



5.3± AC
Vacant Land Site

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1321 Cortina Boulevard
Venice, FL 34285

LOCATION

Property is located on Cortina Boulevard with 531 feet of frontage and a 25'- owned strip of land to Center Road.

FUTURE USE

County will allow a medium density residential greater than five (5) dwelling units per acre and less than nine (9) dwelling units per acre.

ASKING PRICE

\$350,000

1321 Cortina Boulevard, Venice, FL 34285

DEMOGRAPHICS

	1-Mile Radius	3-Mile Radius	5-Mile Radius
TOTAL AVERAGE POPULATION			
2016 Estimate	5,827	49,724	78,215
HOUSING UNITS			
2016 Estimate	3,030	25,665	39,681
AVERAGE HOUSEHOLD INCOME			
2016 Average	\$60,715	\$64,498	\$68,846

FDOT DAILY TRAFFIC

Pinebrook | 7,600 cars daily

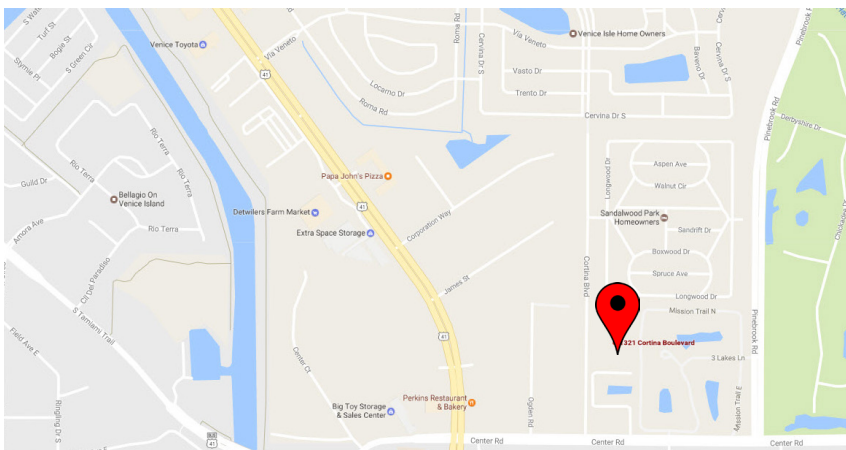
Venice Bypass (US-41) | 39,500 cars daily

Center Road | 15,800 cars daily

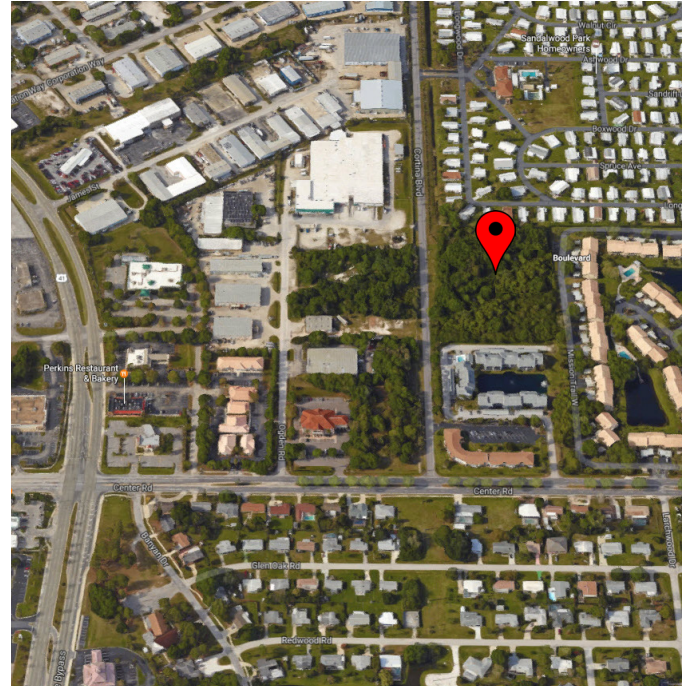
FEATURES

- Total Acreage: 5.3± AC (230,868 SF)
- Parcel: 0428-09-0001
- Zoning: RMF-3 (Residential MultiFamily)

MAP VIEW



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