

# Venice Shopping Center

501-555 Tamiami Trail South | Venice, FL 34285

Sarasota County North Port-Bradenton-Sarasota, FL 109,801 Sq Ft

270920, -82.4431



Demographics	1 Mile	3 Miles	5 Miles
Population	7,629	42,014	82,405
Daytime Pop.	16,478	52,590	94,548
Households	4,191	21,837	41,667
Income	\$124,308	\$135,291	\$130,027

Source: Synergos Technologies, Inc. 2024

Well-positioned on a barrier island in the affluent Venice Beach community near the central business district, with an average household income of \$135K+

The only grocery-anchored shopping center on the island and highly visible to 31K+ vehicles along Tamiami Trl (Kalibrate 2021)

Within walking distance of Venice Senior High School with 2,500+ students and employees (NCES 2025)

The 20-mile paved Legacy Bike Trail, with 600K+ annual users, runs behind the center (Friends of the Legacy Trail 2025)



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## Available Spaces

515 23,722 Sq Ft 360°

## Current Tenants Space size listed in square feet

501	Croissant & Co	2,347
505	Venice Island Barber Shop	755
509	MassageLuxe	2,368
519	GTFL Athletics	9,722
523	Galaxy Nail & Spa	2,271
525	Brewburger's Pub and Grill	2,271
535	Publix	44,271
543	ArchWell Health	9,204
545	Brewburger's Pub and Grill	4,870
555	Phenix Salon Suites	8,000
NAP01	Tires	0
NAP02	Dry Cleaners/Liquor	0
NAP03	The Joe Factor Furniture	0
NAP04	Venice Chamber of Commerce	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.  
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