



**OPEN
FLOORPLAN
RETAIL/OFFICE
BUILDING WITH
LOADING DOCK**

881 E VENICE AVE
VENICE, FLORIDA 34285



OFFERING SUMMARY

Lease Rate:	\$14.00 - 16.50 SF/yr (NNN)
Available SF:	3,500 - 7,088 SF
Lot Size:	43,660 SF
Building Size:	7,088 SF

DEMOGRAPHICS 1 MILE 3 MILES 5 MILES

For More Information

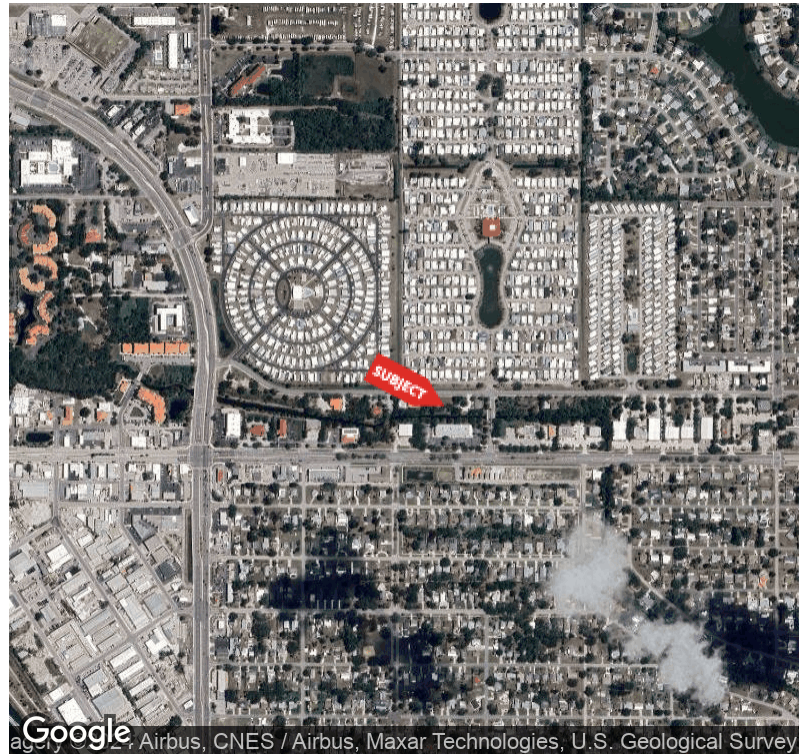
BARRY SEIDEL

President
941 923 0535
barry@americanpropertygroup.com

ADAM SEIDEL

941 923 0535
adam@americanpropertygroup.com

RETAIL/OFFICE BUILDING WITH OPEN FLOOR PLAN AND LOADING DOCK



OFFERING SUMMARY

Sale Price:	\$1,995,000
Lease Rate:	\$14.00 - 16.50 SF/yr (NNN)
Building Size:	7,088 SF
Lot Size:	43,660 SF
Year Built:	1998
Renovated:	2000
Zoning:	CG
Traffic Count:	22,000

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc is proud to present, 881 E Venice Ave, Venice, FL 34285:

Property type: Retail

Zoning: CG

Building Space: 7,088 SF

An ideally located freestanding building like 881 E Venice Avenue can provide ample opportunity for retail, wholesale, production and more. The open floorplan helps with the ability to easily move materials, goods or products in and out of the facility via the loading dock, a rarely available building accessory.

Office space: If your business requires a high visibility, large, open floor plan for office space, this freestanding building could be a good option. Great for bullpen use or the ability to easily outfit the space as needed with conference rooms, offices and more.

Property is zoned CG, Commercial General

Approximately 166 ft of frontage gives great visibility on East Venice.

881 E Venice has a very large back lit pylon sign as well as available building signage. 22,000 AADT +/-

This property has a direct turn in from East Venice Avenue, making access simple

BARRY SEIDEL

President
941.923.0535
barry@americanpropertygroup.com

ADAM SEIDEL

941.923.0535
adam@americanpropertygroup.com

**AMERICAN
PROPERTY GROUP**
OF SARASOTA, INC.

881 E Venice Ave

RETAIL/OFFICE BUILDING WITH OPEN FLOOR PLAN AND LOADING DOCK

360° VIRTUAL TOUR



BARRY SEIDEL

President
941.923.0535
barry@americanpropertygroup.com

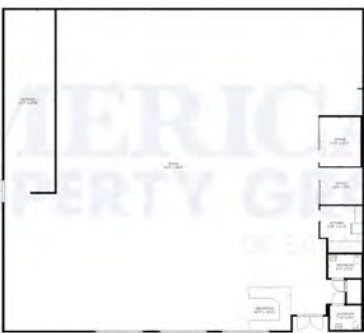
ADAM SEIDEL

941.923.0535
adam@americanpropertygroup.com

**AMERICAN
PROPERTY GROUP**
OF SARASOTA, INC.

881 E Venice Ave

RETAIL/OFFICE BUILDING WITH OPEN FLOOR PLAN AND LOADING DOCK



BARRY SEIDEL

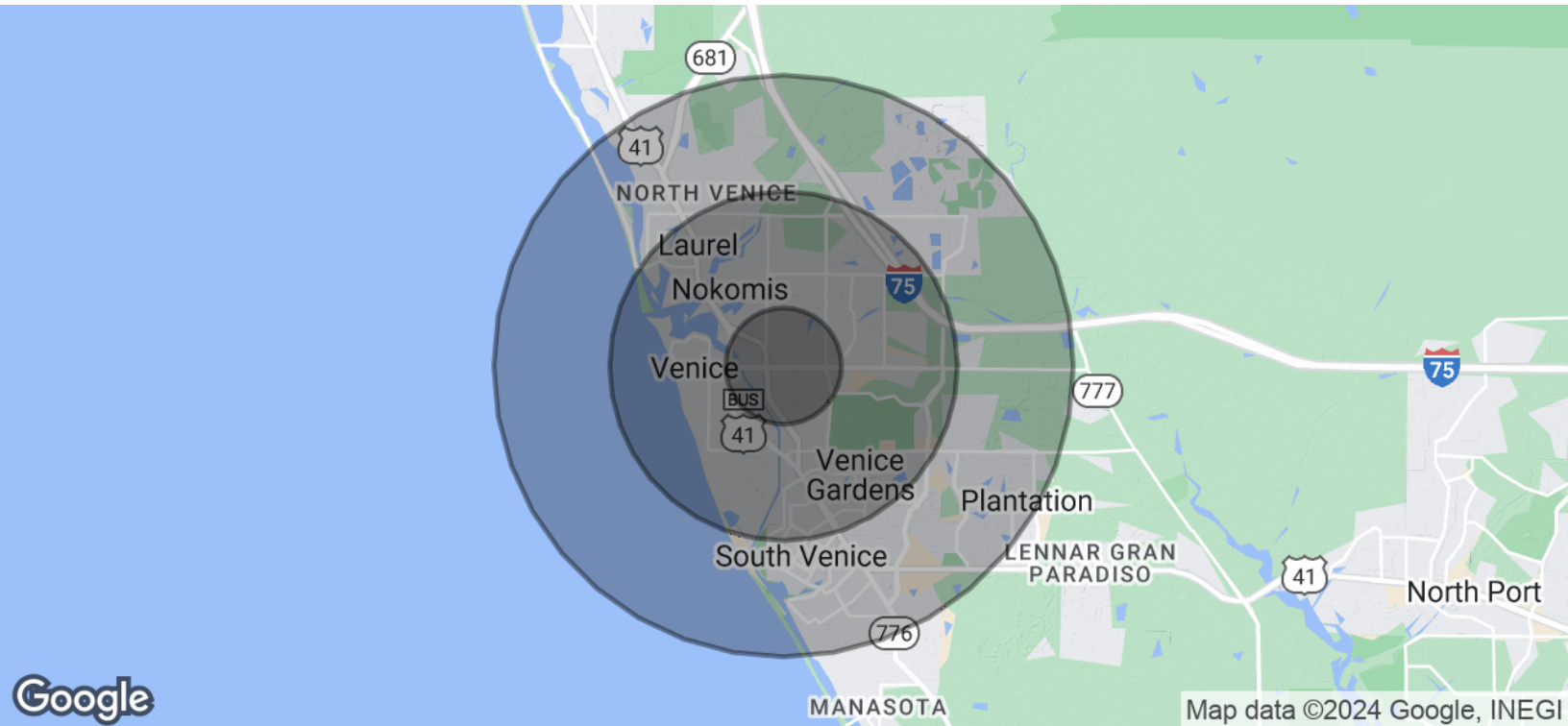
President
941.923.0535
barry@americanpropertygroup.com

ADAM SEIDEL

941.923.0535
adam@americanpropertygroup.com

**AMERICAN
PROPERTY GROUP**
OF SARASOTA, INC.

RETAIL/OFFICE BUILDING WITH OPEN FLOOR PLAN AND LOADING DOCK



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,053	41,835	70,927
Average age	66.7	60.2	59.1
Average age (Male)	65.0	59.4	58.6
Average age (Female)	68.7	61.0	59.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,696	21,079	34,758
# of persons per HH	1.9	2.0	2.0
Average HH income	\$50,457	\$59,727	\$61,165
Average house value	\$194,965	\$282,541	\$281,905

* Demographic data derived from 2020 ACS - US Census

BARRY SEIDEL

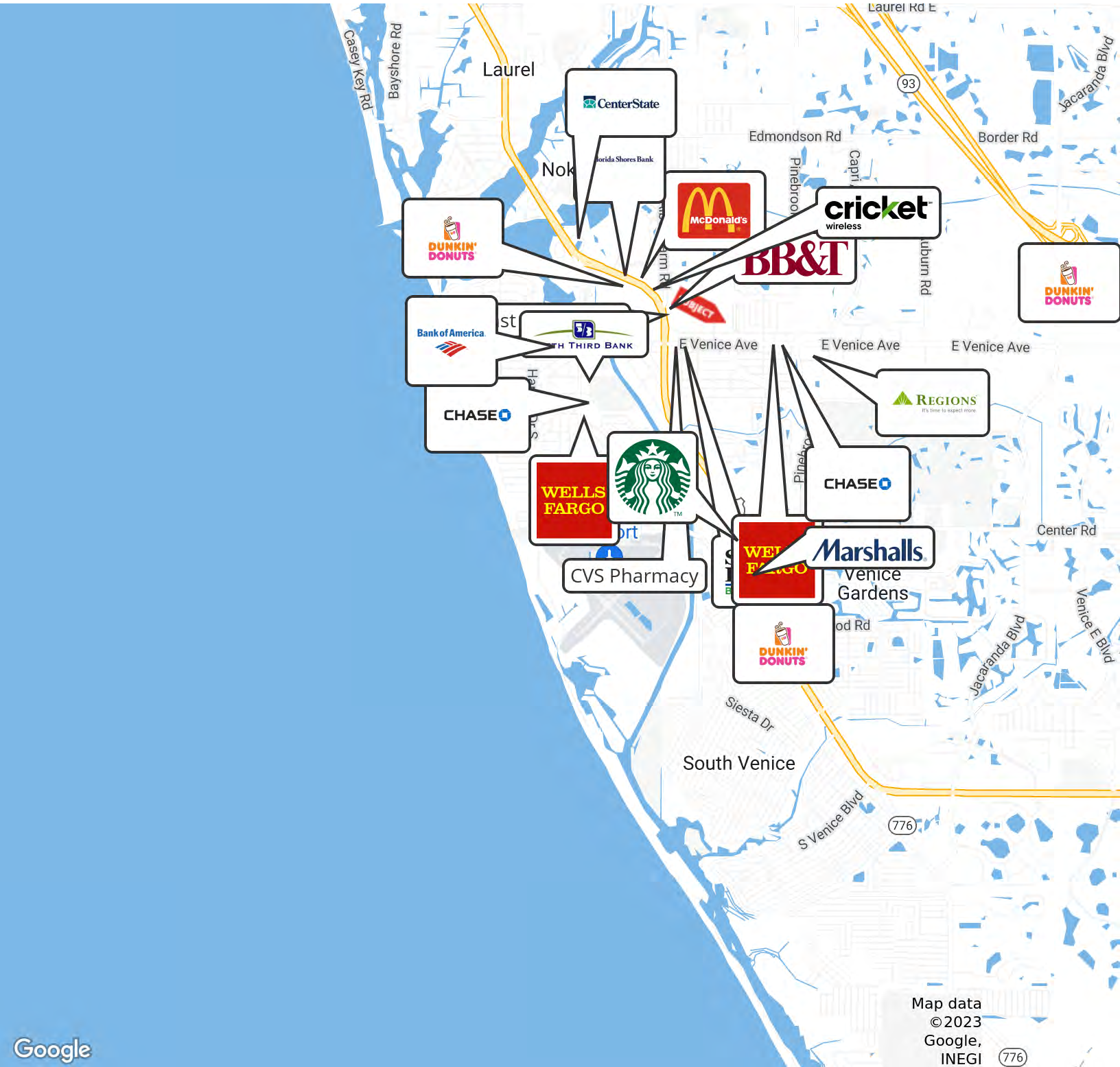
President
941.923.0535
barry@americanpropertygroup.com

ADAM SEIDEL

941.923.0535
adam@americanpropertygroup.com



RETAIL/OFFICE BUILDING WITH OPEN FLOOR PLAN AND LOADING DOCK



Google

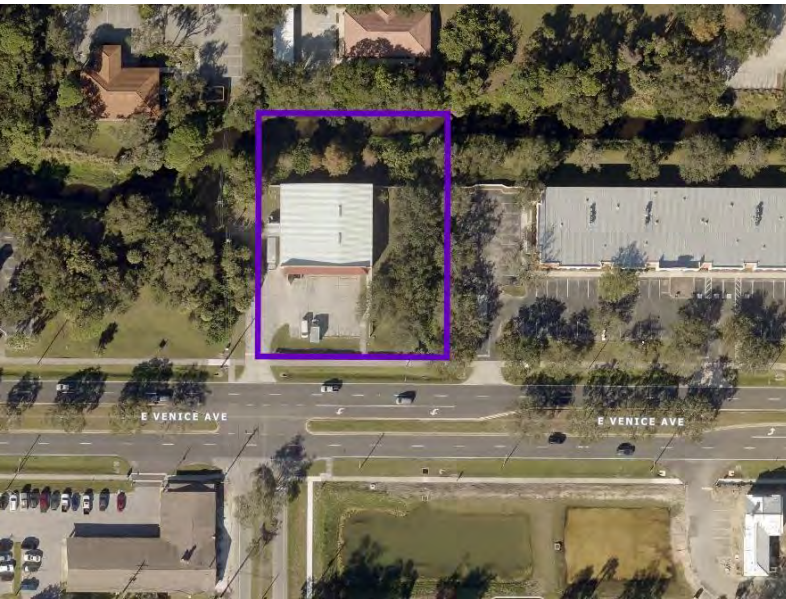
Map data © 2023 Google, INEGI

BARRY SEIDEL
President
941.923.0535
barry@americanpropertygroup.com

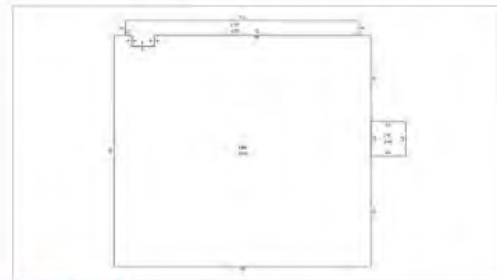
ADAM SEIDEL
941.923.0535
adam@americanpropertygroup.com

AMERICAN PROPERTY GROUP
OF SARASOTA, INC.

RETAIL/OFFICE BUILDING WITH OPEN FLOOR PLAN AND LOADING DOCK



- ▶ Building Type: Discount Store
- ▶ Property Address: 881 E VENICE AVE VENICE, FL, 34285
- ▶ Finished Area S.F.: 7,088
- ▶ Total Building Area S.F.: 7669
- ▶ Year Built: 1998
- ▶ Effective Year Built: 2000
- ▶ Heat-Air: Heat & Air Cond, ducted
- ▶ Roof Material: Built-up tar & gravel
- ▶ Roof Structure: Low pitch shed roof
- ▶ Frame: Masonry or poured concrete load-bearing walls
- ▶ Exterior Walls: Stucco
- ▶ Number of Stories: 1



Sketch 1 of 1

SubAreas

line #	Description	Gross Area
1	Canopy, Fair	437
2	Canopy, Fair	144
3	Main Area Commercial	7,088

BARRY SEIDEL

President
941.923.0535
barry@americanpropertygroup.com

ADAM SEIDEL

941.923.0535
adam@americanpropertygroup.com

**AMERICAN
PROPERTY GROUP**
OF SARASOTA, INC.

RETAIL/OFFICE BUILDING WITH OPEN FLOOR PLAN AND LOADING DOCK

TAXING AUTHORITY TAX INFORMATION

TAXING AUTHORITY	PRIOR YEAR TAXABLE VALUE	YOUR FINAL TAX RATE AND TAXES LAST YEAR		CURRENT YEAR TAXABLE VALUE	YOUR TAX RATE AND TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE		YOUR TAX RATE AND TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE	
	COLUMN 1	COLUMN 2 RATE	COLUMN 3 TAXES	COLUMN 4	COLUMN 5 RATE	COLUMN 6 TAXES	COLUMN 7 RATE	COLUMN 8 TAXES
Sarasota County	667,200	3.2149	2,144.98	663,300	3.0592	2,029.17	3.3232	2,204.28
County Debt	667,200	0.1253	83.60	663,300	0.1253	83.11	0.1170	77.61
Legacy Trail Debt	667,200	0.0688	45.90	663,300	0.0688	45.64	0.0649	43.05
County Mosquito	667,200	0.0510	34.03	663,300	0.0485	32.17	0.0510	33.83
County Hospital Bd	667,200	1.0420	695.22	663,300	0.9908	657.20	1.0420	691.16
SWFWMD	667,200	0.2669	178.08	663,300	0.2535	168.15	0.2535	168.15
WCIND	667,200	0.0394	26.29	663,300	0.0376	24.94	0.0394	26.13
Public Schools:								
SB State Law	667,200	3.7270	2,486.65	663,300	3.5283	2,340.32	3.4610	2,295.68
SB Local Board	667,200	3.2480	2,167.07	663,300	3.0749	2,039.58	3.2480	2,154.40
Venice	667,200	4.3600	2,908.99	663,300	4.1240	2,735.45	4.3600	2,891.99
Venice Debt	667,200	0.5974	398.59	663,300	0.5974	396.26	0.5570	369.46
AD VALOREM TOTALS		16.7407	11,169.40	15.9083	15.9083	10,551.99	16.5170	10,955.74
AD VALOREM AND NON-AD VALOREM TOTALS			11,169.40	663,300	663,300	10,551.99	663,300	10,955.74

BARRY SEIDEL

President
941.923.0535
barry@americanpropertygroup.com

ADAM SEIDEL

941.923.0535
adam@americanpropertygroup.com



RETAIL/OFFICE BUILDING WITH OPEN FLOOR PLAN AND LOADING DOCK



BARRY SEIDEL

President

barry@americanpropertygroup.com
Direct: 941.923.0535

PROFESSIONAL BACKGROUND

Barry Seidel is the President and founder of American Property Group of Sarasota, Inc. Barry specializes in the sale and leasing of Commercial properties, the sale of select Business Opportunities and 1031 exchanges in the greater Sarasota, Manatee and Charlotte County areas. From Retail to Vacant Land and everything in between, Barry covers every aspect of the commercial real estate market!

Barry has over 30 years of experience in the field of commercial real estate here in the great tri-county area and he wants to put his experience to work for you today!

He has handled countless 1031 exchanges, sold well over 500+ local restaurants and closed innumerable sales and leases over his impressive career. Barry truly takes the "scary" out of the process and simplifies even the most complicated transaction in order to get the deal completed for his clients. Whether you are about to purchase your first building - - or are a seasoned investor looking to sell a prized asset, Barry has the experience necessary to learn your vision and help you make it happen.

Barry always has an excellent selection of the area's best commercial properties, restaurants and business opportunities in his personal inventory.

Experience, Trust, Knowledge and Integrity are why buyers and sellers alike have relied on Barry Seidel and American Property Group of Sarasota for their real estate needs whether they are buying property, selling property, leasing space or exchanging like-kind properties.

MEMBERSHIPS

Member, National Association of Realtors (NAR)
Member, Florida Association of Realtors (FAR)
Licensed Florida Real Estate Broker
CoStar Power Broker Award

American Property Group of Sarasota Inc
7750 S Tamiami Trail
Sarasota, FL 34231
941.923.0535

BARRY SEIDEL

President
941.923.0535
barry@americanpropertygroup.com

ADAM SEIDEL

941.923.0535
adam@americanpropertygroup.com

**AMERICAN
PROPERTY GROUP**
OF SARASOTA, INC.

RETAIL/OFFICE BUILDING WITH OPEN FLOOR PLAN AND LOADING DOCK



ADAM SEIDEL

adam@americanpropertygroup.com

Direct: 941.923.0535

PROFESSIONAL BACKGROUND

Adam Seidel graduated from the University of Central Florida's Rosen College of Hospitality in 2010 with a Bachelors of Science in Hospitality Management. He obtained his Real Estate License at the age of 18 and began working full time at American Property Group right after graduating from UCF. Adam's educational background in restaurants and hotels gives him a comprehensive knowledge of the industry which he uses to help his clients with their Commercial real estate needs. He would love to put his experience and knowledge to work for you!

Adam focuses on Land, Retail, Industrial, Restaurants, Bars, Offices, and Property Management. Adam's goal is to uphold the American Property Group record of sales, leasing, fair dealing and hard work along with impeccable customer service. If you have any questions do not hesitate to call Adam Seidel.

EDUCATION

University of Central Florida - Rosen College of Hospitality - Bachelor's of Science Degree.

MEMBERSHIPS

National Association of Realtors

Florida Association of Realtors

Sarasota Manatee Realtor Association

American Property Group of Sarasota Inc

7750 S Tamiami Trail

Sarasota, FL 34231

941.923.0535

BARRY SEIDEL

President

941.923.0535

barry@americanpropertygroup.com

ADAM SEIDEL

941.923.0535

adam@americanpropertygroup.com

**AMERICAN
PROPERTY GROUP**
OF SARASOTA, INC.