



## Overview

The Sembler Company and Main Street Ranchlands have formed a joint venture to develop the West Villages Marketplace, a site located at the SW corner of W Villages Pkwy and US Hwy 41. This is the first commercial opportunity in the West Villages, a rapidly growing master-planned community in south Sarasota County. 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. The West Villages plans to have a final housing buildout of 26,000 units. Less than one (1) mile from the site is the State College of Florida, as well as the Sarasota Memorial Hospital who has plans to build 50,000 – 70,000 SF of medical offices within the next 3-5 years. The Atlanta Braves will open a new spring training complex in the West Villages district just south of West Villages Pkwy and U.S. 41 that will be open for spring 2019. Delivery for the West Villages Marketplace is projected for early 2019.

## Demos

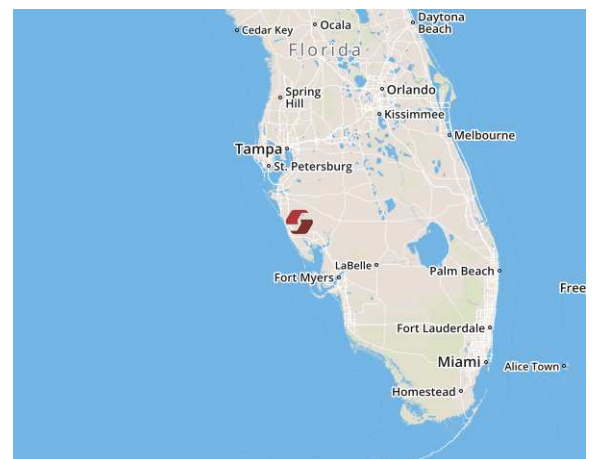
	3 Miles	5 Miles	7 Miles
Population	9,433	36,503	99,092
Households	5,035	17,857	47,442
Avg Household Income	\$63,277	\$68,009	\$68,476

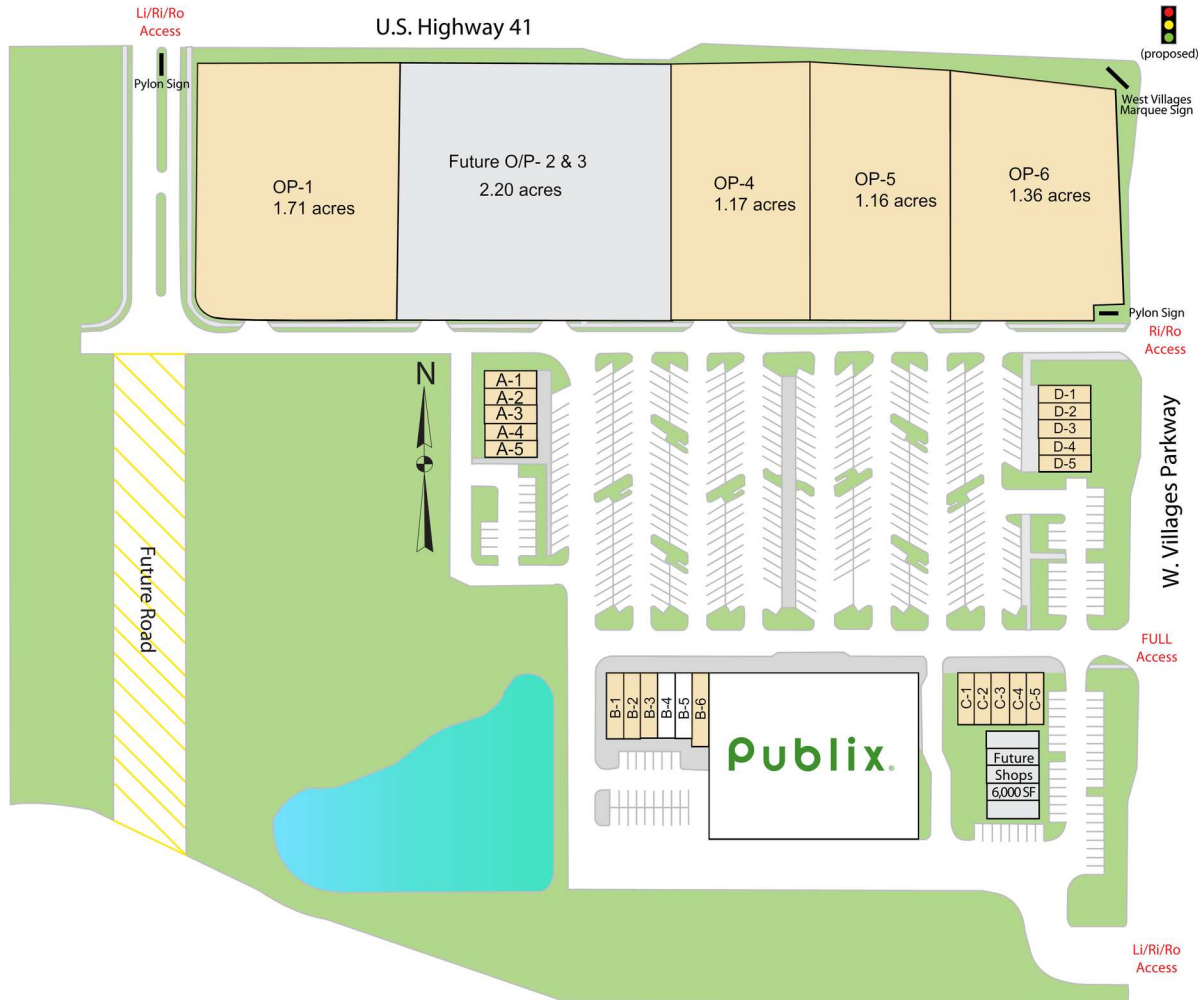
## Leasing Contact

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## Traffic Counts (AADT)

Tamiami Trail 20,400





A-1	Available	1,200
A-2	Available	1,200
A-3	Available	1,200
A-4	Available	1,200
A-5	Available	1,200
B-1	Available	1,200
B-2	Available	1,200
B-3	Available	1,200

B-4	Nail Salon	1,200
B-5	Nail Salon	1,200
B-6	Available	1,400
B-7	Publix	45,600
C-1	Available	1,200
C-2	Available	1,200
C-3	Available	1,200
C-4	Available	1,200

C-5	Available	1,200
D-1	Available	1,200
D-2	Available	1,200
D-3	Available	1,200
D-4	Available	1,200
D-5	Available	1,200
OP-1	Available	1.71 ac
OP-4	Available	1.17 ac
OP-5	Available	1.16 ac
OP-6	Available	1.36 ac