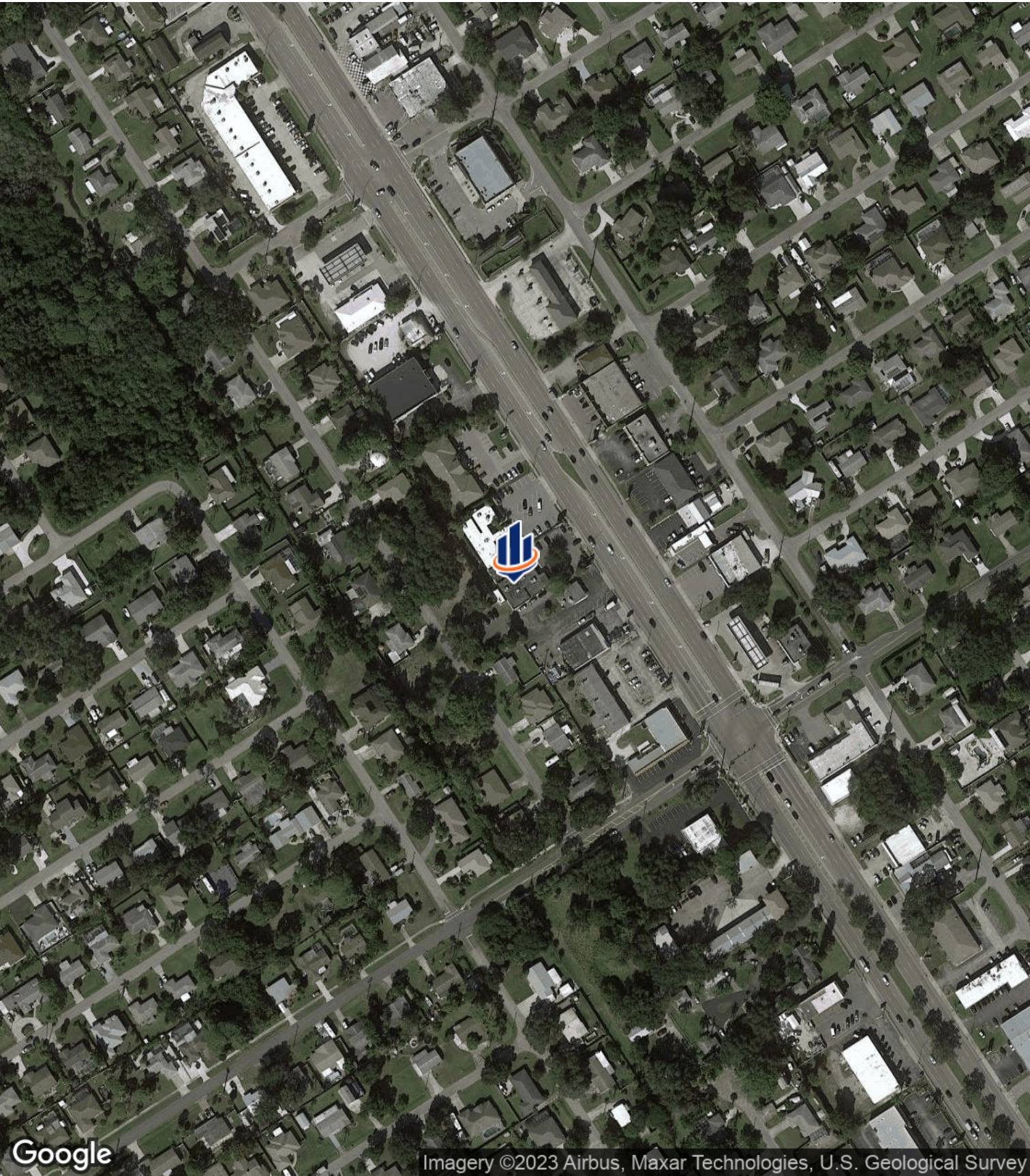
SECTION 1

Location Information

LOCATION MAP



AERIAL MAP



PhysMED
CENTER for PHYSICAL MEDICINE

HEARING CLINIC
of Venice

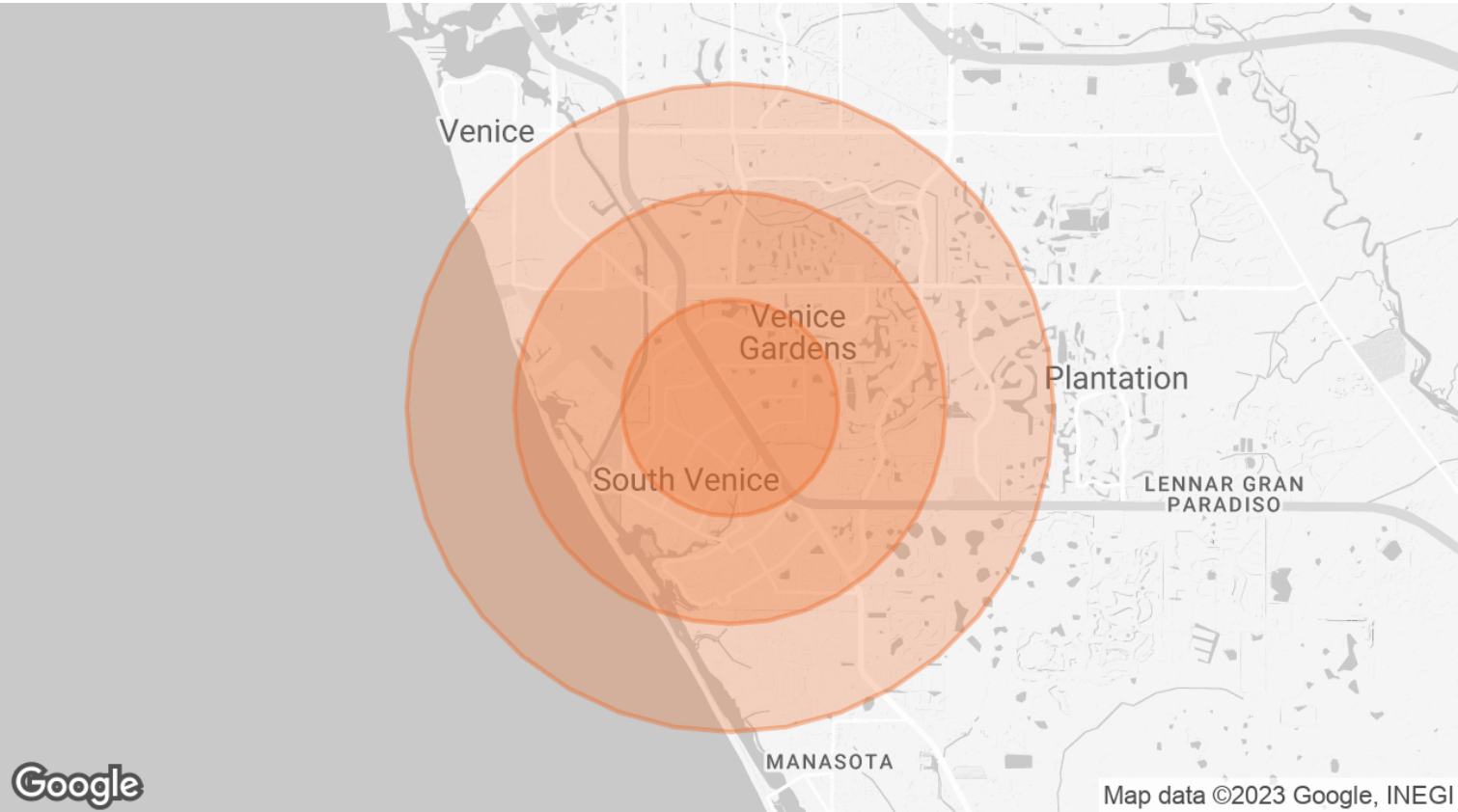
XIMENA VELASQUEZ-PIERCE, DDS
FAMILY DENTISTRY

LORENA
'S DENTISTRY
EITHS DMD

ANCE

SECTION 2
Demographics

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	6,830	23,794	40,234
AVERAGE AGE	53.2	57.0	58.6
AVERAGE AGE (MALE)	49.9	55.8	56.8
AVERAGE AGE (FEMALE)	55.1	58.1	59.9

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	3,621	13,529	23,574
# OF PERSONS PER HH	1.9	1.8	1.7
AVERAGE HH INCOME	\$60,200	\$72,581	\$68,236
AVERAGE HOUSE VALUE	\$379,927	\$294,184	\$291,077

* Demographic data derived from 2020 ACS - US Census

ADVISOR BIO 1



MIKE MIGONE CCIM

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PROFESSIONAL BACKGROUND

Mike Migone, a Senior Investment Advisor for SVN | Commercial Advisory Group, has essentially grown up in the real estate industry, thanks to his father who was a successful Broker in Miami, Florida for decades. Mike's professionalism, integrity and passion for commercial real estate, has consistently made him a Top Advisor. He ranked 1st in sales in the State of Florida in 2019 and 9th in the World for SVN and 10th in 2021 in the State and 33rd Internationally. With extensive experience in listing and selling several commercial asset types, his specialties include the acquisition and development of multi-family properties, where he excels in site identification and the assessment of deal structuring and cost analysis. He was designated a Certified Land Specialist by SVN with over \$100 Million Dollars in total land sales volume. With an equally strong track record in medical office, retail, and land for all facets of development. Garnered by his CCIM designation; his advanced financial and market analysis and keen sense of investment approach, has led to a loyal client roster. Mike grew up in Miami and relocated to Sarasota in 1991. He and his wife Cindy, enjoy the arts and are proud supporters /volunteers of several organizations. Exploring the area parks with their pup and spending time with their family is something titled, as priceless.

EDUCATION

Associates Degree in Business Administration at Broward College. CCIM 2008

MEMBERSHIPS

CCIM, GRI, Suncoast Community Church

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