



# READY TO BUILD SITE AT I-75 & JACARANDA BLVD

385 COMMERCIAL COURT  
VENICE, FL 34292

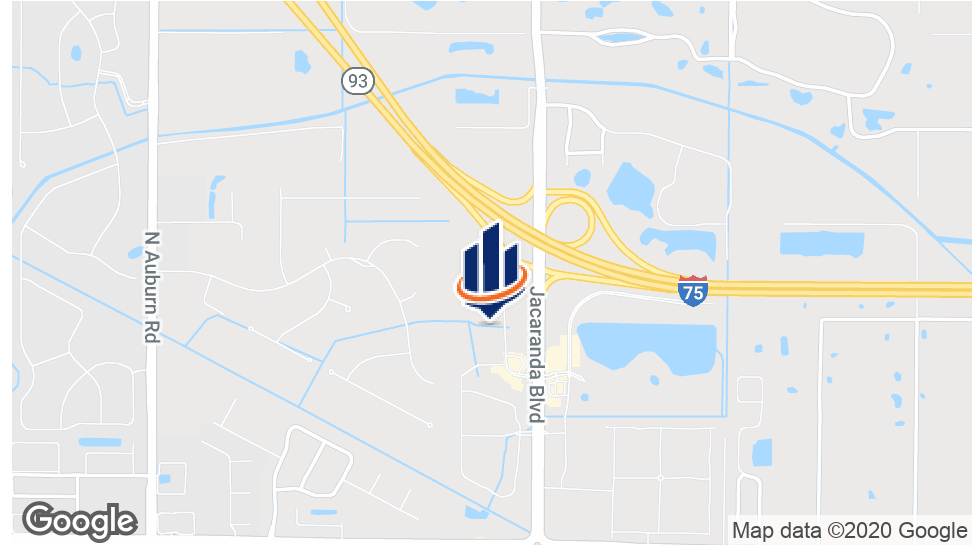
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**Mike Migone CCIM**  
Senior Investment Advisor  
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# Property Summary



## OFFERING SUMMARY

Sale Price:	\$850,000
Lot Size:	2.78 Acres
Price / Acre:	\$305,755
Zoning:	CHI - Commercial Highway Interchange
Market:	Venice
Submarket:	SW Florida
APN:	0413-01-0011

## PROPERTY OVERVIEW

Ideally situated property at I-75 and Jacaranda Blvd. Pad read parcel ready for immediate development. Prime location ideal for Medical office use. Only minutes by car to the coming Venice Regional Hospital and the new Amazon Distribution Center. Soon to be open Sarasota Memorial Hospital at Laurel Road and I-75 is only one interchange north. Rapidly growing residential area with thousands of single, multi and senior residential units under construction or already built that surround the subject.

## PROPERTY HIGHLIGHTS

- Pad Ready Site
- Minutes to Two New Hospitals
- I-75 Interchange Location
- Rapidly Growing Area



# Aerial View



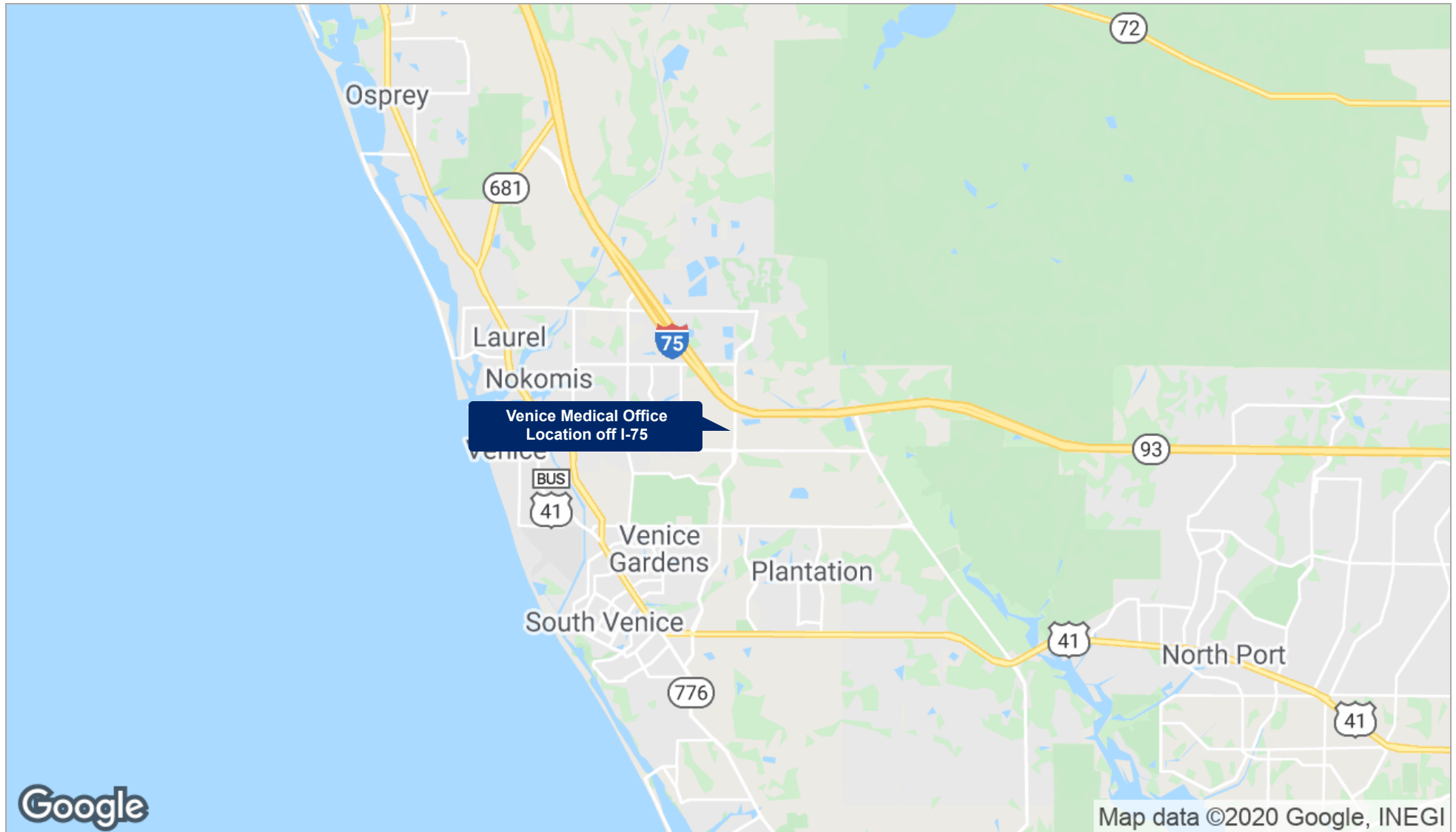


# Area Map





# Regional Map



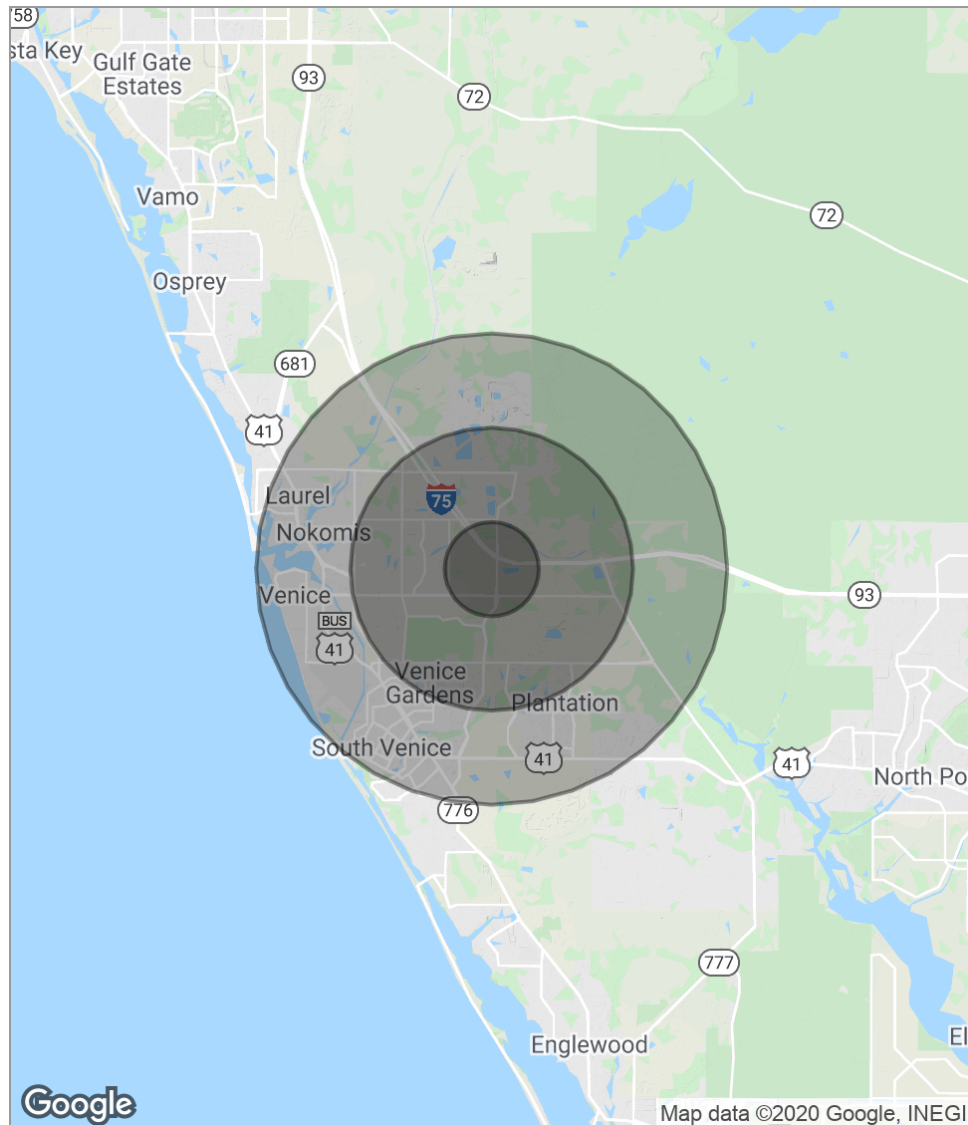


# North And Souths Views





# Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	2,715	26,882	66,023
Median age	65.6	64.5	59.8
Median age [Male]	66.4	63.9	59.3
Median age [Female]	64.9	64.9	60.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,429	13,843	32,348
# of persons per HH	1.9	1.9	2.0
Average HH income	\$66,904	\$63,031	\$61,786
Average house value	\$340,437	\$337,893	\$290,035

\* Demographic data derived from 2010 US Census



# Demographics Report

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# Advisor Bio 1



## MIKE MIGONE CCIM

Senior Investment Advisor

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FL #BK399768

## PROFESSIONAL BACKGROUND

Mike Migone, CCIM serves as a Senior Investment Advisor for SVN | Commercial Advisory Group specializing in the acquisition and development of multifamily properties. With 30+ years in the real estate industry Migone has consistently been recognized as a Top Advisor since joining SVN in 2011. In 2019 Mike ranked 1st in sales in the State of Florida and 9th in the Country for SVN. Mike is very well rounded in the market with extensive experience in listing and selling multifamily, retail, medical office, industrial, and land for all facets of development.

One of Migone's proudest career accomplishments is his CCIM designation. CCIM's are among an elite corps of more than 15,000 professionals who hold the CCIM designation across North America and more than 30 countries. Mike is also a member of the Commercial Investment Division of the Sarasota Association of Realtors.

In his spare time, Migone and his wife Cindy love to participate in all of the recreational resources and amenities that the beautiful Sarasota, Florida area has to offer.

## EDUCATION

Associates Degree in Business Administration at Broward College.

## MEMBERSHIPS

CCIM, GRI

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