



## 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.

**Fully Leased Plaza.**  
*Inquire for future opportunities.*

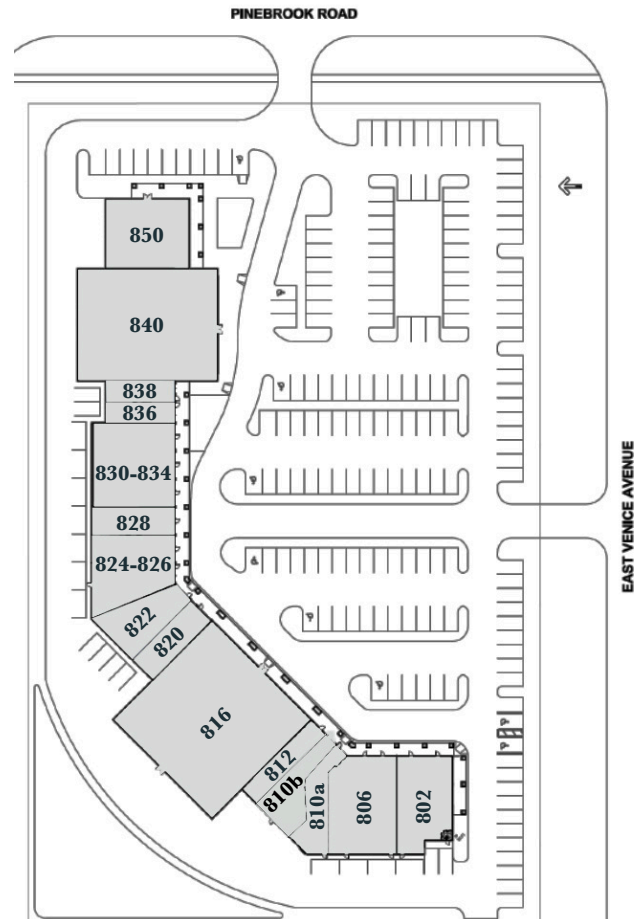
### Property Features & Key Demographics (2019)

**GLA:** 42,624 Square Feet  
**Parking:** 197 surface spaces  
(4.6/1,000 SF)  
**AADT:** 20,500 vehicles/day (East Venice Ave), 8,100 vehicles/day (Pinebrook Rd)

|               | 1 Mile   | 3 Mile   | 5 Mile   |
|---------------|----------|----------|----------|
| Population    | 7,618    | 48,970   | 88,597   |
| Average Age   | 63       | 58       | 57       |
| Ave HH Income | \$68,304 | \$74,896 | \$78,474 |
| Med HH Income | \$51,002 | \$53,498 | \$56,191 |



| Suite  | Tenant                   | Size   |
|--------|--------------------------|--------|
| 802    | Hanger                   | 2,570  |
| 806    | Razor's Edge             | 3,350  |
| 810A   | Edward Jones             | 1,334  |
| 810B   | S&S Nails Spa            | 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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