

# FORMER PIZZA HUT

395 N US 41 Bypass, Venice, FL 34285

## EXECUTIVE SUMMARY



## LOCATION OVERVIEW

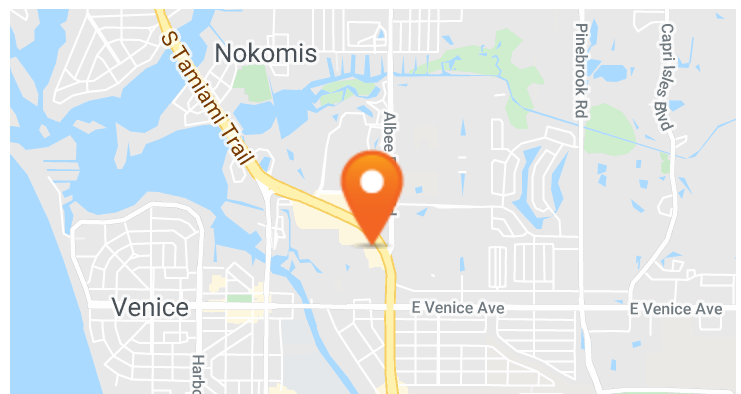
N US 41 Bypass

## PROPERTY HIGHLIGHTS

- GLA: 2,260 SF
- 0.88 AC
- Freestanding 2nd generation restaurant space with excellent frontage in US-41 Bypass in Venice
- Located in the northern portion of the Venice market on US-41 Bypass a main retail artery
- Located at a lighted intersection with full access
- Tenants in the market include: TJ Maxx, HomeGoods, Winn Dixie, Petco, Starbucks, Bealls Outlet, Publix, Dunkin', and Bonefish Grill
- Traffic Counts (AADT): N US-41 Bypass - 39,000

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	7,845	41,949	78,516
Daytime Population	10,740	46,958	83,783
Households	4,400	22,054	39,403
Average HH Income (\$)	76,762	82,516	86,123



## EXCLUSIVE AGENT(S)

JACLYN LANGHOLZ • Jaclyn.Langholz@tscg.com • 813.961.1812