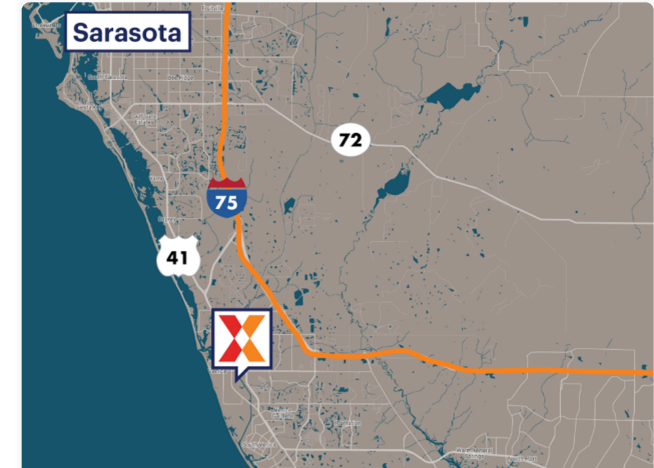


Venice Shopping Center

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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