



PINEBROOK PLAZA

800 PINEBROOK ROAD
Venice, FL 34285

This perfectly situated community shopping center is located on East Venice Avenue (The Gateway to Venice) at Pinebrook Road. The center provides tenants with excellent curb appeal, has high visibility and great signage on Venice Ave, with a lighted intersection for easy ingress/egress. Pinebrook Rd is a thoroughfare to residential developments to the north and south.

Available: 1,200 SF

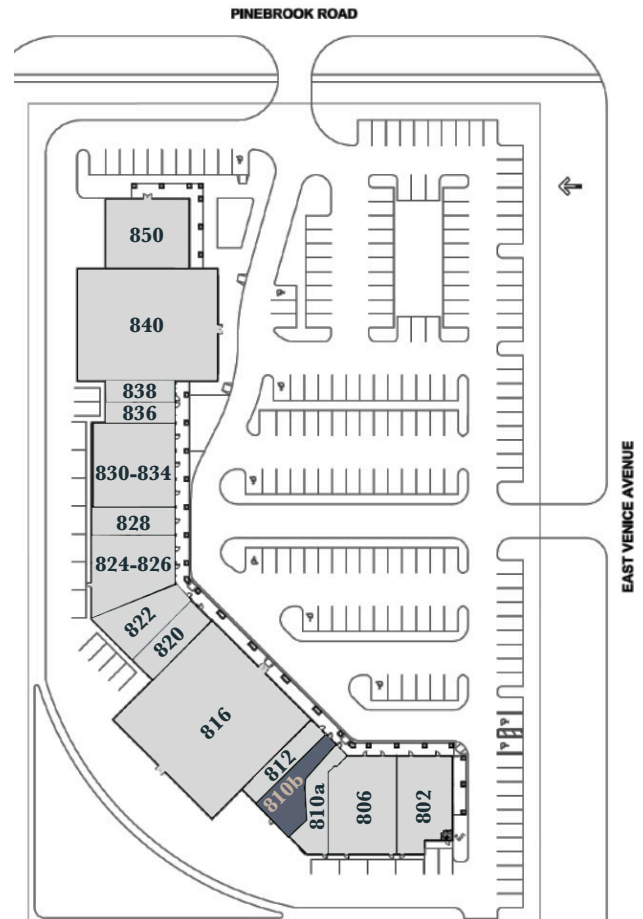
Property Features & Key Demographics (2017)

GLA: 42,624 Square Feet
Parking: 197 surface spaces
(4.6/1,000 SF)
AADT: 19,800 vehicles/day (East Venice Ave), 6,400 vehicles/day (Pinebrook Rd)

	1 Mile	3 Mile	5 Mile
Population	7,477	48,525	85,179
Average Age	63	58	57
Ave HH Income	\$66,354	\$71,309	\$74,704
Med HH Income	\$52,442	\$54,964	\$57,095



Suite	Tenant	Size
802	Hanger	2,570
806	Razor's Edge	3,350
810A	Edward Jones	1,334
810B	Available	1,200
812	Synergy Home Care	1,050
816	Davita Dialysis	10,000
820	Li's Venice Massage	900
822	Caliber Mortgage	2,070
824-26	Twig Warehouse	1,850
828	State Farm Insurance	1,200
830-34	Agility Physical Therapy	3,600
836	Connect Hearing	750
838	Beach Life by Terry	750
840	Dollar General	8,000
850	Angelo's Italian Market	3,000



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