



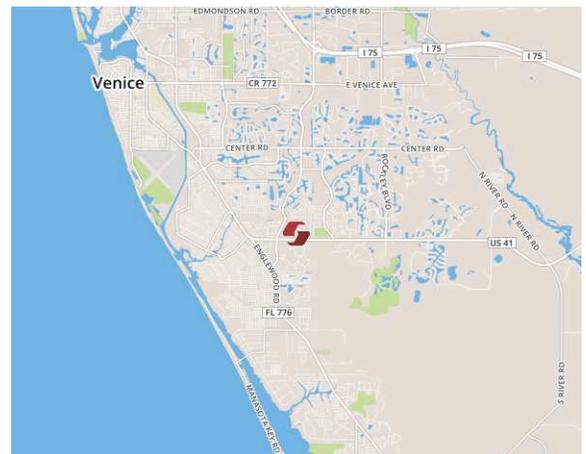
Overview

- Located at the SE corner of U.S. Hwy 41 (Tamiami Trail) and Jacaranda Blvd in Venice, Florida
- Anchored by Target and Beall’s Department Store, adjacent to Home Depot and Publix, and across the street from a Walmart Supercenter
- Located less than five (5) miles from The West Villages, a rapidly growing master-planned community in south Sarasota County with 26,000 housing units at final buildout
- With 2.7 percent growth, the North Port-Sarasota-Bradenton region claimed the No. 10 spot in the “fast-growing metro areas” according to the U.S. Census Bureau and the “fourth-fastest selling community” in the United States.

Demos

3 Miles 5 Miles 7 Miles

Population	47,404	78,897	101,530
Households	23,109	39,671	51,336
Avg Household Income	\$73,529	\$76,618	\$75,568



Leasing Contact

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Traffic Counts (AADT)

Tamiami Trail 34,000
Jacaranda Blvd 21,300





OP900	McDonald's	-	2000	Target	123,098	4200	Water's Edge	1,600
OP901	Wendy's	-	3000	Staples	15,741		Dermatology	
OP902	IHOP	-	3500	Sarasota Wine & Spirits	14,773	5000	Beall's Outlet	44,000
0600A	Chili's	-		Nail Salon First	2,000	7010/	Badcock & More	22,005
0700A	Applesbee's	-	4000	Fantastic Sam's	1,200	7030	Dollar Tree	9,800
1000	Bealls	82,200	4100			7040	Leslie's Pool	4,000

