

Venice Village

Sarasota County North Port-Bradenton-Sarasota, FL 177,835 Sq Ft

4105 South Tamiami Trail | Venice, FL 34293

27.0508, -82.3951



Demographics	1 Mile	3 Miles	5 Miles
Population	7,882	51,321	92,283
Daytime Pop.	7,745	42,303	92,656
Households	3,937	25,110	46,156
Income	\$106,128	\$115,614	\$120,916

Source: Synergos Technologies, Inc. 2024

- Highly trafficked Publix-anchored center drawing an estimated 2.8M annual visits, ranking it in the top 5% of most-visited neighborhood centers in the market (Placer.ai 2024)
- Centrally located in south Venice’s primary retail corridor on Tamiami Trail, near Target and Walmart, with 34K+ vehicles daily (Kalibrate 2021)
- Located in a high-growth market with a 5-year population growth rate 98% higher than the national average within a 3-mile radius

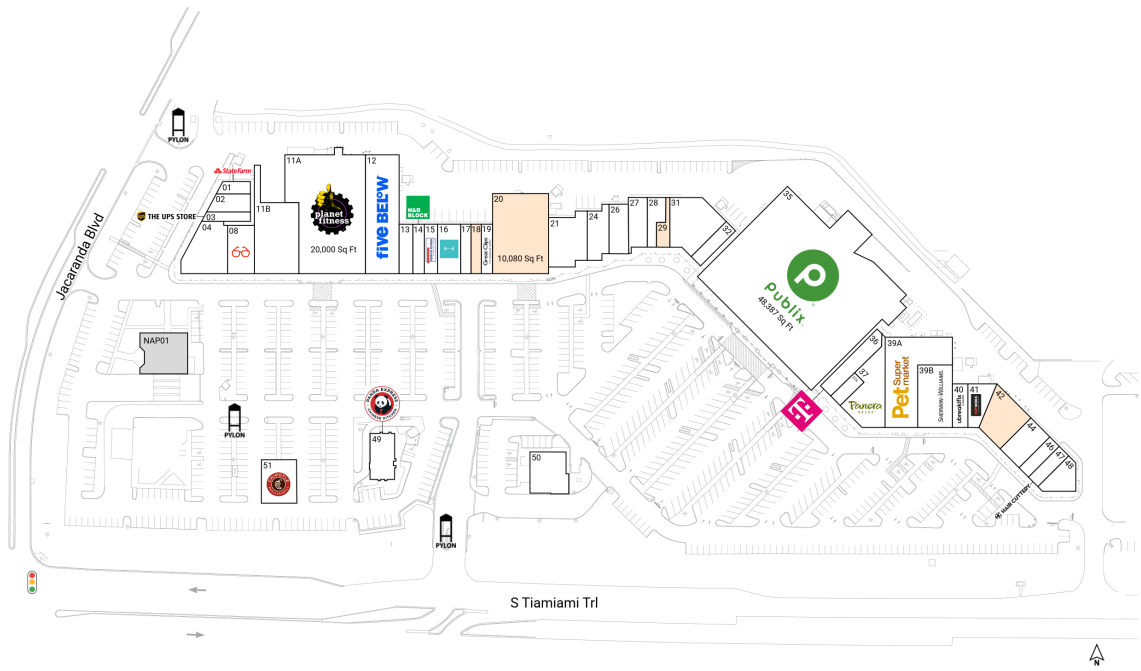


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Available Spaces

18	1,110 Sq Ft	360°	42	3,600 Sq Ft
20	10,080 Sq Ft	360°	OPO 1	0 Sq Ft
29	1,200 Sq Ft	360°		

Current Tenants

Space size listed in square feet

01	State Farm	863	28	Tampa Mattress	1,200
02	Purify Urban	1,553		Makers of South	
	Sweat Lodge		31	Bright Cross	5,214
03	The UPS Store	984		Animal Clinic	
04	Skillet's	4,744	32	Snowbirds Grille	1,480
08	Visionworks	2,800	35	Publix	48,387
11A	Planet Fitness	20,000	36	T-Mobile	2,331
11B	Elite Healthcare	6,845	37	Panera Bread	5,100
12	Five Below	8,900	37A	Gulfcoast	1,000
13	Just Fans	1,454		Sunglasses	
14	H&R Block	1,450	39A	Pet Supermarket	9,000
15	Optical Outlets	1,522	39B	Sherwin-Williams	4,500
16	Body Bar Pilates	2,583	40	uBreakiFix	1,480
17	Northland	1,100	41	HOTWORX	2,177
	Hearing Centers		44	Italianos	2,600
19	Great Clips	1,110	46	More Space	1,300
21	The Sand Trap	4,090		Place	
	(Bar & Grill)		47	Hair Cuttery	1,300
24	Star Nails & Spa	2,910	48	Voltaire Cycles	1,884
	Venice		49	Panda Express	2,448
26	Venice Village	2,036	50	Chase	972
	Dental Office		51	Chipotle	2,493
27	OneBlood	2,035		Mexican Grill	
			NAP01	Liberty Savings	0
				Bank	

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

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