

WEST VILLAGES MARKETPLACE

SW Corner of W Villages Pkwy & US Hwy 41
Venice, FL 34293

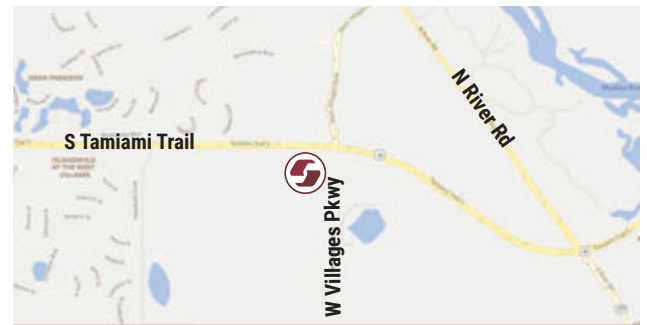


VENICE, FL

1,400 - 2,700 SF & OUTPARCELS AVAILABLE

- Publix-anchored shopping center
- First commercial opportunity in the West Villages district of Wellen Park, a master-planned community of 36,630 housing units at total buildout
- West Villages ranked #4 on the "Top 50 Master Planned Communities of 2019" by John Burn Real Estate Consulting with 1,108 home sales in 2019
- Atlanta Braves 6,200-seat spring training complex opened in 2019 just south of Wellen Park
- Across the street from State College of Florida (3,000 students) and Sarasota Memorial Hospital, which has up to 70,000 SF of medical office planned

LOCATION



LAT: 27.0481 / LON: -82.3224

DEMOGRAPHICS	3 Miles	5 Miles	7 Miles
Q4 2019 Population	11,741	48,893	109,692
Q4 2019 Households	6,102	24,348	53,055
Q4 2019 Avg HH Income	\$93,197	\$80,246	\$76,360

TRAFFIC COUNTS

Tamiami Trail	20,400
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SITE PLAN

A1	Irma's Tacos	1,200	B6	Available	1,400	OP-1	7 ELEVEN	1.66 AC
A2	Irma's Tacos	1,200	B7	Publix	48,387	OP-2	Available	1.07AC
A3	A.Lys Facials and Threading	1,200	C1	The UPS Store	1,200	OP-3	Available	1.06 AC
A4	Fuji Sushi	1,200	C2	Peachwave Yogurt	1,200	OP-5	Available	1.12 AC
A5	Fuji Sushi	1,200	C3	Freedom Health	1,640	OP-6	Chase	1.28 AC
B1	China 1	1,200	C4	Freedom Health	1,960	4A	Dunkin' Donuts	1,800
B2	Great Clips	1,200	D1-D4	Bocca Lupo	4,500	4B	Available	2,700
B3	Sparkle Brite Pools	1,200	D5	Veterinary Clinic	1,500	4C	Heartland Dental	3,500
B4	Nail Salon	1,200	E1	Available	3,000			
B5	Nail Salon	1,200	E2	Available	3,000			

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