

EXECUTIVE SUMMARY

1041 RIDGEWOOD AVENUE



OFFERING SUMMARY

PRICE:	\$1,295,000
BUILDING SF:	3,552
PRICE / SF:	\$364.58
FLOORS:	1
LOT SIZE:	16,952 SF
SIGNAGE:	Building Sign
YEAR BUILT:	2002
BUILDING CLASS:	B
ZONING:	CG
PARKING:	Surface

Property Description

This 3,552 SF stand-alone medical office building at 1041 Ridgewood Avenue, Venice, FL, offers a prime opportunity for a medical practice seeking a dedicated space in a well-established healthcare corridor. Built in 2002, the building features a functional layout designed to support a variety of medical specialties. With a private setting, ample parking, and a professional atmosphere, this property provides the ideal foundation for a growing practice or an expansion into the Venice market. Move-in ready or customizable to meet specific needs, this medical office presents a rare opportunity in a high-demand area.

Location Overview

Situated in the heart of Venice's medical district, this property is surrounded by healthcare providers and within close proximity to local hospitals and specialty clinics. Conveniently accessible from major roadways, the Ridgewood Avenue location ensures seamless patient access while maintaining a sense of privacy. Venice is a growing community with a strong demand for medical services, making this an excellent location for a practice looking to establish or expand its presence in the region.

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5101 Fruitville Road, Suite 102
Sarasota, FL 34232

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Each Office Independently Owned and Operated

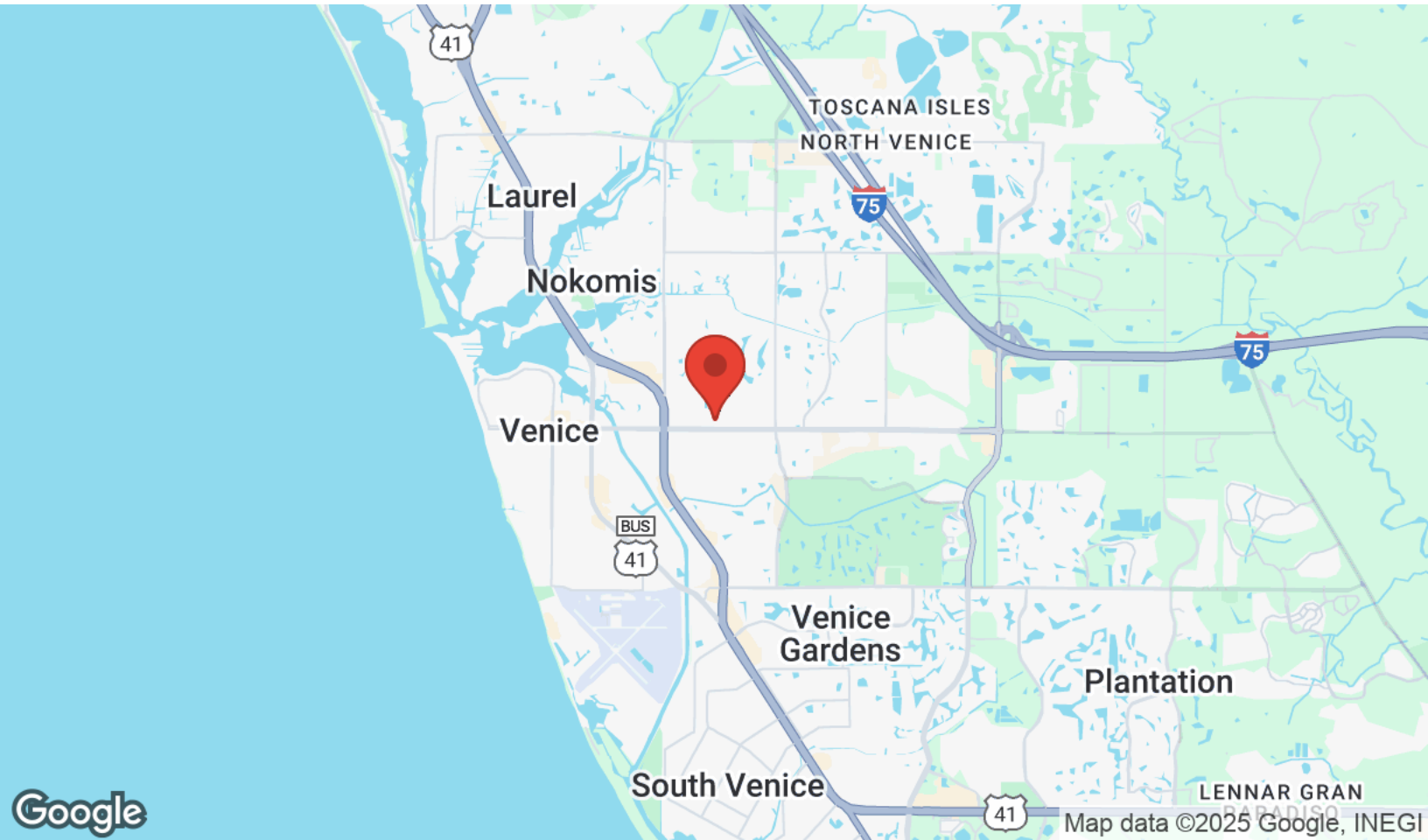
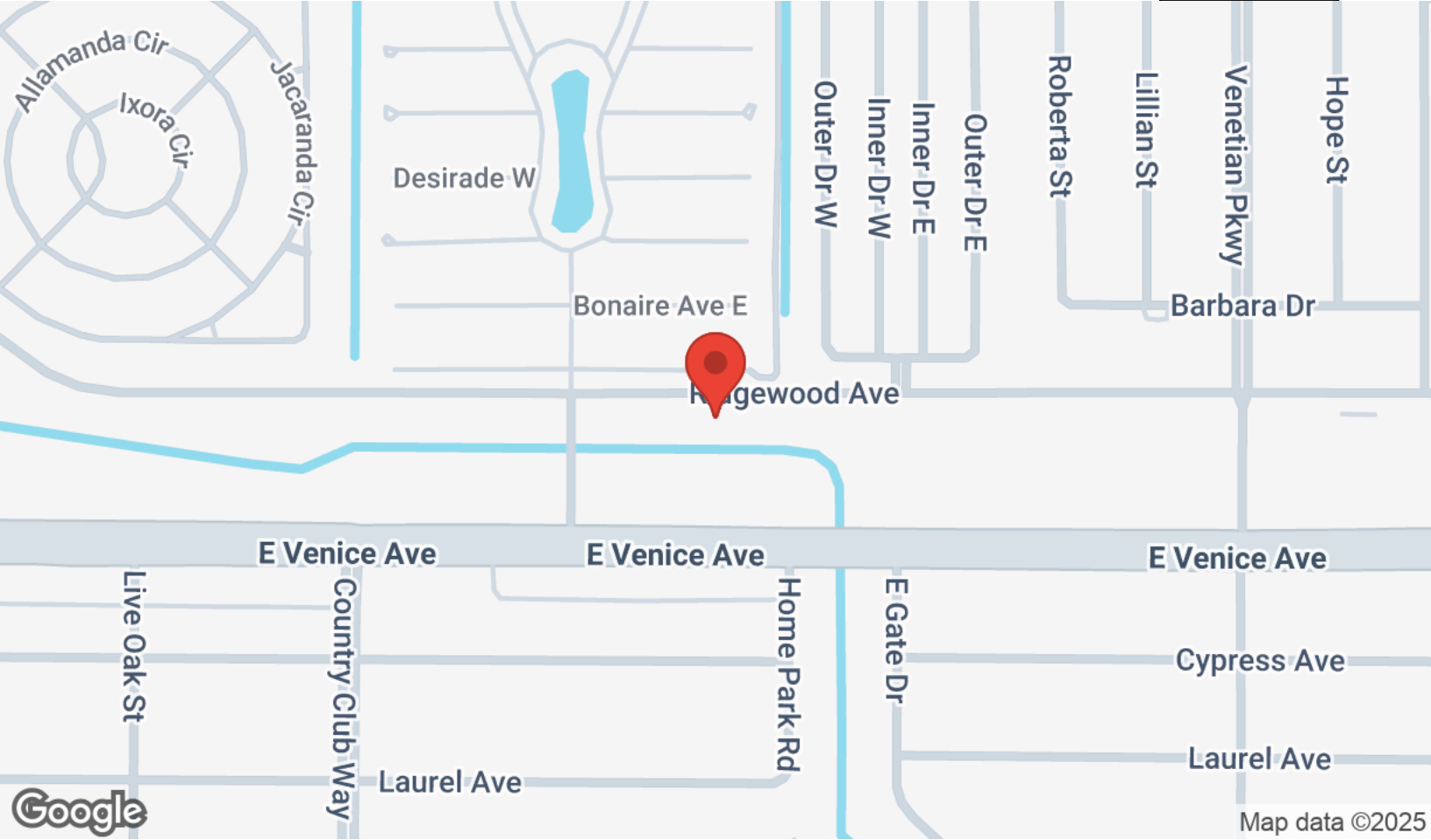
PROPERTY PHOTOS

1041 RIDGEWOOD AVENUE



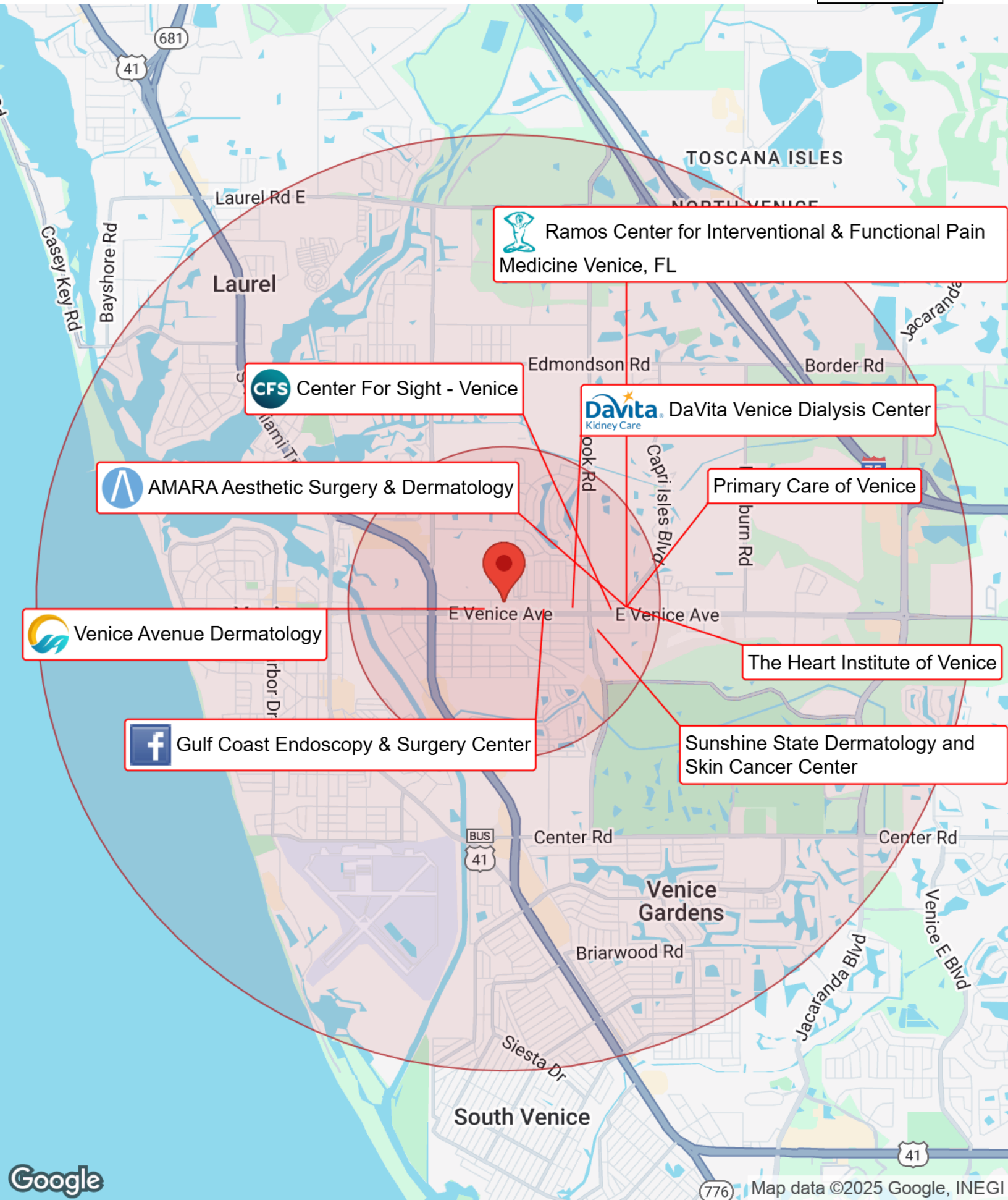
LOCATION MAPS

1041 RIDGEWOOD AVENUE



BUSINESS MAP

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Ramos Center for Interventional & Functional Pain
Medicine Venice, FL



Center For Sight - Venice



AMARA Aesthetic Surgery & Dermatology



Venice Avenue Dermatology



Gulf Coast Endoscopy & Surgery Center



DaVita Venice Dialysis Center

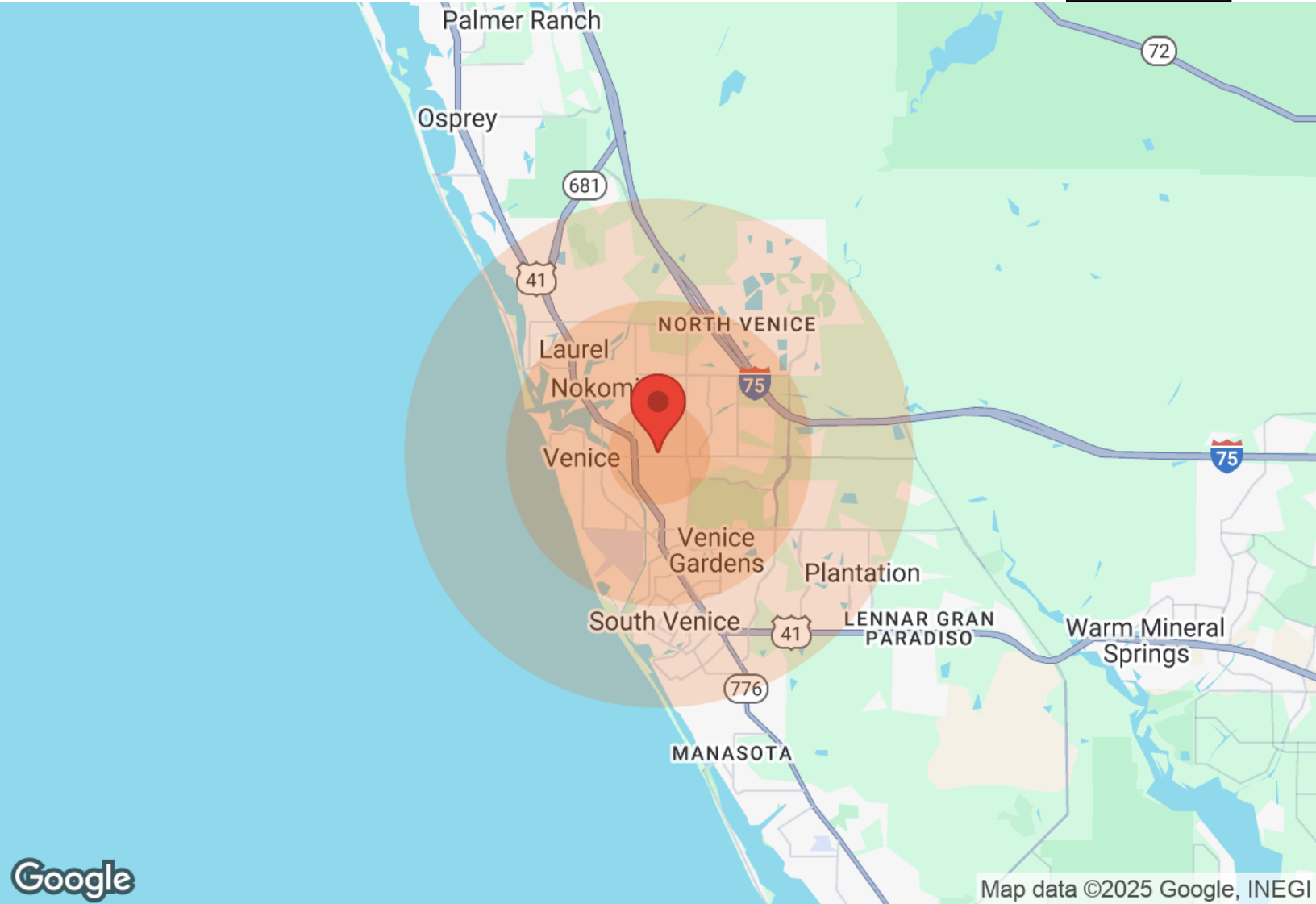
Primary Care of Venice

The Heart Institute of Venice

Sunshine State Dermatology and
Skin Cancer Center

DEMOGRAPHICS

1041 RIDGEWOOD AVENUE



Population	1 Mile	3 Miles	5 Miles
Male	3,165	19,605	32,286
Female	4,314	24,654	39,259
Total Population	7,479	44,259	71,545

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	431	2,966	5,635
Ages 15-24	320	2,369	4,471
Ages 25-54	1,385	9,471	16,083
Ages 55-64	710	5,404	8,876
Ages 65+	4,633	24,049	36,480

Race	1 Mile	3 Miles	5 Miles
White	7,396	43,647	70,650
Black	18	240	283
Am In/AK Nat	1	1	7
Hawaiian	N/A	N/A	N/A
Hispanic	147	697	1,018
Multi-Racial	98	592	936

Income	1 Mile	3 Miles	5 Miles
Median	\$38,736	\$47,312	\$47,059
< \$15,000	497	2,427	3,529
\$15,000-\$24,999	644	3,169	4,428
\$25,000-\$34,999	547	3,194	4,806
\$35,000-\$49,999	698	4,159	6,030
\$50,000-\$74,999	895	4,750	7,455
\$75,000-\$99,999	508	2,685	4,376
\$100,000-\$149,999	166	1,663	3,432
\$150,000-\$199,999	80	735	1,265
> \$200,000	N/A	547	975

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,969	33,221	49,607
Occupied	4,368	24,367	37,663
Owner Occupied	3,539	18,770	30,193
Renter Occupied	829	5,597	7,470
Vacant	1,601	8,854	11,944

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