

# 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 175,000 users annually
- All common area lighting upgraded to LED; environmentally conscious, reduces cost, increases visibility & noticeability of the center, and improves safety.

## NICOLE CHRISTODOULOU

SENIOR LEASING ASSOCIATE

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## SITE PLAN



## DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
POPULATION	36,034	72,050	98,981
MEDIAN AGE	64.6	61.8	61.5
AVERAGE HOUSEHOLD INCOME	\$94,220	\$92,879	\$92,699
TOTAL CONSUMER SPENDING	\$627.45M	\$1.17B	\$1.6B

## 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

## 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	VENICE SOCIAL CLUB	3,540
11/531	STEM FOR KIDS	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	AVAILABLE	2,800
22-24/549-553	CHAZ 51 STEAKHOUSE	7,757
25/555	AVAILABLE GROCERY STORE	12,500
26/565	BIG LOTS	30,000
27-28/567	NOMAD'S ELITE SPORTS PERFORMANCE	4,000
29/571	ADIO CHIROPRACTOR COMING SOON	2,400
30/581	REAL BIKES	8,000
31/581A	AVAILABLE RETAIL/WAREHOUSE	8,861
32/583	LE NAIL SALON	750
33/585	BANGZ SALON	750
34/587	AVAILABLE AUGUST 2022	1,000
36/593	AVAILABLE	3,500
37/615	ADVANCE AUTO PARTS	7,312
38/619	LEATHER CORNER	2,800
39/563	DUNKIN'	2,370
Total Square Footage		135,134

