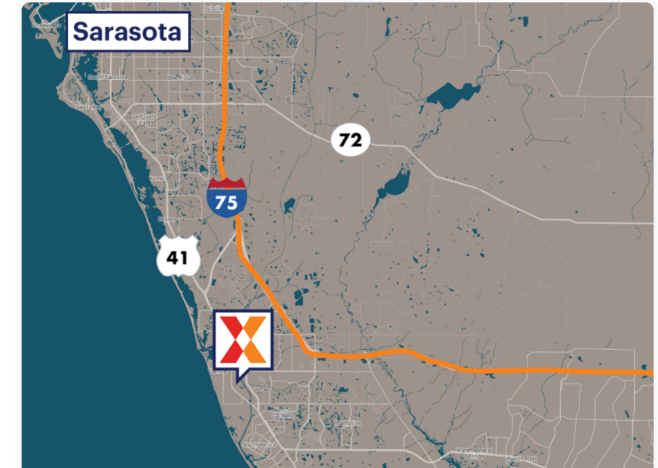


Venice Village

4105 South Tamiami Trail | Venice, FL 34293

Sarasota County North Port-Bradenton-Sarasota, FL 177,835 Sq Ft

27.0508, -82.3951



Demographics	1 Mile	3 Miles	5 Miles
Population	7,882	51,321	92,283
Daytime Pop.	7,745	42,303	92,656
Households	3,937	25,110	46,156
Income	\$106,128	\$115,614	\$120,916

Source: Synergos Technologies, Inc. 2024

Highly trafficked Publix-anchored center drawing an estimated 3M annual visits, ranking it in the top 10% of most-visited neighborhood centers in the market (Placer.ai 2025)

Centrally located in south Venice’s primary retail corridor on Tamiami Trail, near Target and Walmart, with 35K+ vehicles daily (Kalibrate 2022)

Located in a high-growth market with a 5-year population growth rate 198% higher than the national average within a 3-mile radius

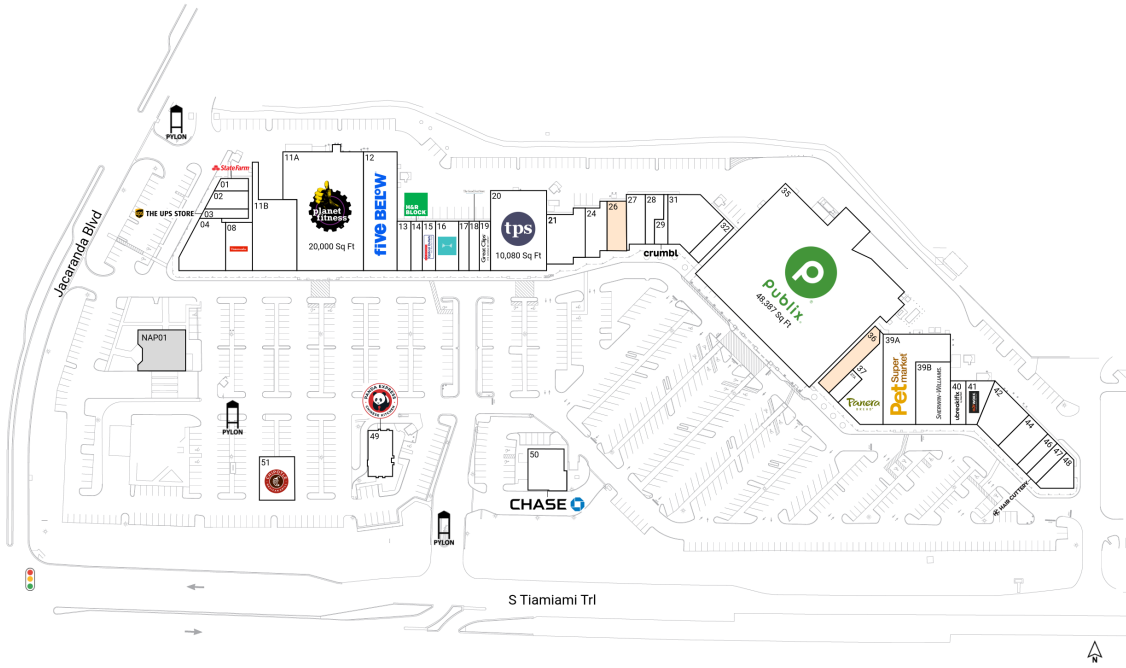


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Available Spaces

26 2,036 Sq Ft 36 2,331 Sq Ft

Current Tenants Space size listed in square feet

01	State Farm	863	28	Tampa Mattress Makers of South	1,200
02	Purify Urban Sweat Lodge	1,553	29	Crumbl Cookies	1,200
03	The UPS Store	984	31	Bright Cross Animal Clinic	5,214
04	Skillet's	4,744	32	Snowbirds Grille	1,480
08	Visionworks	2,800	35	Publix	48,387
11A	Planet Fitness	20,000	37	Panera Bread	5,100
11B	Elite Healthcare	6,845	37A	Gulfcoast Sunglasses	1,000
12	Five Below	8,900	39A	Pet Supermarket	9,000
13	Just Fans	1,454	39B	Sherwin-Williams	4,500
14	H&R Block	1,450	40	uBreakiFix	1,480
15	Optical Outlets	1,522	41	HOTWORX	2,177
16	Body Bar Pilates	2,583	42	Salty Neighbor Bar & Grill	3,600
17	Northland Hearing Centers	1,100	44	Italianos	2,600
18	Good Feet	1,110	46	More Space Place	1,300
19	Great Clips	1,110	47	Hair Cuttery	1,300
20	The Paper Store	10,080	48	Voltaire Cycles	1,884
21	The Sand Trap (Bar & Grill)	4,090	49	Panda Express	2,448
21	The Sand Trap (Bar & Grill)	2,240	50	Chase	972
24	Star Nails & Spa Venice	2,910	51	Chipotle Mexican Grill	2,493
27	OneBlood	2,035	NAP01	Liberty Savings 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. 1755

