

# 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 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

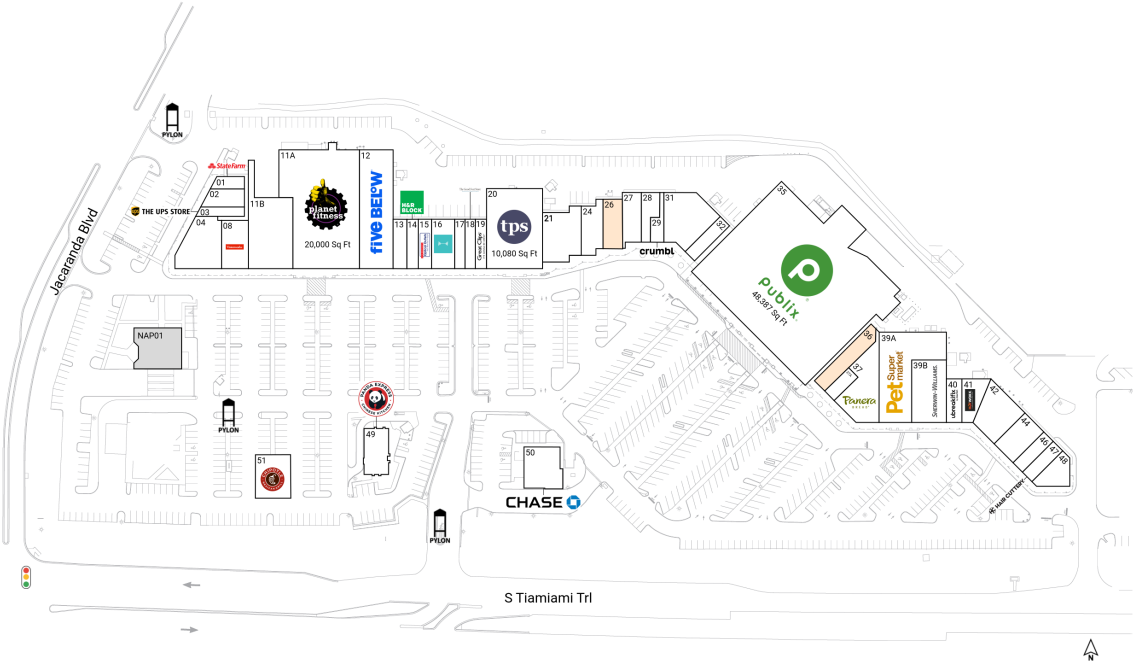


# Venice Village

4105 South Tamiami Trail | Venice, FL 34293

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

27.0508, -82.3951



### Available Spaces

26 2,036 Sq Ft 36 2,331 Sq Ft 360°

### Current Tenants

Space size listed in square feet

|     |                             |        |       |                                |        |
|-----|-----------------------------|--------|-------|--------------------------------|--------|
| 01  | State Farm                  | 863    | 28    | Tampa Mattress Makers of South | 1,200  |
| 02  | Purify Urban Sweat Lodge    | 1,553  | 29    | Crumbl Cookies                 | 1,200  |
| 03  | The UPS Store               | 984    | 31    | Bright Cross Animal Clinic     | 5,214  |
| 04  | Skillet's                   | 4,744  | 32    | Snowbirds Grille               | 1,480  |
| 08  | Visionworks                 | 2,800  | 35    | Publix                         | 48,387 |
| 11A | Planet Fitness              | 20,000 | 37    | Panera Bread                   | 5,100  |
| 11B | Elite Healthcare            | 6,845  | 37A   | Gulf Coast Sunglasses          | 1,000  |
| 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 Bar & Grill     | 3,600  |
| 17  | Northland Hearing Centers   | 1,100  | 44    | Italianos                      | 2,600  |
| 18  | Good Feet                   | 1,110  | 46    | More Space Place               | 1,300  |
| 19  | Great Clips                 | 1,110  | 47    | Hair Cuttery                   | 1,300  |
| 20  | The Paper Store             | 10,080 | 48    | Voltaire Cycles                | 1,884  |
| 21  | The Sand Trap (Bar & Grill) | 4,090  | 49    | Panda Express                  | 2,448  |
| 21  | The Sand Trap (Bar & Grill) | 2,240  | 50    | Chase                          | 972    |
| 24  | Star Nails & Spa Venice     | 2,910  | 51    | Chipotle Mexican Grill         | 2,493  |
| 27  | OneBlood                    | 2,035  |       |                                |        |
|     |                             |        | 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.

