

West Villages Marketplace

U.S. Hwy 41 & W Villages Pkwy
Venice, Florida, 34293
27.0481, -82.3224

SEMBLER
Creating Retail Value.

WEST VILLAGES
FLORIDA



Property Highlights

- Publix anchored shopping center located on the SW corner of U.S. Hwy 41 & W Villages Pkwy in Venice, Florida
- West Villages Marketplace is the first commercial opportunity in 'West Villages' and is expected to open in the Fall of 2019
- West Villages is a rapidly growing master-planned community in south Sarasota County. The community will have 36,630 housing units at total buildout and its residents are mostly comprised of retiree's hailing from the northeast U.S, families, and people who work from home
- West Villages ranks #4 on the "Top 50 Master Planned Communities of 2018" by John Burn Real Estate Consulting with 1,108 home sales in 2018
- The Atlanta Braves have a new spring training facility 1/2 a mile from the center that will open in Spring of 2019 and will seat 6,200 people. When not used for ballgames, it will be used to host music events, fundraisers, car shows, and more
- Located across the street from West Villages Marketplace are the State College of Florida (3,000 students) and Sarasota Memorial Hospital, who plans to build 50,000 SF - 700,00 SF of medical office space

Contact

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Unit	Tenant	Size (SF)	Unit	Tenant	Size (SF)	Unit	Tenant	Size (SF)
A1	All Star Laundry	1,200	C1	The UPS Store	1,200	4A	Dunkin' Donuts	1,800
A2	Available	1,200	C2	Available	1,200	4B	Available	2,700
A3	Available	1,200	C3	Lease Pending	1,640	4C	Heartland Dental	3,500
A4	Japanese/Thai Restaurant	1,200	C4	Available	1,960	OP1	7 Eleven	1.66 AC
A5	Japanese/Thai Restaurant	1,200	D1-D4	Bocca Lupo	4,500	OP2	Available	1.07 AC
B1	China 1	1,200	D5	Available	1,500	OP3	Available	1.06 AC
B2	Available	1,200	E1	Vet Clinic	1,800	OP5	Available	1.12 AC
B3	Sparkle Brite Pool	1,200	E2	Available	1,800	OP6	Lease Pending	1.28 AC
B4	Nail Salon	1,200	E3	Available	1,200			
B5	Nail Salon	1,200	E4	Available	1,200			
B6	Unavailable	1,400						
B7	Publix	48,387						

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Demographics

 **Q4 2018 Estimated Population**

3 Mile Radius	11,217
5 Mile Radius	46,815
7 Mile Radius	105,948


 **Q4 2018 Estimated Households**

3 Mile Radius	5,829
5 Mile Radius	23,282
7 Mile Radius	51,228

 **Q4 2018 Average Household Income**

3 Mile Radius	\$88,850
5 Mile Radius	\$76,921
7 Mile Radius	\$72,377

Traffic Study (AADT)



Road Name	2018	2020	2022	2024	2026
West Villages Pkwy to U.S. 41	17,500	18,200	19,000	19,800	20,600
West Villages Pkwy to River Rd	20,600	24,100	28,200	32,900	38,500
River Rd to U.S. 41	1,800	2,900	4,500	7,200	11,500

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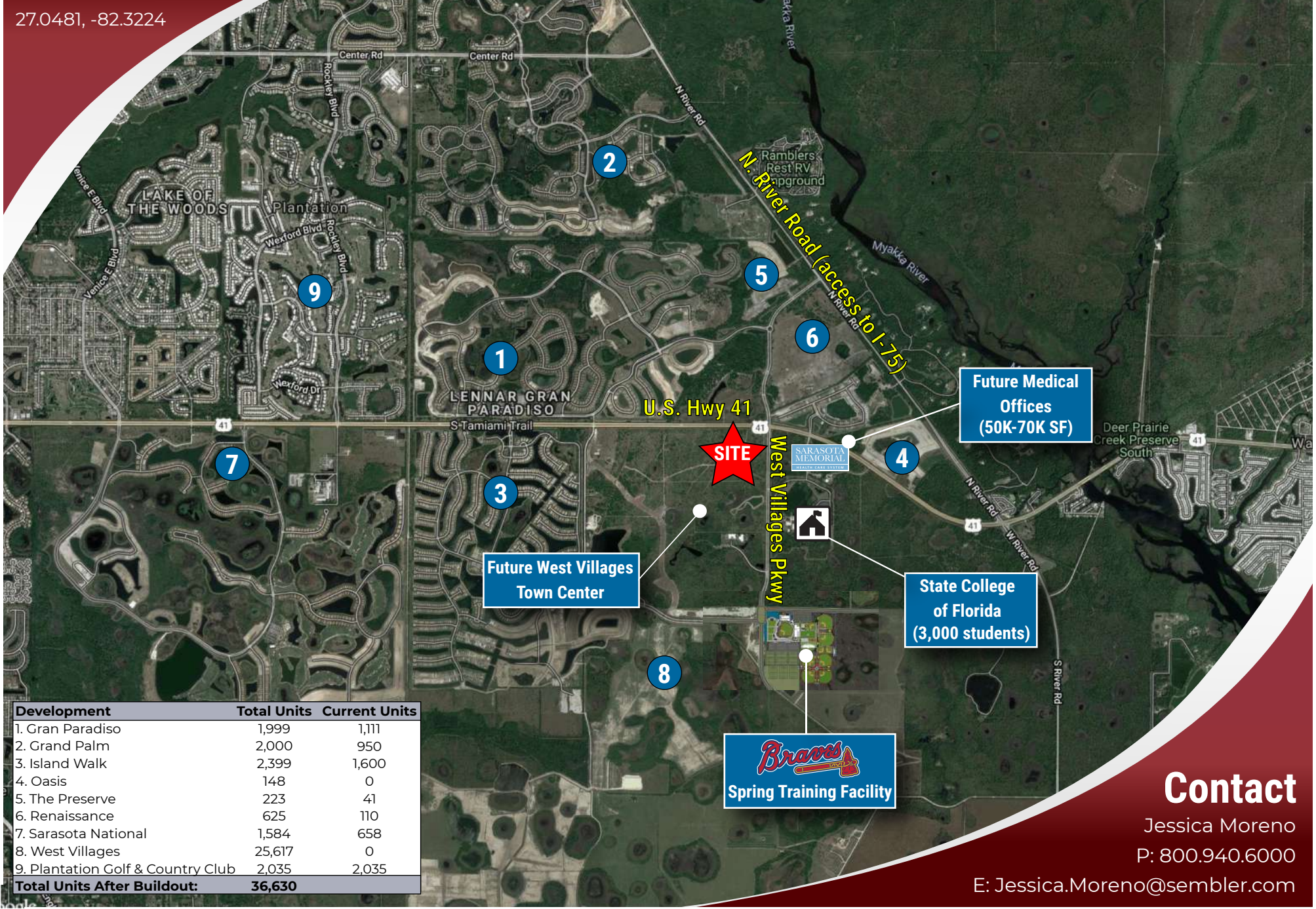
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Development	Total Units	Current Units
1. Gran Paradiso	1,999	1,111
2. Grand Palm	2,000	950
3. Island Walk	2,399	1,600
4. Oasis	148	0
5. The Preserve	223	41
6. Renaissance	625	110
7. Sarasota National	1,584	658
8. West Villages	25,617	0
9. Plantation Golf & Country Club	2,035	2,035
Total Units After Buildout:	36,630	

Future Medical
 Offices
 (50K-70K SF)

Future West Villages
 Town Center

State College
 of Florida
 (3,000 students)

Braves
 Spring Training Facility

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source: <https://www.mywestvillages.com/west-villages-map/>



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