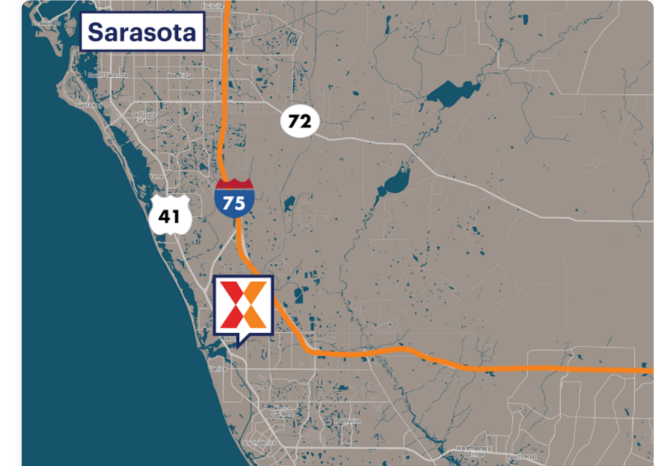


Venice Plaza

440-480 N. US 41 By-Pass | Venice, FL 34285

Sarasota County North Port-Bradenton-Sarasota, FL 140,345 Sq Ft

271076, -82.4367



Demographics	1 Mile	3 Miles	5 Miles
Population	8,254	42,497	83,275
Daytime Pop.	13,721	55,367	92,651
Households	4,383	22,520	42,159
Income	\$120,528	\$141,706	\$133,281

Source: Synergos Technologies, Inc. 2024

Winn-Dixie-anchored center with top national brands including T.J.Maxx/HomeGoods, Pet Supermarket, Weight Watchers & McDonald's

Convenient accessibility and high visibility, from 36K+ vehicles daily on US 41

Surrounded by affluent population with an average household income of \$127K+ within a 3-mile radius

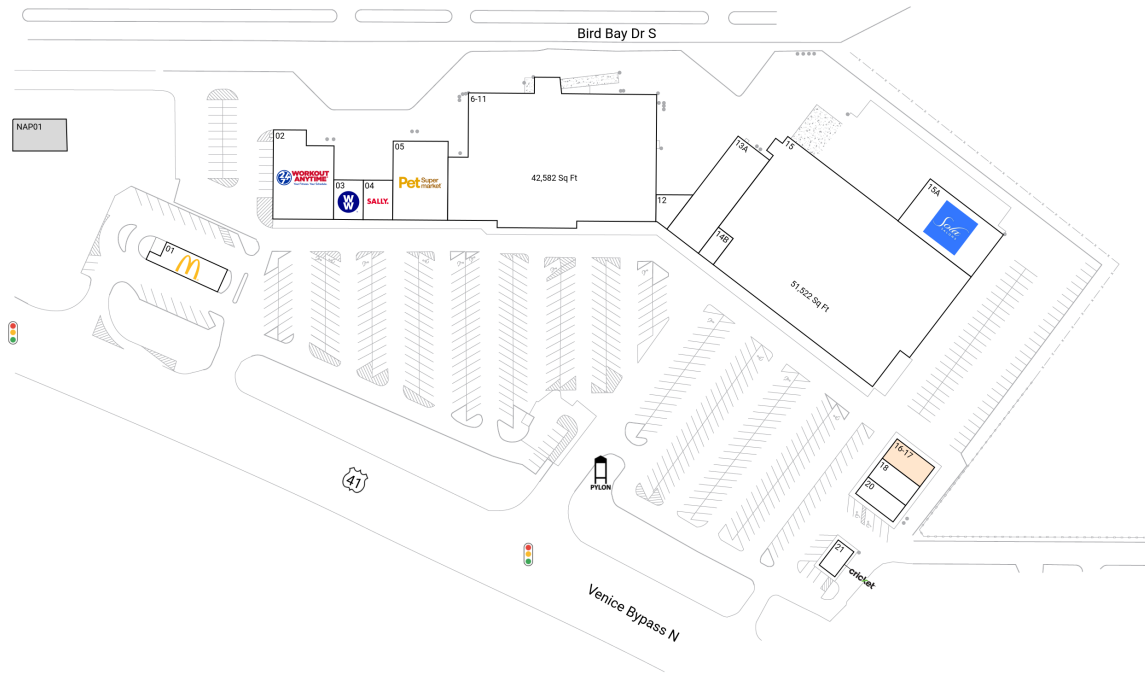


Venice Plaza

440-480 N. US 41 By-Pass | Venice, FL 34285

Sarasota County North Port-Bradenton-Sarasota, FL 140,345 Sq Ft

271076, -82.4367



Available Spaces

16-17 1,605 Sq Ft **360°**

Current Tenants Space size listed in square feet

01	McDonald's	3,486
02	Workout Anytime	8,000
03	Weight Watchers	1,750
04	Sally Beauty Supply	2,000
05	Pet Supermarket	7,000
6-11	Occupied	42,582
12	Modern Creations Hair Salon	1,300
13A	Lumber Liquidators	7,500
14B	Partridge Barber Shop	1,000
15	T.J. Maxx/HomeGoods	51,522
15A	Sola Salon Studios	8,000
18	Angel Nails	1,800
20	Venice Laundromat	1,800
21	Cricket Wireless	1,000
NAP01	Florida Shores 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.
1820

