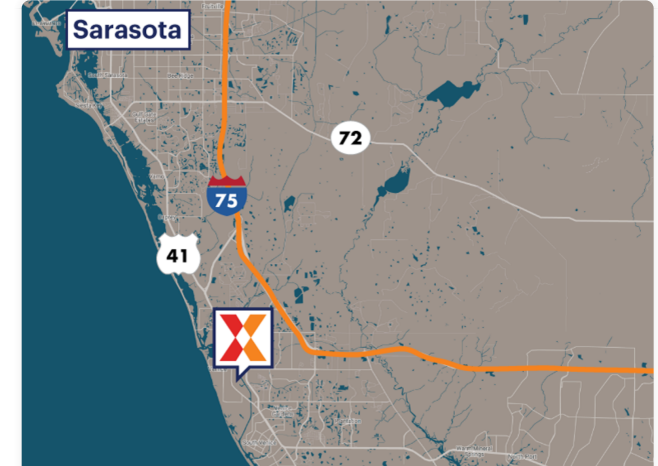


Venice Village

4105 South Tamiami Trail | Venice, FL 34293

Sarasota County North Port-Bradenton-Sarasota, FL 180,075 Sq Ft

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 3M annual visits, ranking it in the top 10% of most-visited neighborhood centers in the market (Placer.ai 2025)

Centrally located in south Venice's primary retail corridor on Tamiami Trail, near Target and Walmart, with 35K+ vehicles daily (Kalibrate 2022)

Located in a high-growth market with a 5-year population growth rate 198% higher than the national average within a 3-mile radius

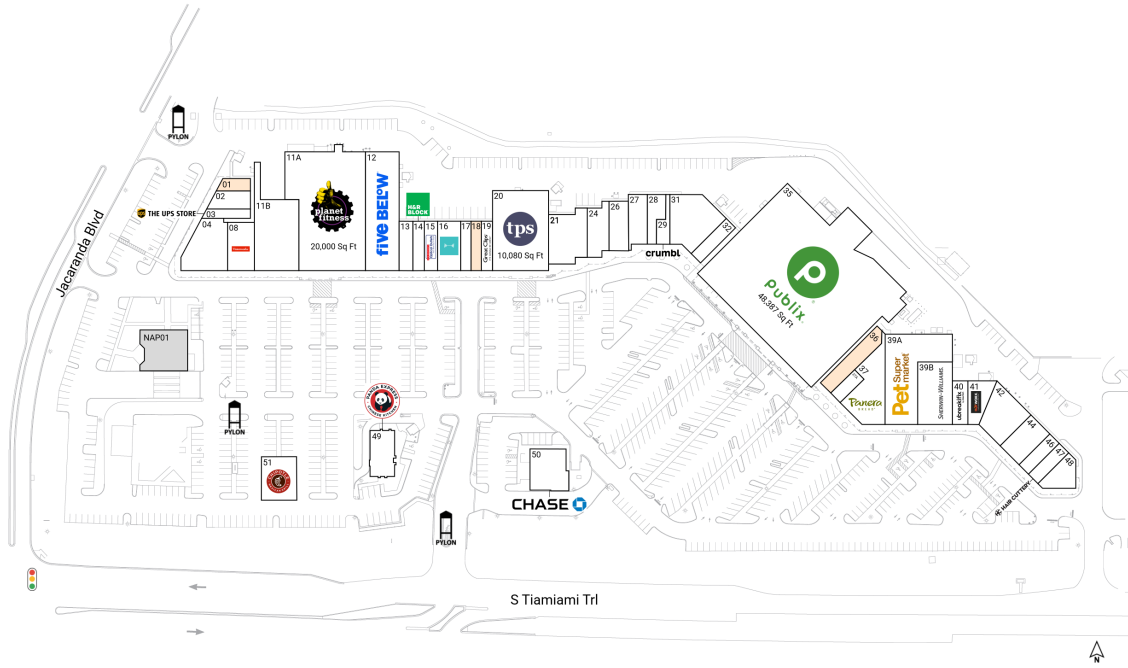


Venice Village

4105 South Tamiami Trail | Venice, FL 34293

Sarasota County North Port-Bradenton-Sarasota, FL 180,075 Sq Ft

270508, -82.3951



Available Spaces

| | | | |
|----|-------------|------|-------------|
| 01 | 863 Sq Ft | 36 | 2,331 Sq Ft |
| 18 | 1,110 Sq Ft | 360° | |

Current Tenants

Space size listed in square feet

| | | | | | |
|-----|---------------------------------|--------|-------|-----------------------------------|--------|
| 02 | Purify Urban Sweat Lodge | 1,553 | 28 | Tampa Mattress Makers of South | 1,200 |
| 03 | The UPS Store | 984 | 29 | Crumbl Cookies | 1,200 |
| 04 | Skillets | 4,744 | 31 | Bright Cross Animal Clinic | 5,214 |
| 08 | Visionworks | 2,800 | 32 | Snowbirds Grille | 1,480 |
| 11A | Planet Fitness | 20,000 | 35 | Publix | 48,387 |
| 11B | Elite Healthcare | 6,845 | 37 | Panera Bread | 5,100 |
| 12 | Five Below | 8,900 | 37A | Gulfcoast Sunglasses | 1,000 |
| 13 | Just Fans | 1,454 | 39A | Pet Supermarket | 9,000 |
| 14 | H&R Block | 1,450 | 39B | Sherwin-Williams | 4,500 |
| 15 | Optical Outlets | 1,522 | 40 | uBreakiFix | 1,480 |
| 16 | Body Bar Pilates | 2,583 | 41 | HOTWORX | 2,177 |
| 17 | Northland Hearing Centers | 1,100 | 42 | Salty Neighbor Bar & Grill | 3,600 |
| 19 | Great Clips | 1,110 | 44 | Italianos | 2,600 |
| 20 | The Paper Store | 10,080 | 46 | More Space Place | 1,300 |
| 21 | The Sand Trap (Bar & Grill) | 4,090 | 47 | Hair Cuttery | 1,300 |
| 21 | The Sand Trap (Bar & Grill) | 2,240 | 48 | Voltaire Cycles | 1,884 |
| 24 | Star Nails & Spa Venice | 2,910 | 49 | Panda Express | 2,448 |
| 26 | Venice Village Dental Office | 2,036 | 50 | Chase | 972 |
| 27 | OneBlood | 2,035 | 51 | Chipotle Mexican Grill | 2,493 |
| | | | NAP01 | Liberty Savings Bank | 0 |

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. 1755

