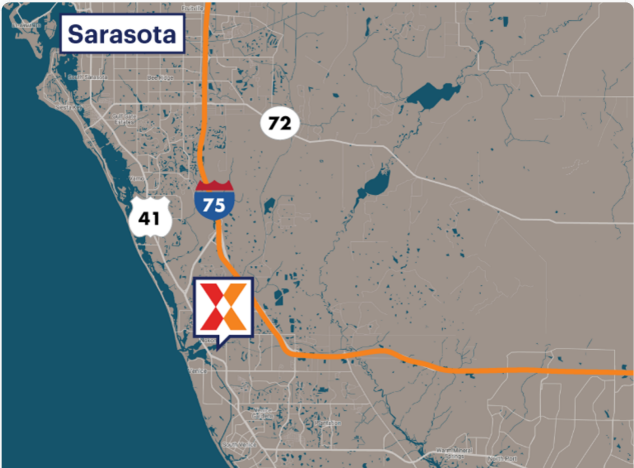


# Venice Plaza

Sarasota County North Port-Bradenton-Sarasota, FL 132,345 Sq Ft

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

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

ALDI-anchored center with top national brands including T.J.Maxx/HomeGoods, Pet Supermarket & McDonald’s

Convenient accessibility and high visibility, from 37K+ vehicles daily on US 41 (Kalibrate 2022)

Surrounded by affluent population with an average household income of \$141K+ within a 3-mile radius

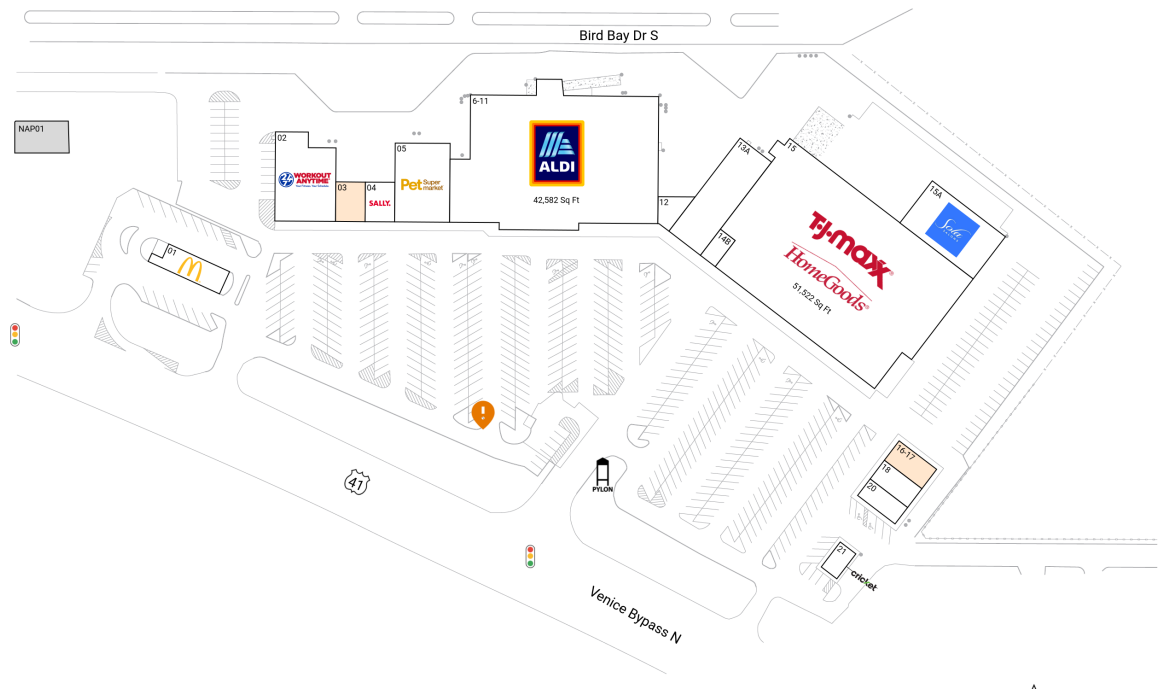


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## Available Spaces

|       |             |      |       |         |
|-------|-------------|------|-------|---------|
| 03    | 1,750 Sq Ft | 360° | OPO 1 | 0 Sq Ft |
| 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  |
| 04    | Sally Beauty Supply         | 2,000  |
| 05    | Pet Supermarket             | 7,000  |
| 6-11  | ALDI                        | 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

