COMMODORE REALTY

NAVIGATING THE WORLD OF REAL ESTATE

BIRD BAY PLAZA

565 U.S. HIGHWAY 41 BYPASS NORTH, VENICE, FL 34285

PROPERTY INFORMATION

- BIRD BAY PLAZA IS LOCATED AT THE ENTRANCE OF VENICE ON U.S. HIGHWAY 41 BYPASS NORTH
- OVER 1,900 FEET OF PRIME RETAIL FRONTAGE
- EXCELLENT VISIBILITY, ACCESSIBILITY, AND SIGNAGE
- STRONG TENANT MIX AND SYNERGY
- LEGACY BIKE TRAIL IS ADJACENT TO THE PROPERTY WITH OVER **660,000** USERS ANNUALLY: PER "FRIENDS OF THE LEGACY TRAIL"
- ALL COMMON AREA LIGHTING UPGRADED TO LED; ENVIRONMENTALLY CONSCIOUS, REDUCES COST, INCREASES VISIBILITY OF THE CENTER, AND IMPROVES SAFETY.

NICOLE CHRISTODOULOU

SENIOR LEASING ASSOCIATE

DIRECT: 305-365-2600 X 120

MOBILE: 786-252-4596

NICOLE@COMMODOREREALTY.COM

COMMODORE REALTY, INC.

30 WEST MASHTA DRIVE | SUITE 400

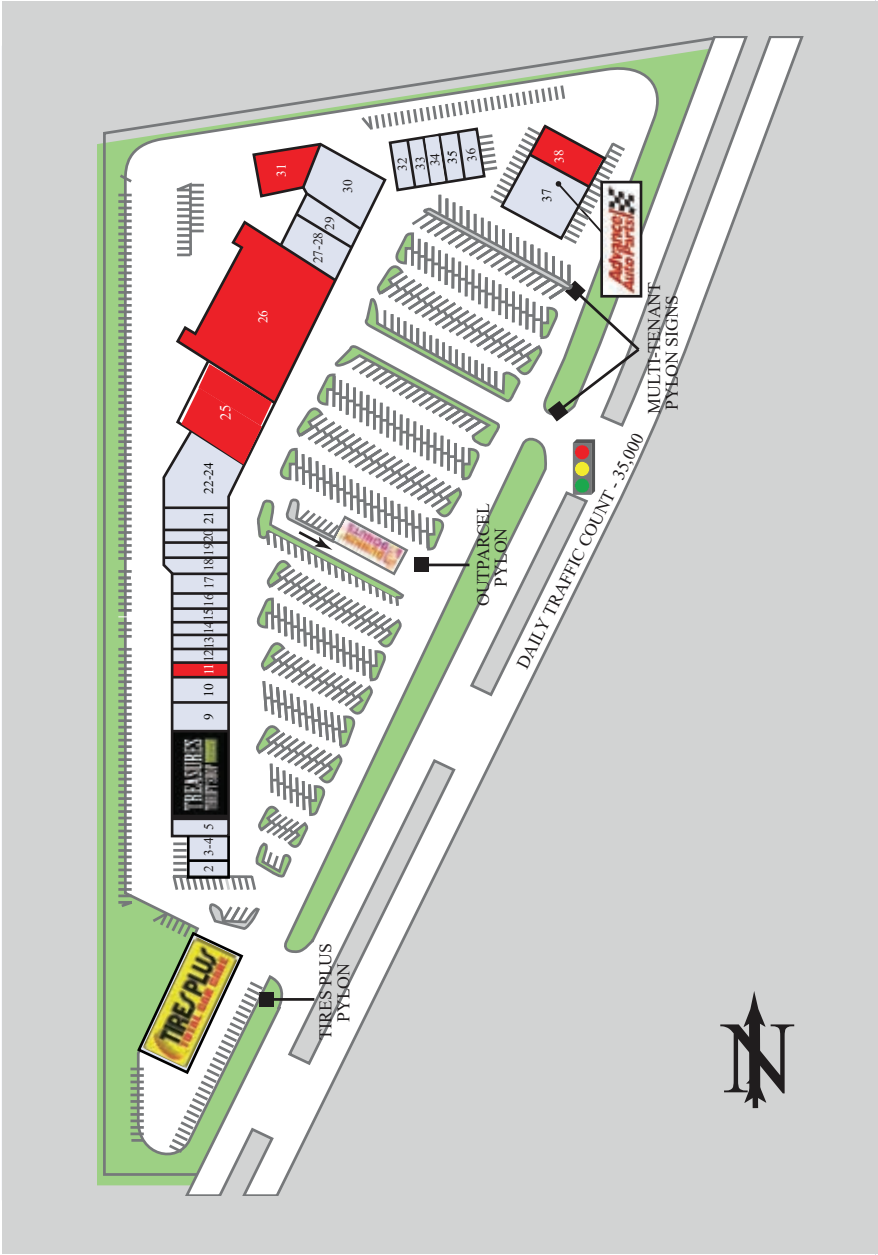
KEY BISCAYNE, FL 33149

PHONE: 305.365.2600

FAX: 305.365.0800

WWW.COMMODOREREALTY.COM

SITE PLAN



TENANTS

SUITE	TENANT	SQ.FT.
01/495	TIRES PLUS	6,084
02/509	COIN LAUNDRY	1,500
03-04/511	BATTERIES AND BULBS	1,750
05/519	CHIPOTLE LATIN MARKET & RESTAURANT	1,600
06-08/525	TREASURES THRIFT SHOP	8,400
09/525A	TIKKA INDIAN CUISINE	2,260
10/527	HONEY BAKED HAM	3,540
11/531	AVAILABLE	1,050
12/533	STAR THAI & SUSHI	1,750
13/533A	LA BOTTE ITALIAN BISTRO	1,400
14/535	PACK & SHIP	1,400
15/537	DOMINO'S	1,400
16/539	SUNCOAST COMMUNITIES BLOOD BANK	1,400
17/539A	JOY'S KOUZINE	2,100
18/541	H&R BLOCK	2,000
19/543	EYEGLASS MAXX	2,000
20/545	THE KING OF VAPE	1,200
21/547	65+ CENTER FOR ACTIVE AGING	2,800
22-24/549-553	CHAZ 51 STEAKHOUSE	7,757
25/555	AVAILABLE	12,000
26/565	AVAILABLE	30,000
27-28/567	VENICE LIQUOR & WINE	4,000
29/571	ADIO CHIROPRACTOR	2,400
30/581	REAL BIKES	8,000
31/581A	AVAILABLE RETAIL/WAREHOUSE	8,861
32/583	L&B NAILS	750
33/585	BANGZ SALON	750
34/587	SEACOAST FOOT & ANKLE	1,000
35/589	WINGOOD SPA	950
36/593	MOULIN BLANC CAFE	2,551
37/615	ADVANCE AUTO PARTS	7,312
38/619	COMING AVAILABLE 06/01/2026	2,800
39/563	DUNKIN'	2,370
	Total Square Footage	135,134

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
POPULATION	40,080	73,682	136,461
MEDIAN AGE	64.0	61.6	61.9
AVERAGE HOUSEHOLD INCOME	$58,578	$59,363	$66,962
TOTAL CONSUMER SPENDING	$1.59 B	$2.66 B	$4.93 B

PROPERTY INFORMATION

ADDRESS: 565 U.S.HWY 41 BYPASS NORTH, VENICE, FL 34285

COUNTY: SARASOTA

NUMBER OF TENANTS: 32

PARKING SPACES: 726 (5.4/1,000 SF)

DAILY TRAFFIC COUNT: 35,000

COMMODORE REALTY
NAVIGATING THE WORLD OF REAL ESTATE