



## 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: 3,350 SF**

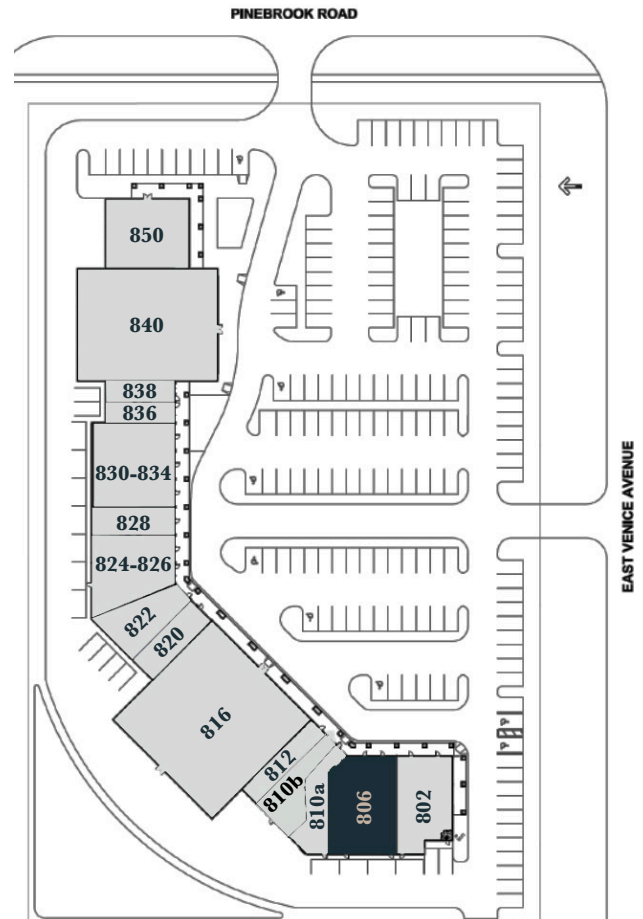
### Property Features & Key Demographics (2020)

**GLA:** 42,624 Square Feet  
**Year Built:** 1988  
**Parking:** 197 surface spaces (4.6/1,000 SF)  
**AADT:** 20,500 vehicles/day (East Venice Ave), 8,800 vehicles/day (Pinebrook Rd)  
**Zoning:** CSG with VG (Venetian Gateway District) Overlay, City of Venice

	1 Mile	3 Mile	5 Mile
Population	8,046	49,546	89,239
Average Age	63	58	57
Ave HH Income	\$71,951	\$77,789	\$81,947
Med HH Income	\$57,235	\$58,526	\$61,542



Suite	Tenant	Size
802	Hanger	2,570
<b>806</b>	<b>Available</b>	<b>3,350</b>
810A	Edward Jones	1,334
810B	Gardenia Nails	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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