



North River Village offers an exceptional location in fast-growing Manatee County with immediate access from Interstate 75 (Exit 224). The center is adjacent to Ellenton Premium Outlets, a luxury outlet center with 130 brand stores and 4.4 million customers per year. The five-mile trade area population is expected to reach more than 127,307 by 2022.

## KEY TENANTS



## SIZE

178,031 square feet

## LOCATION

Ellenton, Florida  
US-301 at I-75

## TRAFFIC COUNTS

US-301 - 40,000  
60th Avenue East - 7,000  
Interstate 75 - 113,500

## KEY DEMOGRAPHICS

5-MILE RADIUS

### POPULATION

Current Estimated Population	111,719
Projected Population (5 Years)	127,307
2010 Census Population	90,253

### HOUSEHOLDS

Current Estimated Households	45,675
Projected Households (5 Years)	49,260
2010 Census Households	35,650

### INCOME

Average Household Income	\$67,393
Household Income \$50,000+	54.1%

### MEDIAN AGE

42 years

### DAYTIME DEMOGRAPHICS

Number of Businesses	3,156
Number of Employees	32,403
Total Daytime Population	75,024

### CONSUMER EXPENDITURES

Total Retail Expenditures	\$1.17 B
Per Household per Month	\$2,308



## LEASING CONTACT

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SPACE	TENANT	SIZE
A	AVAILABLE	94,841 s.f.
1	Beall's Outlet	18,340 s.f.
1A	T.J. Maxx	22,275 s.f.
2	Mattress Outlet	3,700 s.f.
3A	Dollar Tree	11,128 s.f.
3B	Tobacco Depot	2,292 s.f.
4	AVAILABLE	1,700 s.f.
5	Angel Nails	1,875 s.f.
6	King's Wok	1,200 s.f.
7	Ellenton Florist	1,200 s.f.
8	Audibel	1,600 s.f.
9	Pinebrook Dental	1,600 s.f.
10	Bulk Food Superstore	9,000 s.f.
12	Dr. Figueroa: Chiropractor	1,200 s.f.
13	H & R Block	1,500 s.f.
14	North River Hair & Nails	900 s.f.
15	AVAILABLE	1,200 s.f.
16	Dunkin' Donuts	2,480 s.f.

\*Owned by others

Tenant names, building sizes and shopping center configuration are subject to change.



