

FREESTANDING DRIVE-THRU OUTPARCEL FOR LEASE

1670 US Highway 41 Bypass S, Venice, FL



ALEX SCHEBOVITZ
ASCHEBOVITZ@ARENAREI.COM
(954) 599-3804

DRIVE THRU | 7,535 SF
EXISTING BANK BUILDING

GEORGE SARKISIAN
GEORGES@ARENAREI.COM
(561) 322-8713

PROPERTY HIGHLIGHTS



- Former 7,535 sf bank building with three drive-thru lanes on a 1.7-acre hard corner.
- Zoning CSC
- Approximately 443' of frontage on Tamiami Trail, and 550' on US Hwy 41 which boasts strong visibility to the combined 62,036 vehicles per day.
- Access via Tamiami Trail and US-41 Bypass and shared access with adjoining property.
- National retailers in the immediate area are Lowe's, Aldi's Marshalls, Petco, Harbor Freight, Office Depot, LA Fitness, Bonfish Grill, Jersey Mikes, Culver's, and more.

DEMOGRAPHICS

	1 Mile	3 Mile
Population	6,563	48,324
Households	10,100	58,288
Median Age	64.9	64.9
Median HH Income	\$54,505	\$63,057
Daytime Employees	4,825	25,652
Population Growth '23 - '28	0.6%	0.6%
Household Growth '23 - '28	0.7%	0.6%



RESIDENTIAL DEVELOPMENT IN AREA

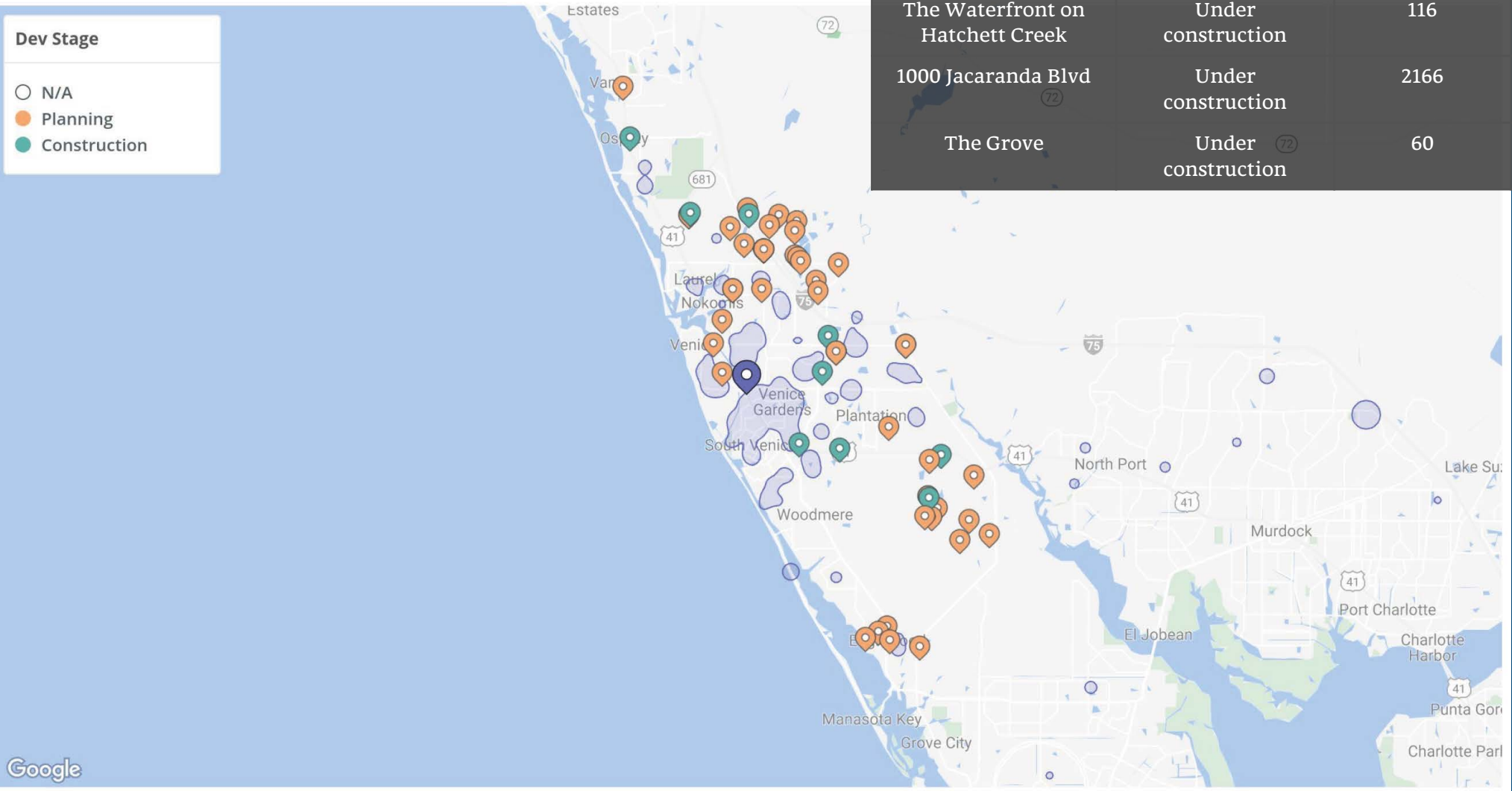


Planned Development

- **Building at 1670 US Highway 41 Bypass S**
 1670 U.S. 41 Bypass S, Venice, FL 34293

Dev Stage

- N/A
- Planning
- Construction



Project Name	Status	# Units
Marlow at Jacaranda	Under construction	240
The Waterfront on Hatchett Creek	Under construction	116
1000 Jacaranda Blvd	Under construction	2166
The Grove	Under construction	60

Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.