

# 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.

## SPACE AVAILABLE

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# Bird Bay Plaza Site Plan



## Demographics

1 Mile      3 Miles

Population	7,298	42,125
Median Age	68	66.7
Average Household Income	\$71,335	\$74,253
Total Consumer Spending	\$91,62M	\$519,59M

## 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 Built-Out Grocery Store	12,500
26/565	Big Lots	30,000
27-28/567	Nomad's Elite Sports Performance	4,000
29/571	Available	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	ADIO Chiropractor	1,000
35-36/593-598	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

