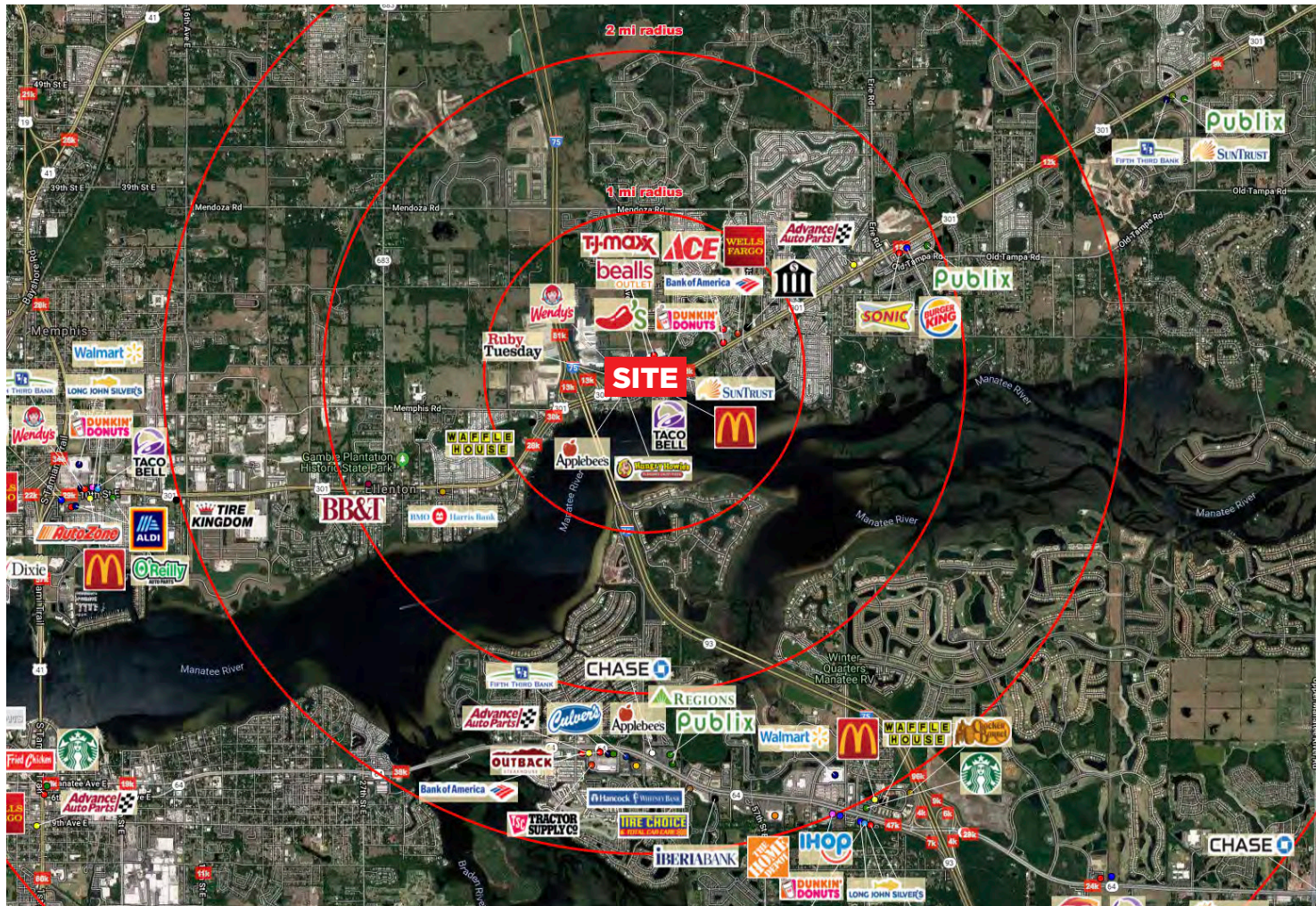


NORTH RIVER VILLAGE EAST | Ellenton, Florida



SIZE

7.57 acres

LOCATION

Ellenton, Florida
US-301 at I-75

TRAFFIC COUNTS

US-301 - 40,000
60th Avenue East - 9,000
Interstate 75 - 113,500

KEY DEMOGRAPHICS

	5-MILE RADIUS
POPULATION	
Current Estimated Population	112,361
Projected Population (5 Years)	127,001
2010 Census Population	90,217
HOUSEHOLDS	
Current Estimated Households	46,154
Projected Households (5 Years)	49,794
2010 Census Households	35,647
INCOME	
Average Household Income	\$68,180
Household Income \$50,000+	58.5%
MEDIAN AGE	
	44 years
DAYTIME DEMOGRAPHICS	
Number of Businesses	3,460
Number of Employees	32,543
Total Daytime Population	75,199

North River Village East offers an exceptional location in fast-growing North 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. Between 2000-2019, the area experienced a growth rate of 4.2% annually.

NEIGHBORING TENANTS



LEASING CONTACT

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fnrve-overview | 8/19/2019





SPACE	TENANT	SIZE
OP1	AVAILABLE	1.9 AC
OP2	AVAILABLE	1.4 AC
OP3	AVAILABLE	0.6 AC
OP4	AVAILABLE	1.2 AC
OP5	AVAILABLE	0.8 AC
OP6	AVAILABLE	1.7 AC

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

