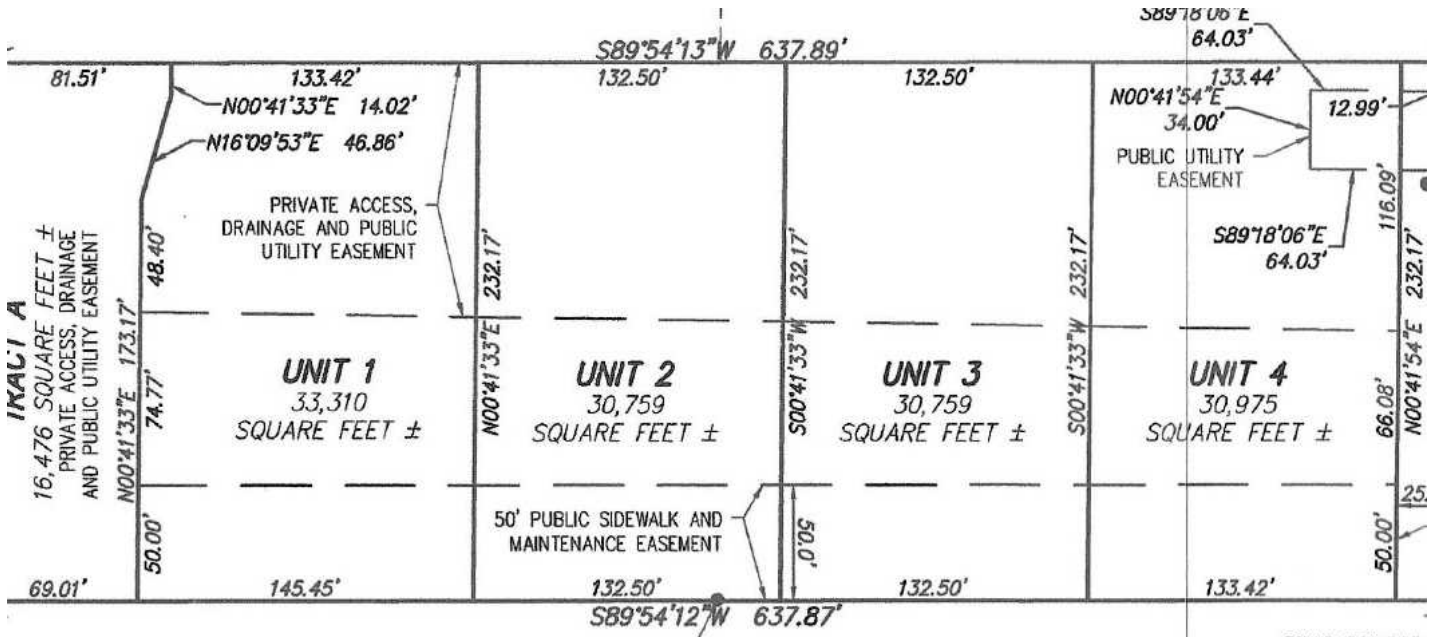


NOLEN ELITE PROFESSIONAL PARK - LOTS FOR SALE

3106 EAST VENICE AVENUE



OFFERING SUMMARY

PRICE:	Call for Pricing
BUILDING SF:	5,669 - 13,000
LOT SIZE:	0.85 Acres
SIGNAGE:	Monument/Building
YEAR BUILT:	2026
ZONING:	OPI
PARKING:	28
PARKING RATIO:	4.73

Property Description

Nolen Estates offers fully entitled, shovel-ready parcels for professional office development. Each lot comes with site plan approval, utilities to the site, and completed infrastructure allowing buyers to move directly into vertical construction. With flexible design guidelines and professional zoning in place, these parcels are ideal for medical, legal, or general office users looking to develop their own space without the delays of permitting and entitlement. Additionally, the lots could be combined for a 13,000 sf day care. These parcels provide an exceptional opportunity for owner-users or investors to control their own development path. Build your custom office and occupy it or construct a multi-tenant building and lease out individual suites for income. The flexibility to buy and build makes these lots a strategic investment in a fast-growing corridor. Secure your future location or investment now before prices rise. Nolen Estates presents a rare chance to buy entitled land along East Venice Avenue, one of the area's most active development zones. With demand growing for professional office space and limited inventory available, owning dirt in this prime location means long-term control and value appreciation.

Location Overview

Located at 3076 East Venice Avenue, this property sits within a rapidly developing area of Venice, Florida. The office park benefits from excellent visibility and access along a key east-west thoroughfare just minutes from downtown Venice and I-75 and only 4 miles from the Sarasota Hospital Venice location. Future development plans for the adjacent Motor Club Condominium complex, in addition to 1,500 homes in development, further enhance the long-term value and vitality of the area, making this an ideal investment for growing businesses or professional practices seeking a long-term presence in a strategic location.

KW COMMERCIAL
2001 Siesta Drive, Ste 202
Sarasota, FL 34239

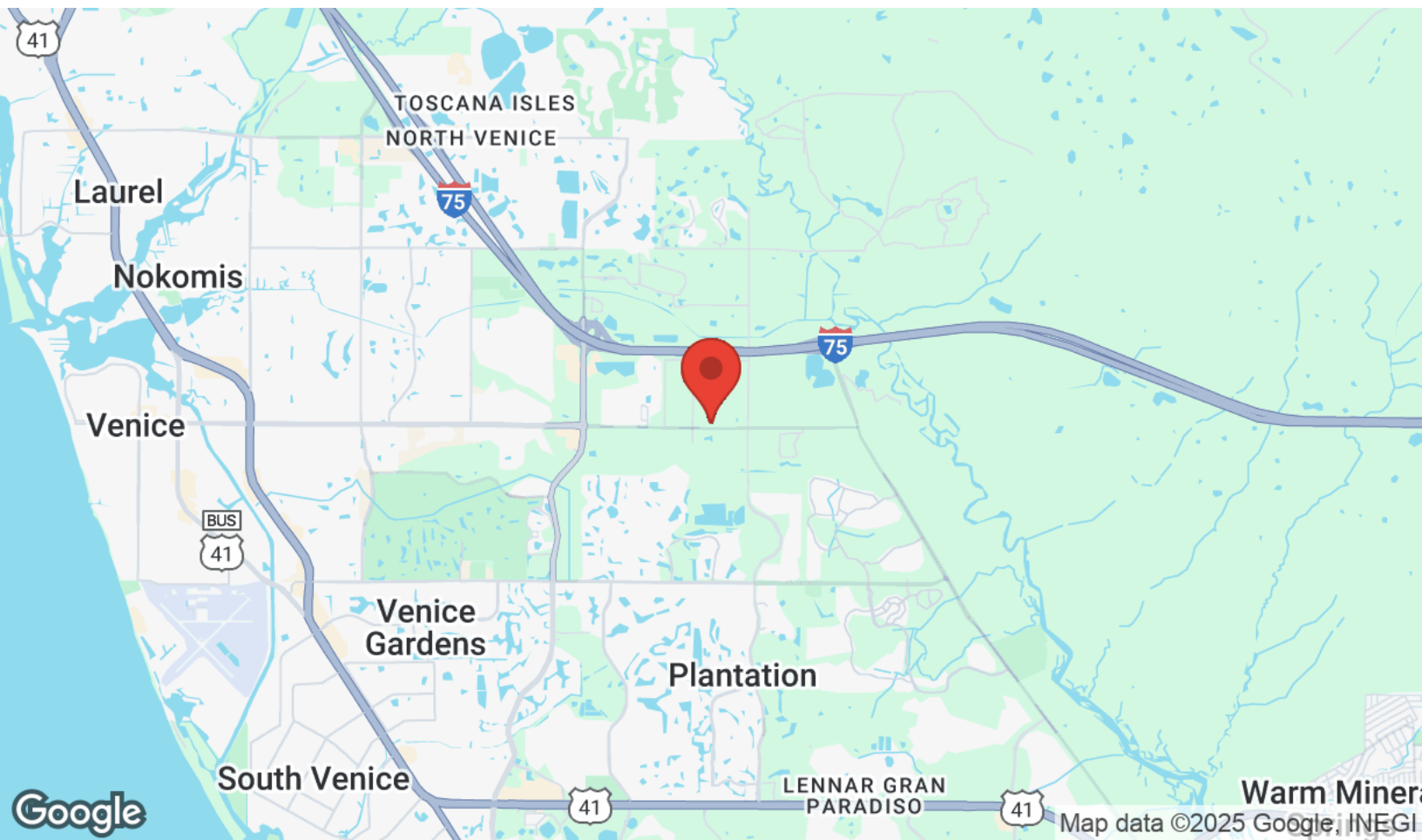
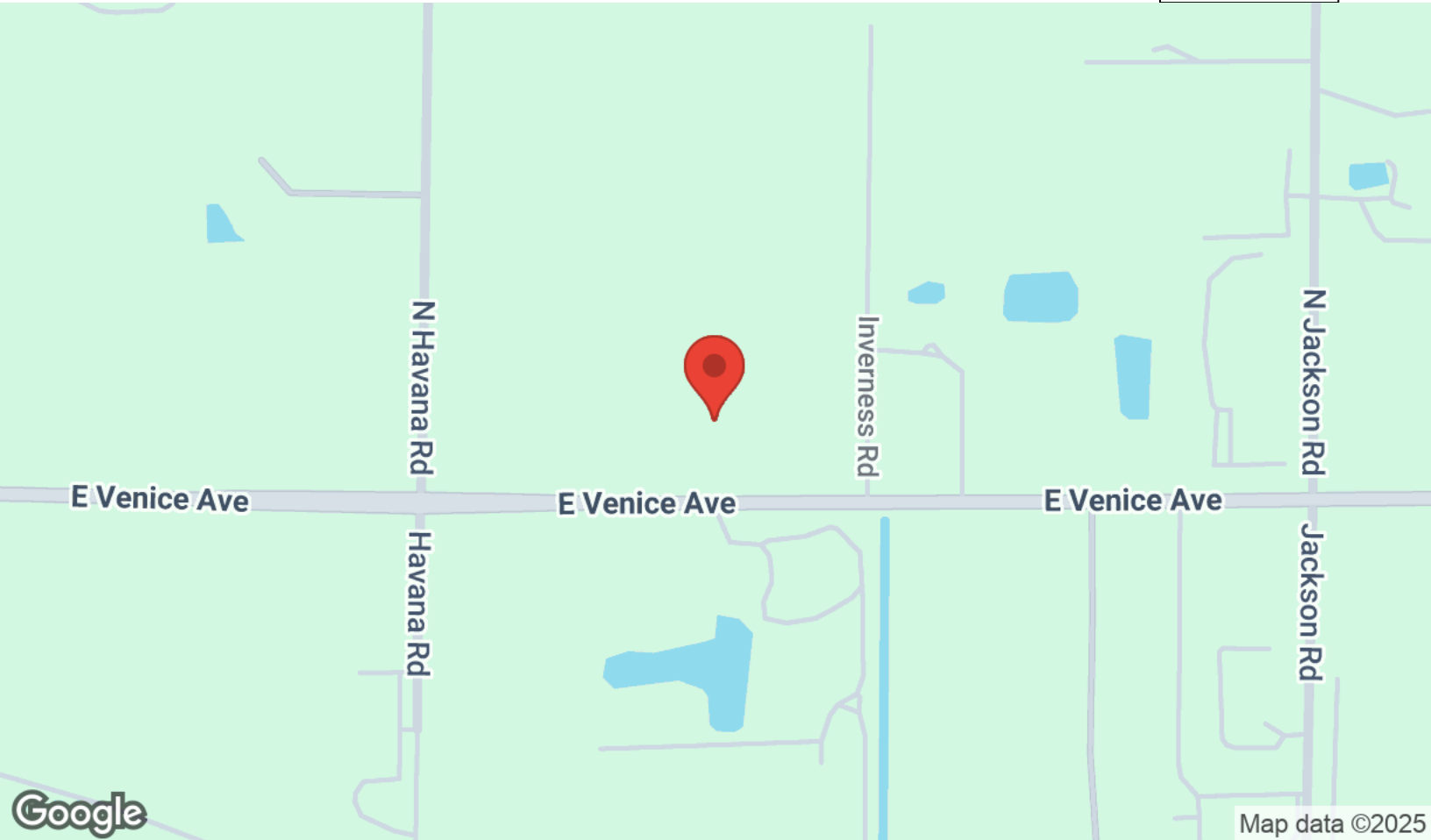


Each Office Independently Owned and Operated

DAVID KINNARD
Director
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dkinnard@kw.com

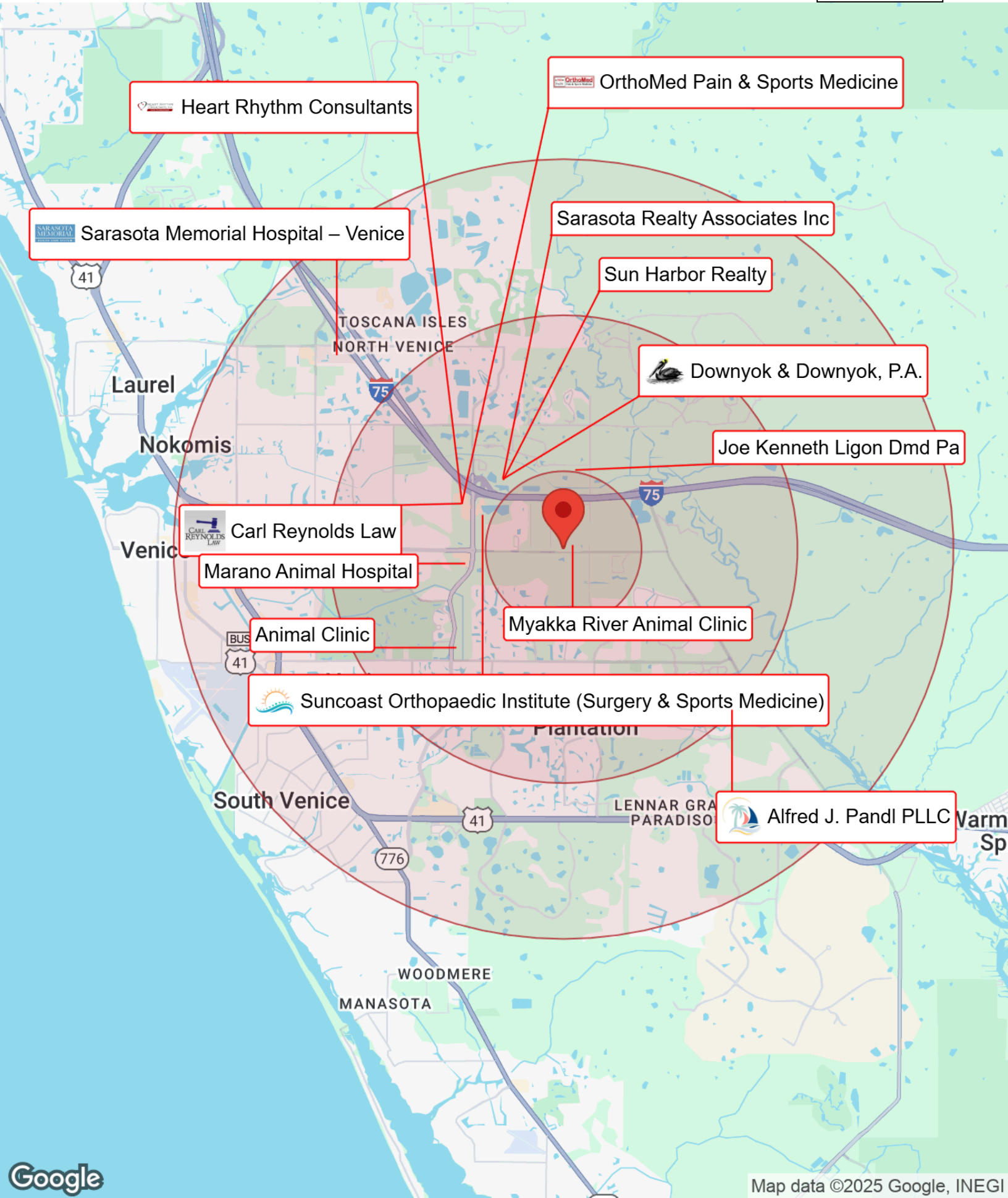
LOCATION MAPS


3106 EAST VENICE AVENUE





BUSINESS MAP

3106 EAST VENICE AVENUE




 Heart Rhythm Consultants

 OrthoMed Pain & Sports Medicine

 Sarasota Memorial Hospital – Venice

Sarasota Realty Associates Inc


Sun Harbor Realty

 Downyok & Downyok, P.A.


Joe Kenneth Ligon Dmd Pa


 Carl Reynolds Law

Marano Animal Hospital

 Animal Clinic

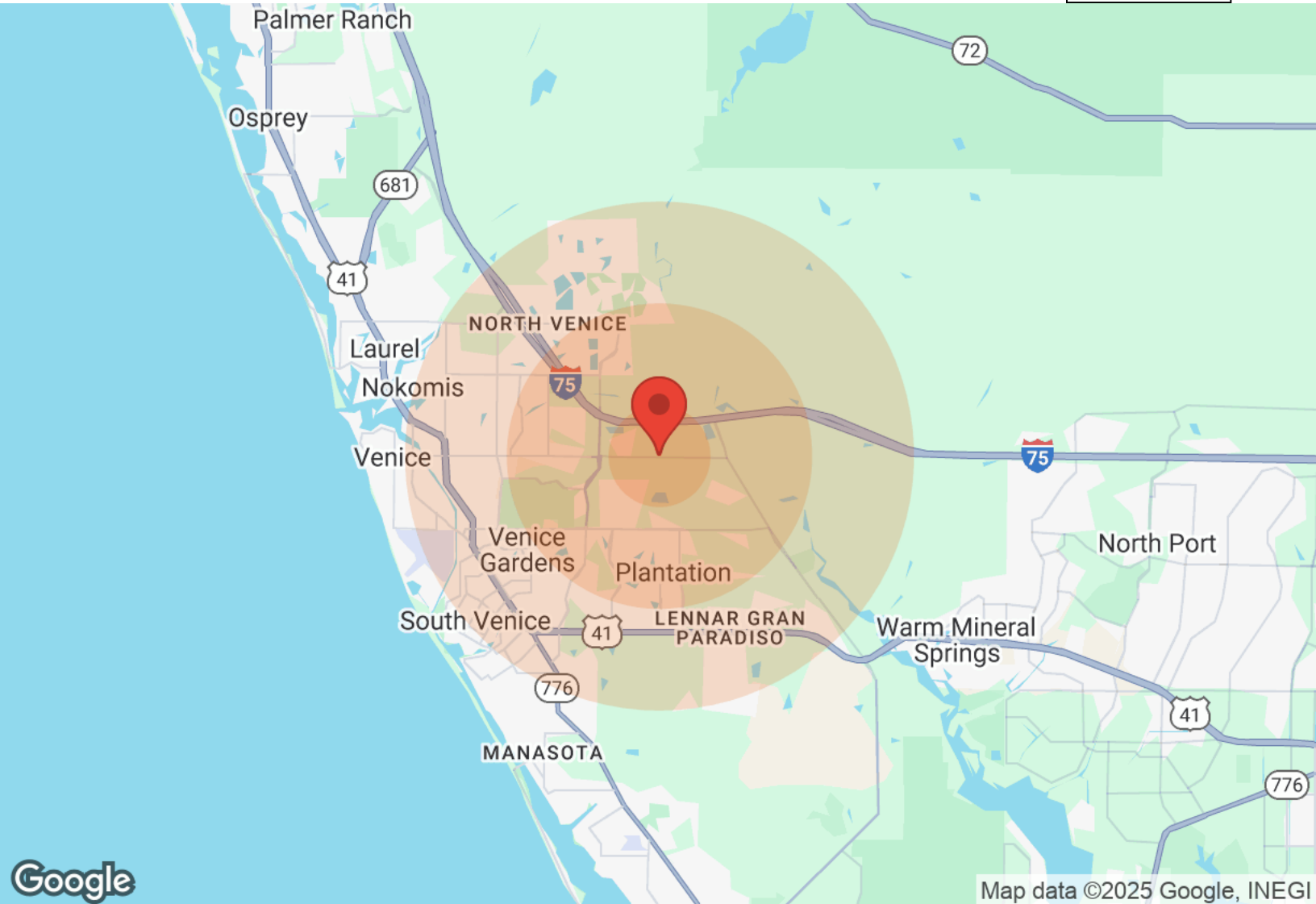
Myakka River Animal Clinic

 Suncoast Orthopaedic Institute (Surgery & Sports Medicine)

 Alfred J. Pandl PLLC

DEMOGRAPHICS

3106 EAST VENICE AVENUE



Population	1 Mile	3 Miles	5 Miles
Male	457	9,937	24,843
Female	477	13,011	30,887
Total Population	934	22,948	55,730

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	133	1,459	4,329
Ages 15-24	110	1,088	3,341
Ages 25-54	311	3,671	11,959
Ages 55-64	140	2,448	6,487
Ages 65+	240	14,282	29,614

Race	1 Mile	3 Miles	5 Miles
White	915	22,629	55,113
Black	7	90	127
Am In/AK Nat	N/A	N/A	4
Hawaiian	N/A	N/A	N/A
Hispanic	21	301	851
Multi-Racial	24	320	744

Income	1 Mile	3 Miles	5 Miles
Median	\$88,635	\$53,170	\$47,059
< \$15,000	N/A	937	2,629
\$15,000-\$24,999	6	1,207	3,433
\$25,000-\$34,999	29	1,441	3,932
\$35,000-\$49,999	55	1,919	4,824
\$50,000-\$74,999	79	2,483	6,059
\$75,000-\$99,999	104	1,604	3,512
\$100,000-\$149,999	19	1,413	2,451
\$150,000-\$199,999	43	547	965
> \$200,000	17	391	509

Housing	1 Mile	3 Miles	5 Miles
Total Units	402	15,622	37,829
Occupied	364	12,134	29,264
Owner Occupied	317	9,998	23,606
Renter Occupied	47	2,136	5,658
Vacant	38	3,488	8,565

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