

VENICE BYPASS STORAGE

500 US Highway 41 S | Venice, FL

FOR LEASE



gomerritt.com



THE SPACE

Location	500 US Highway 41 S Venice, FL 34285
County	Sarasota
APN	0408160010
Cross Street	Seaboard Avenue
Traffic Count	44,500
Size	3,500 SF
Lease Rate	\$10.29 PSF (Yearly)
Lease Type	MG

Notes Affordable 3,500 SF warehouse and storage space located directly on US 41 Bypass in Venice. The space features a clean, open-span rectangular layout with two dock-high loading doors, allowing for efficient loading, unloading, and storage operations. A large truck court and expansive yard provide ample room for tractor-trailer maneuvering, equipment staging, and material handling. Ideal for contractors, suppliers, service businesses, equipment storage, and companies seeking functional warehouse space without paying for unnecessary office finishes or climate-controlled improvements. Convenient access to Venice, North Port, Englewood, and Interstate 75 makes this a practical solution for regional storage and distribution needs.

HIGHLIGHTS

- 3,500 RSF of functional warehouse space
- Rectangular footprint for efficient racking and layout flexibility
- Two dock-high roll-up doors
- Loading yard accommodates tractor-trailer turning
- Ideal for contractor storage, equipment staging, and material storage



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
7,628	45,662	86,514

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$88,701	\$115,049	\$116,899

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
4,282	23,948	44,575

PROPERTY FEATURES

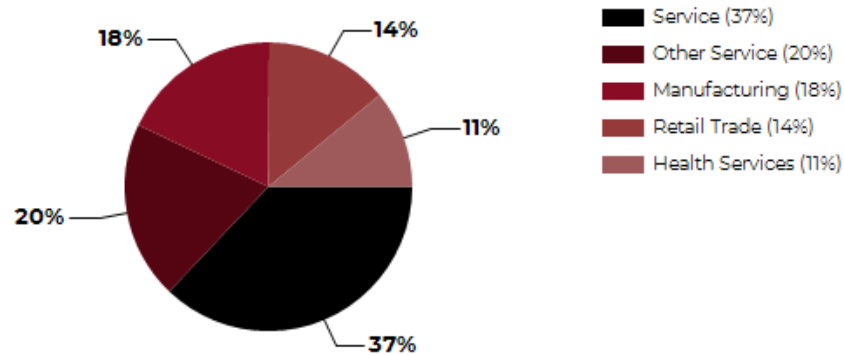
NUMBER OF UNITS	5
BUILDING SF	19,346
NET RENTABLE AREA (SF)	15,152
LAND SF	100,536
LAND ACRES	2.3
YEAR BUILT	1971
YEAR RENOVATED	2015
BUILDING CLASS	C
LOCATION CLASS	A
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	3



Frontage on US 41 Bypass South

- Positioned along the highly traveled US 41 Bypass South corridor in Venice, Florida, this property benefits from strong north-south connectivity and immediate access to the greater Sarasota County market. The US 41 Bypass provides efficient access to downtown Venice, residential growth corridors, and Interstate 75 via Laurel Road and Jacaranda Boulevard. The location supports last-mile distribution, contractor operations, and service-based businesses that require convenient regional access and strong logistical connectivity

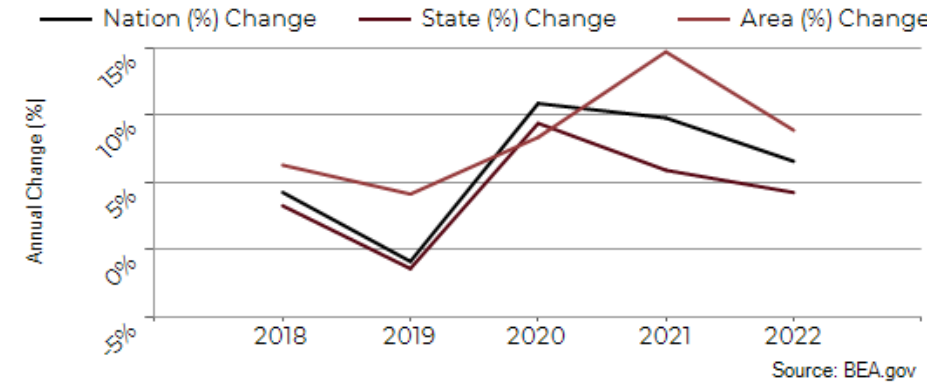
Major Industries by Employee Count



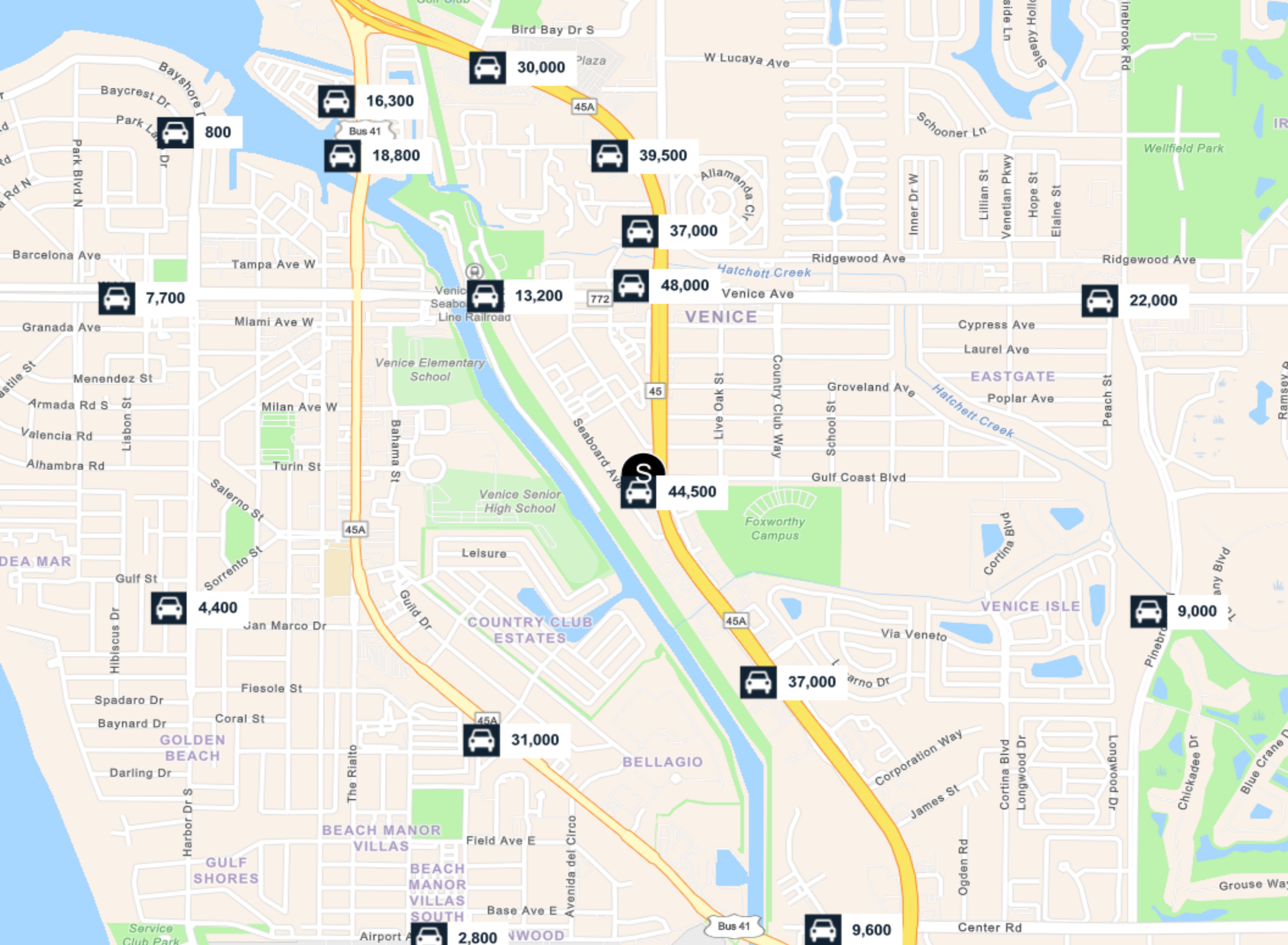
Largest Employers

Detwiler's Farm Market	1,500
Venice Plaza	1,000
McDonald's	500
T.J. Maxx/HomeGoods	400
ALDI	300
Pet Supermarket	200
Sally Beauty Supply	150
Lumber Liquidators	100

Sarasota County GDP Trend







12

5 Minute Radius

10 Minute Radius

15 Minute Radius

17

11

