

FOR LEASE

Regency Square Shopping Center

1185 U.S. 41 Bypass S, Venice, FL 34285 (Sarasota County)



PROPERTY SPECIFICS:

38,144 sq. ft. | 2.7 acres | Built in 1983
Renovated in 2007/24 | New Roof |
Zoned CI - Commercial, Intensive |
90 parking spaces

SPACE HIGHLIGHTS:

- Restaurant For Sale 4,032 sq. ft. (Unit 1183-1189)
- 3,024 sq. ft. Available (Unit 1231-1235) (Space is divisible)
- Signalized intersection at shopping center entrance
- Located off of US 41 Bypass with an AADT of 39,500
- Prime location in Venice, FL
- Minutes away from Gulf Beaches

DEMOGRAPHICS

	1mi	3mi	5mi
2023 Population	5,870	48,683	85,241
2023 Avg HH Income	\$89,683	\$98,835	\$104,627

Exclusively Marketed by:

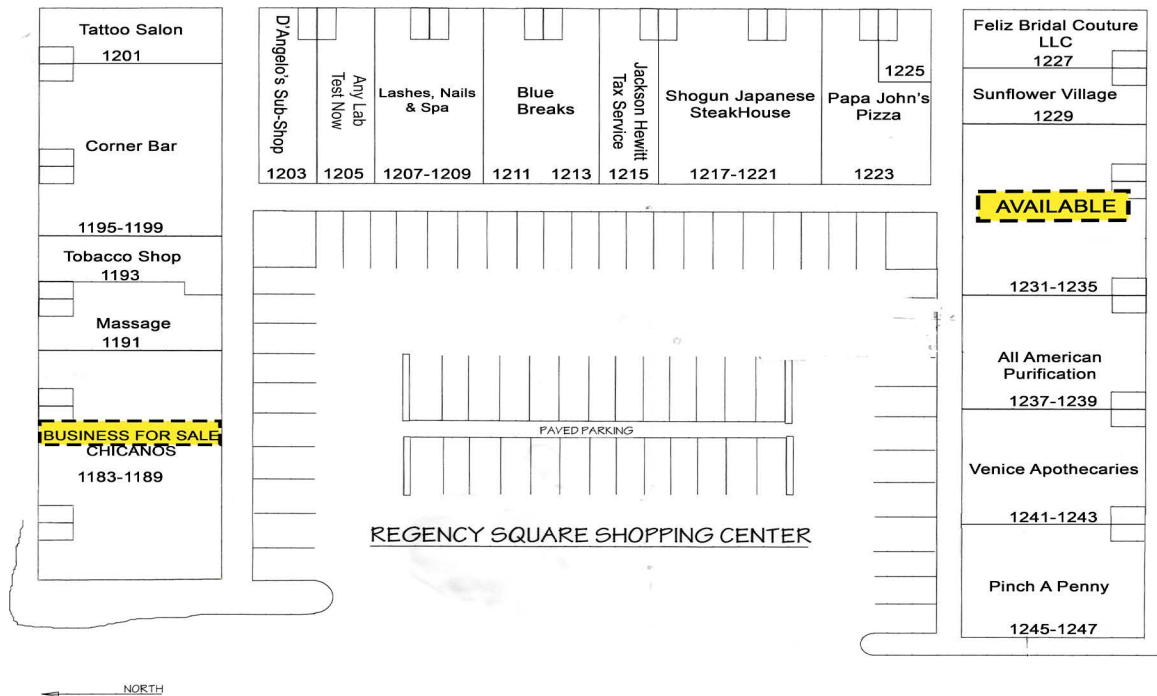
Jon C Greco, PA
Broker Associate
(262) 914-3636
jon@aldllc.com



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U.S. 41 BYPASS VENICE, FL.

SHEET #	Site
DATE: Aug 11th, 2009	DATE: Aug 11th, 2009
DRAWN: Tom Fial	DRAWN: Tom Fial
SCALE: 1" = 20'	SCALE: 1" = 20'
REVISIONS:	REVISIONS:
Regency Square New Location for	Regency Square New Location for
1245 U.S. 41 Bypass, Venice, FL 34285	1245 U.S. 41 Bypass, Venice, FL 34285
PAULL CONSTRUCTION, INC.	PAULL CONSTRUCTION, INC.
1023 River St., Venice, FL 34285	1023 River St., Venice, FL 34285
941-650-7723	941-650-7723
FL CERTIFIED GENERAL CONTRACTOR OSC-005049	FL CERTIFIED GENERAL CONTRACTOR OSC-005049



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