

VENICE, FLORIDA

LOCAL GUIDE

LIVE • EXPLORE • SUPPORT LOCAL

*Gulf Coast
Charm
A Welcoming
Community* ♥

VENICE



HISTORIC
DOWNTOWN

@homesinVENICE



ABOUT
THE TOWN



LOCAL
RESOURCES



THINGS TO DO,
SEE & EAT



HISTORIC DOWNTOWN

SHOP • DINE • EXPLORE



BEAUTIFUL BEACHES

RELAX • SHELL • UNWIND



PARKS & OUTDOOR LIVING

BIKE • HIKE • WATERFRONT

COMMUNITY • CONNECTION • A BRIGHTER TOMORROW

MEET YOUR EXPERT IN

REAL ESTATE VENICE

Local Knowledge. Experienced Guidance. Personal Service.



Craig E Campbell

Real Estate Broker | VRI Homes
Venice, Florida

CELL
941-725-7254

EMAIL
Craigecampbell@gmail.com



Local knowledge. Honest guidance. Community roots.

With nearly 30 years of combined experience in real estate sales, foreclosure auctions, mortgage banking, and accounting, Craig is a seasoned Real Estate Broker and Certified Waterfront Specialist dedicated to delivering exceptional results for his clients. His primary focus is ensuring every client is genuinely thrilled with their purchase. He achieves this through clear, consistent communication and in-depth education throughout the entire process - empowering buyers and sellers with the knowledge they need to make confident, well-informed decisions. Whether guiding clients through traditional sales, waterfront properties, investment opportunities, or complex distressed properties, he brings a unique depth of expertise and a client-first approach that consistently leads to successful, stress-reduced transactions.

TRUSTED LOCAL RESOURCES

Mortgage, title, legal and home inspection contacts for this Venice guide.

1

Wendy Wallace

Nu World Title

732-804-7998

www.nuworldtitle.com

2

Andrew J. Conaboy

Berlin Patten Ebling, PLLC

941-954-9991

aconaboy@berlinpatten.com

3

SWF Home Inspections

Home Inspection

941-493-4334

ABOUT VENICE

BEACH TOWN CHARM • HISTORIC DOWNTOWN • OUTDOOR LIFESTYLE



Historic Character

Venice is a charming Gulf Coast city in Sarasota County known for beautiful beaches, a walkable historic downtown, waterfront parks, biking trails, restaurants, and its nickname as the Shark Tooth Capital of the World.



Downtown & Shopping

Downtown Venice blends local shops, restaurants, parks, and historic Mediterranean Revival character. Its walkable streets make it easy to enjoy shopping, dining, coffee, and community events.



Beaches & Waterfront

The Venice area offers miles of Gulf Coast beaches including Venice Beach, Caspersen Beach, Service Club Beach and Brohard Paw Park, with fishing, shelling, shark tooth hunting and sunsets.



Parks & Trails

Venice is known for parks and outdoor living. Venetian Waterway Park and nearby trail connections offer popular places to walk, bike, enjoy the water and experience the coastal landscape.

A WELCOMING GULF COAST LIFESTYLE

Venice pairs relaxed beach-town living with a strong sense of place. The city was planned by noted planner John Nolen, and the John Nolen Plan of Venice Historic District was listed on the National Register of Historic Places in 2010. Residents and visitors enjoy a blend of beach access, historic architecture, parks, biking and walking routes, local businesses, and year-round community activity.



CONVENIENT
LOCATION



SCENIC
COASTLINE



STRONG
COMMUNITY



OUTDOOR
RECREATION

FEATURED BUSINESSES

SHOP LOCAL • DINE LOCAL • SUPPORT LOCAL



Life Family Chiropractic of Venice

101 Chardin Dr, Nokomis, FL 34275

941-837-2579



Darrell's Restaurant / BBQ

215 S Tamiami Trl, Venice, FL 34285

941-485-9900



DRM Electrical Services

P.O. Box 1053, Nokomis, FL 34274

941-350-4554



Tropic Renovations

P.O. Box 7086, North Port, FL 34290

941-740-3732



Imperial Blind & Shutter

1846 S Tamiami Trl, Ste 3, Venice, FL 34293

941-488-6022



Venice Pest Control

114 Corporation Way, Venice, FL 34285

941-493-3030



Trim My Crib

13775 Portenza Ln, Venice, FL 34293

941-518-1207



Dan Rutkowski Construction

103 Triple Diamond Blvd, Suite 1, North Venice, FL 34275

941-488-9303



500 Degrees Italian Eatery

3479 Precision Dr, Suite 104, Nokomis, FL 34275

941-244-0203



Good News Pest Solutions

1080 Enterprise Ct, Suite A, North Venice, FL 34275

941-420-6199



All "U" Need Pest Control

1060 Knights Trail Rd #3, North Venice, FL 34275

239-217-1307

THINGS TO DO

EXPLORE • EXPERIENCE • ENJOY



1

Visit Venice Beach

Enjoy Gulf views, sunsets, dolphin sightings, shorebirds and classic beach time.



2

Hunt for shark teeth

Search for fossilized shark teeth along Venice Beach and Caspersen Beach.



3

Walk or fish at the Venice Fishing Pier

A scenic place for fishing, sightseeing and sunset watching.



4

Explore Downtown Venice

Stroll local shops, restaurants, cafes and historic streets near the heart of town.



5

Spend time at Centennial Park

Relax near the downtown gazebo, splash fountain, benches and nearby shops.



6

Go to Caspersen Beach

Enjoy nature, a quieter shoreline and one of the area's best-known shark tooth spots.



7

Bring your dog to Brohard Paw Park

A dog-friendly beach area where pets can enjoy sand and Gulf water.



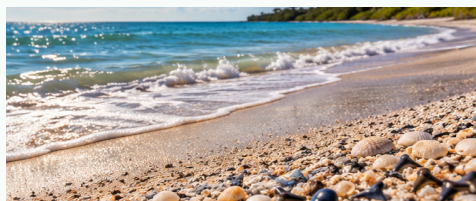
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Bike or walk the Venetian Waterway Trails

Follow scenic paths along the water with connections near downtown.



VENICE BEACH



SHARK TOOTH COUNTRY



WATERWAY TRAILS

COMMUNITY ORGANIZATIONS



1

Venice MainStreet, Inc.

Preserves and enhances the character, beauty and economic vitality of historic downtown Venice.



2

Venice Area Beautification, Inc. - VABI

Volunteer-supported beautification and enhancement projects throughout the greater Venice area.



3

South County Food Pantry

All-volunteer nonprofit gathering and distributing food to people in need in Venice and nearby communities.



4

Family Promise of South Sarasota County

Helps children and families experiencing housing crisis in South Sarasota County.



5

Catholic Charities Diocese of Venice

Provides social services to individuals and families throughout the Gulf Coast region.



6

St. Vincent de Paul Venice

Volunteer-based help with resources, appointments and problem-solving assistance for neighbors in need.



7

United Way of South Sarasota County

Supports local programs focused on health, education and financial stability.



8

Kiwanis Club of Venice / Venice-Nokomis Rotary

Local civic service groups focused on children, community service and strengthening the Venice area.

Community Matters

VENICE, FLORIDA

THANK YOU!

for being part of what makes Venice special!



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