

# WEST VILLAGES MARKETPLACE

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

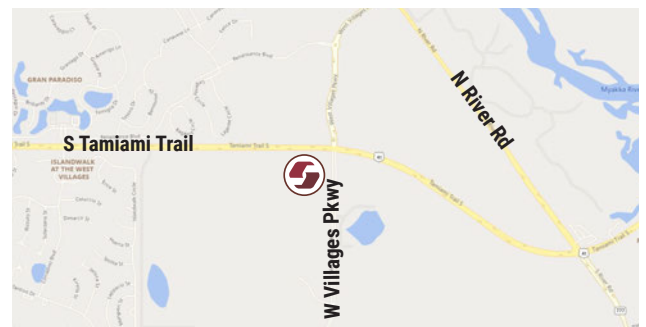


VENICE, FL

## 1,200 - 2,700 SF & OUTPARCELS AVAILABLE

- Publix-anchored shopping center
- First commercial opportunity in the West Villages, 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 West Villages
- 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	65,903	135,446	210,564
Q4 2019 Households	26,547	53,164	82,793
Q4 2019 Avg HH Income	\$89,834	65,036	68,227

## TRAFFIC COUNTS

Tamiami Trail	20,400
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## Leasing Contact

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The Sembler Company | 800.940.6000 | www.sembler.com

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## SITE PLAN

A1	Irma's Tacos	1,200	B6	Available	1,400	E3	Available	1,200
A2	Irma's Tacos	1,200	B7	Publix	48,387	E4	Available	1,200
A3	A.Lys Facials and	1,200	C1	The UPS Store	1,200	OP-1	7 ELEVEN	1.66 AC
A4	Fuji Noodles	1,200	C2	Peachwave Yogurt	1,200	OP-2	Available	1.07AC
A5	A.Lys Facials and Facials/Threading	1,200	C3	Available	1,640	OP-3	Available	1.06 AC
B1	China 1	1,200	C4	Available	1,960	OP-5	Available	1.12 AC
B2	Great Clips	1,200	D1-D4	Bocca Lupo	4,500	OP-6	Chase	1.28 AC
B3	Sparkle Brite Pools	1,200	D5	Veterinary Clinic	1,500	4A	Dunkin' Donuts	1,800
B4	Nail Salon	1,200	E1	Available	1,800	4B	Available	2,700
B5	Nail Salon	1,200	E2	Available	1,800	4C	Heartland Dental	3,500

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