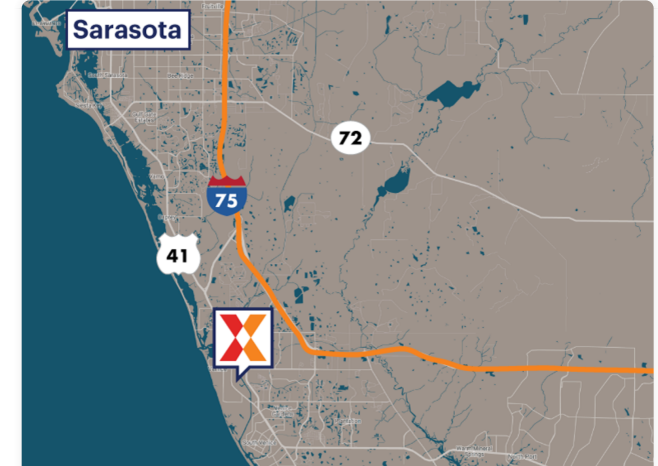


Venice Village

4105 South Tamiami Trail | Venice, FL 34293

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

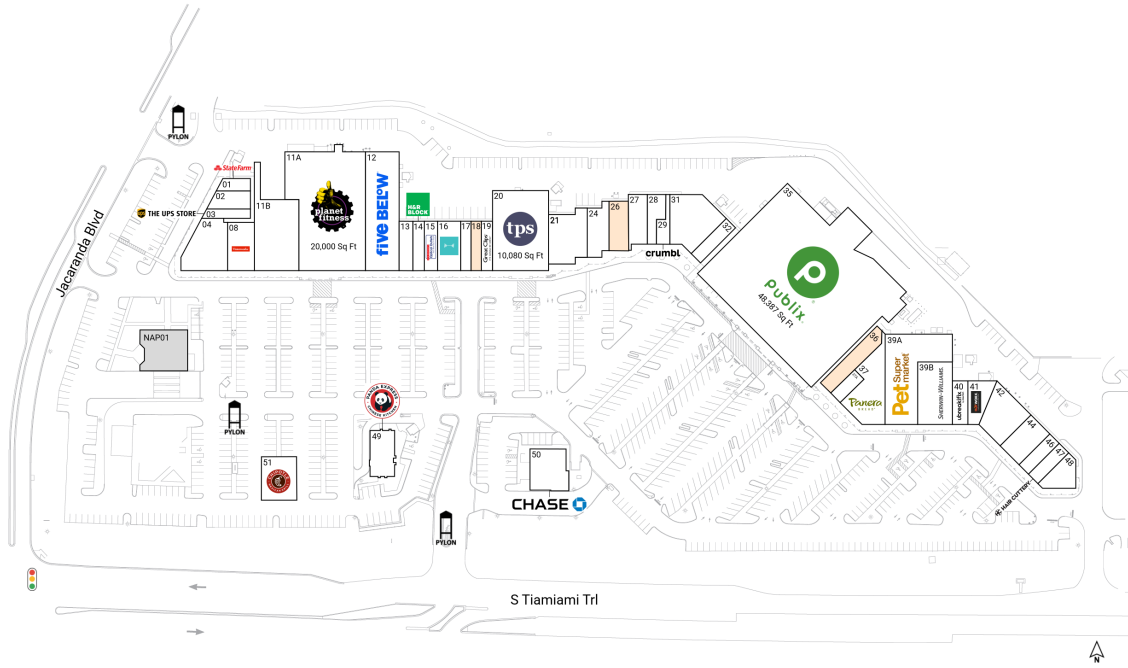


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Available Spaces

18 1,110 Sq Ft 360° 36 2,331 Sq Ft
 26 2,036 Sq Ft

Current Tenants Space size listed in square feet

01	State Farm	863	29	Crumbl Cookies	1,200
02	Purify Urban	1,553	31	Bright Cross	5,214
	Sweat Lodge			Animal Clinic	
03	The UPS Store	984	32	Snowbirds Grille	1,480
04	Skillets	4,744	35	Publix	48,387
08	Visionworks	2,800	37	Panera Bread	5,100
11A	Planet Fitness	20,000	37A	Gulfcoast	1,000
11B	Elite Healthcare	6,845		Sunglasses	
12	Five Below	8,900	39A	Pet Supermarket	9,000
13	Just Fans	1,454	39B	Sherwin-Williams	4,500
14	H&R Block	1,450	40	uBreakiFix	1,480
15	Optical Outlets	1,522	41	HOTWORX	2,177
16	Body Bar Pilates	2,583	42	Salty Neighbor	3,600
17	Northland	1,100		Bar & Grill	
	Hearing Centers		44	Italianos	2,600
19	Great Clips	1,110	46	More Space	1,300
20	The Paper Store	10,080		Place	
21	The Sand Trap	4,090	47	Hair Cuttery	1,300
	(Bar & Grill)		48	Voltaire Cycles	1,884
21	The Sand Trap	2,240	49	Panda Express	2,448
	(Bar & Grill)		50	Chase	972
24	Star Nails & Spa	2,910	51	Chipotle	2,493
	Venice			Mexican Grill	
27	OneBlood	2,035	NAP01	Liberty Savings	0
28	Tampa Mattress	1,200		Bank	
	Makers of South				

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

