

THE SHOPPES AT VERDANA VILLAGE

FOR LEASE • PUBLIX-ANCHORED NEIGHBORHOOD CENTER
VERDANA VILLAGE BLVD • ESTERO, FL 33928



PROPERTY FEATURES

PRICING:

CALL FOR DETAILS

AVAILABLE:

OP 2 - 1.23± AC

OP 3 - 0.99± AC

BLDG. A - 1,200 - 3,900± SF

BLDG. B - 1,200 - 2,400± SF

LOCATION:

The subject site is located on the SEC of Verdana Village Blvd & Corkscrew Rd in Estero, FL. Corkscrew Rd is the main east/west arterial roadway that extends from US 41.



VERDANA VILLAGE

IS A PUBLIX-ANCHORED NEIGHBORHOOD CENTER LOCATED IN THE MAIN ENTRANCE TO VERDANA VILLAGE, AN APPROVED PROJECT THAT WILL BE DEVELOPED WITH 2,400 HOMES.

CONTACT US:

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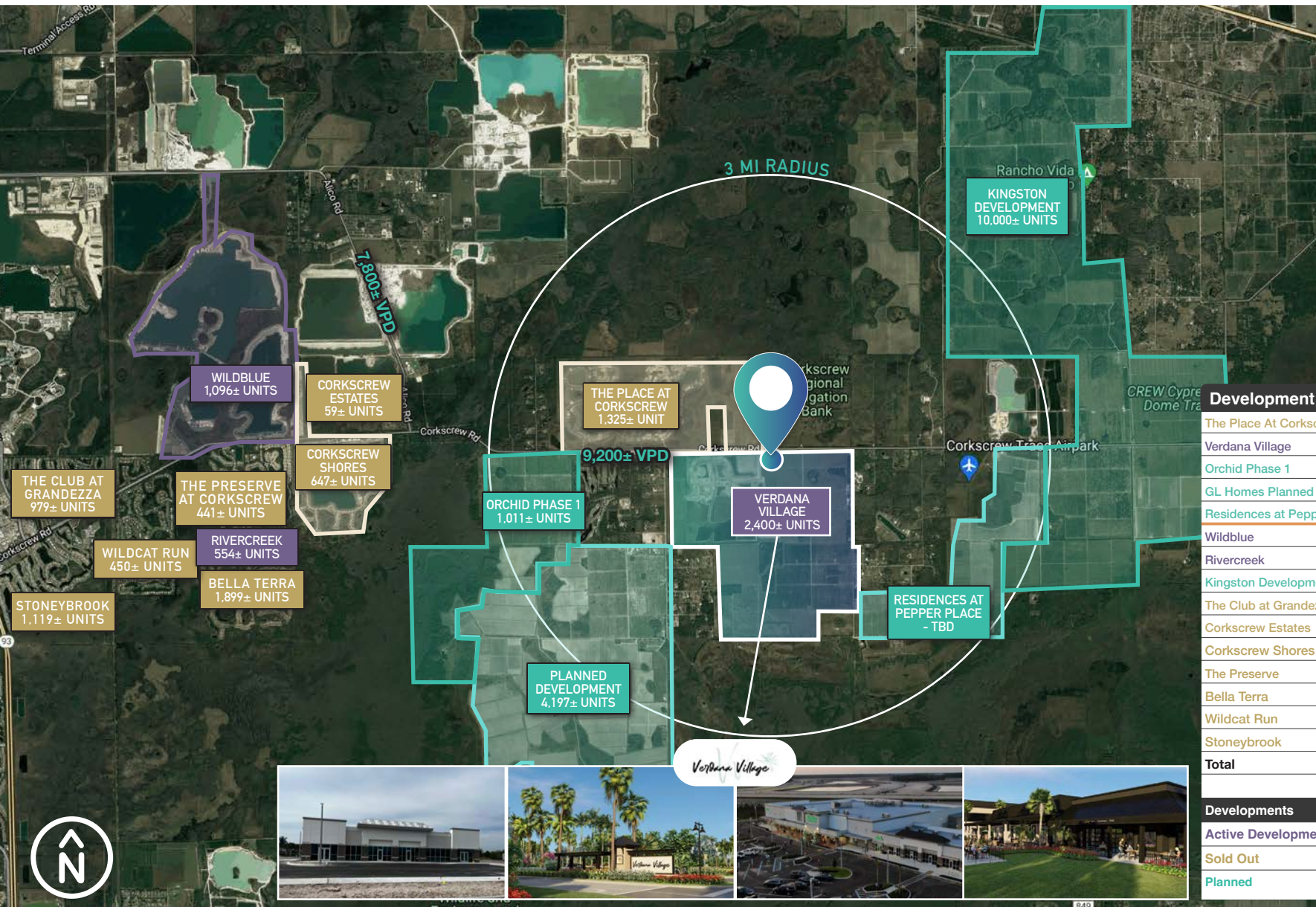
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LEGEND

- ACTIVE DEVELOPMENTS
- SOLD OUT
- PLANNED

3 MI RADIUS

Development	Total	Built/Sold
The Place At Corkscrew	1,325	1,325
Verdana Village	2,400	773
Orchid Phase 1	1,011	In Planning
GL Homes Planned Development	4,197	In Planning
Residences at Pepper Place	TBD	In Planning
Wildblue	1,096	800
Rivercreek	554	165
Kingston Development	10,000	In Planning
The Club at Grandezza	979	979
Corkscrew Estates	59	59
Corkscrew Shores	647	647
The Preserve	441	441
Bella Terra	1,899	1,899
Wildcat Run	450	450
Stoneybrook	1,119	1,119
Total	26,177	8,414

Developments	Total	Built/Sold
Active Developments	4,040	1,495
Sold Out	6,919	6,919
Planned	15,208	In Planning



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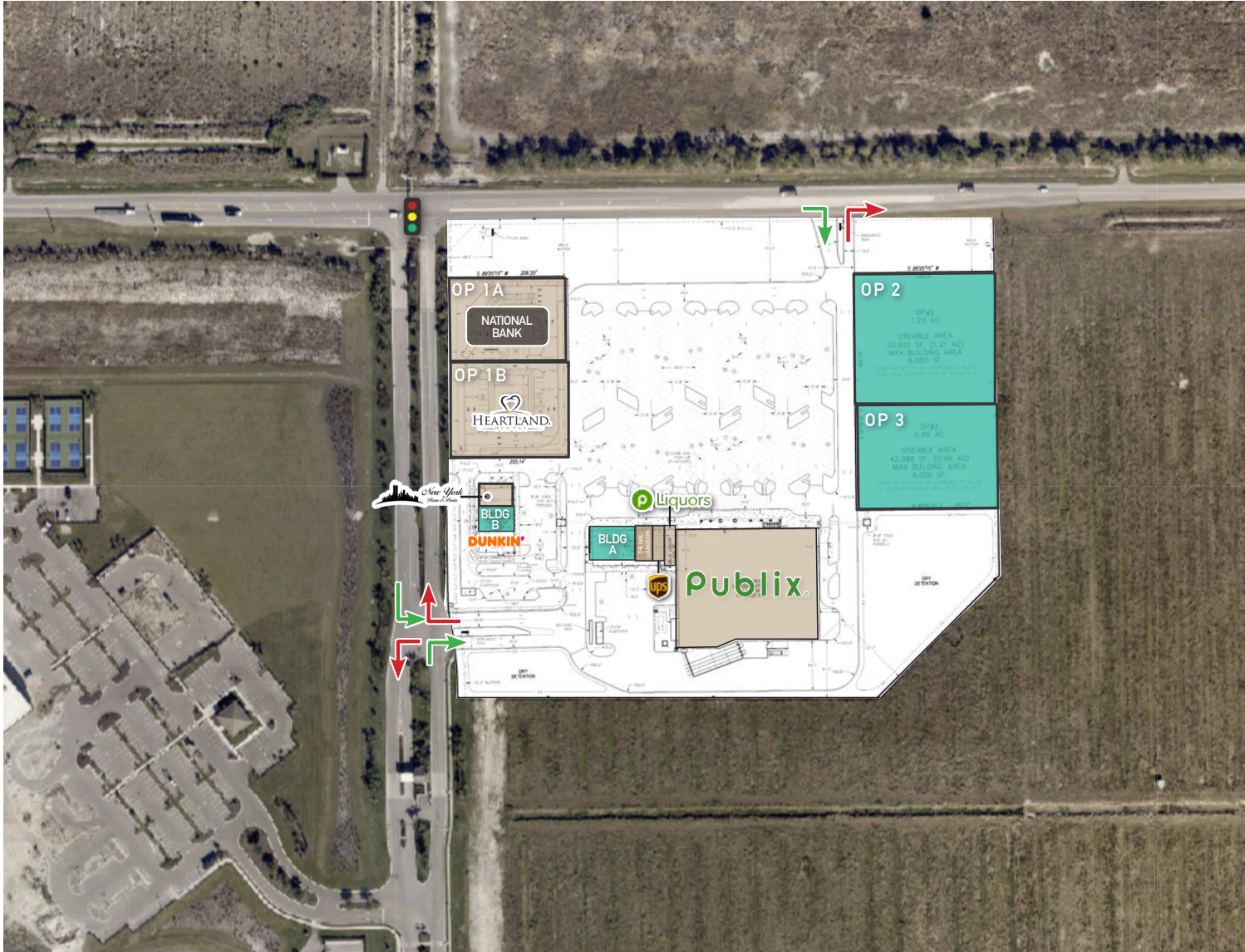
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#	TENANT	SIZE
OP 1A	NATIONAL BANK	0.52 AC
OP 1B	HEARTLAND DENTAL	0.90 AC
OP 2	AVAILABLE	1.23 AC
OP 3	AVAILABLE	0.99 AC
BLDG. A	AVAILABLE (1,200 -1,500 SF Restaurant)	1,200 - 3,900 SF
BLDG. B	AVAILABLE	1,200 - 2,400 SF
BLDG. A	PUBLIX	48,387 SF
BLDG. A	PUBLIX LIQUORS	1,400 SF
BLDG. A 102	PENDING	1,200 SF
BLDG. A 103/104	THE NAIL LOUNGE SPA	2,400 SF
BLDG. B	DUNKIN'	1,800 SF

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BUILDING A



#	TENANT	SIZE
BLDG. A	AVAILABLE (1,200 - 2,700 SF Restaurant)	1,200- 3,900 SF
BLDG. B	AVAILABLE	1,200 - 2,400 SF

BUILDING B



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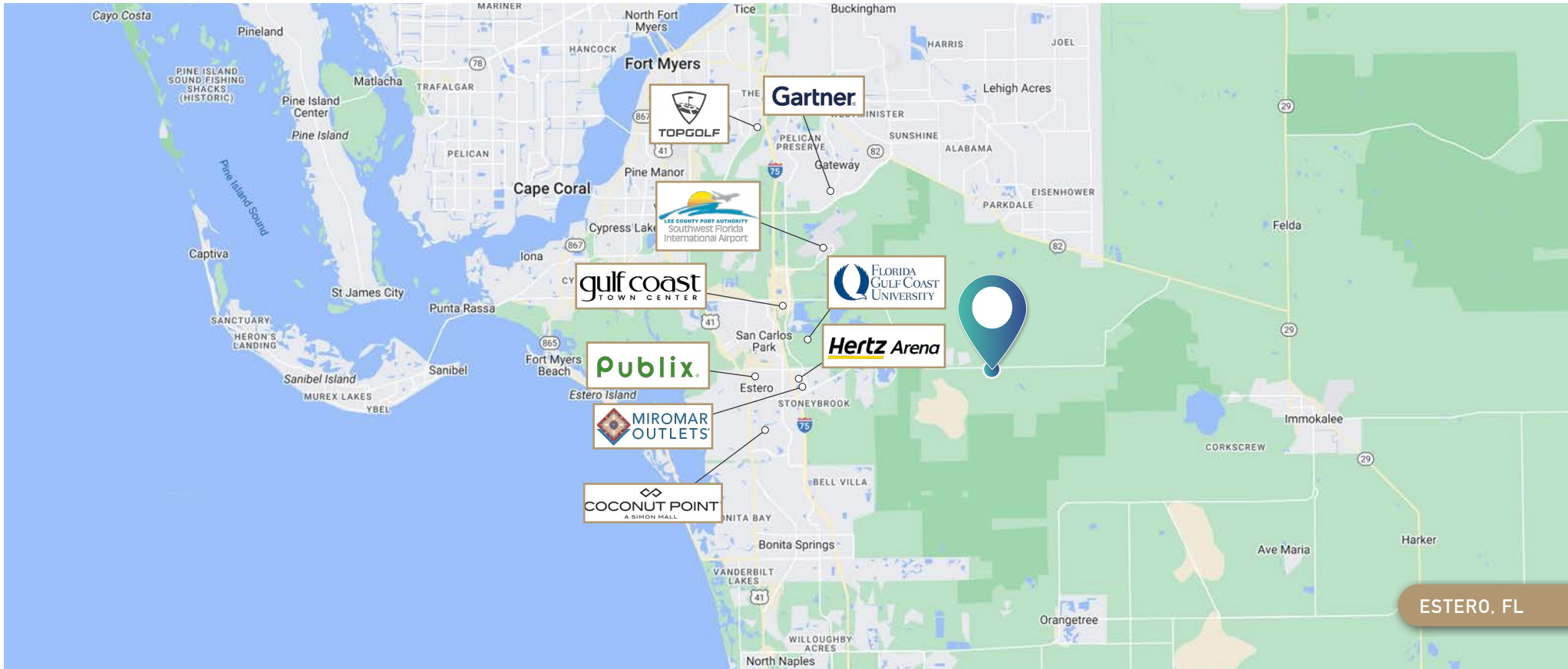
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	2023 DEMOS	3 MI RADIUS	5 MI RADIUS	10 MI RADIUS
EST. POPULATION:		3,003	4,563	85,330
EST. EMPLOYMENT DENSITY:		415	780	21,300
AVG. H.H. INCOME:		\$72,549	\$69,995	\$105,686

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COMMERCIAL DEVELOPER



WMGDEVELOPMENT

WMG Development LLC is a full-service national real estate investment and development company made up of an entrepreneurial team of creative problem solvers with “can-do” attitudes.

Throughout the years, WMG has executed a solid track record of successful development solutions. WMG develops commercial real estate projects for a variety of industry segments, including retail, healthcare and restaurants. WMG Development is currently in 33 states and has more than 58 active projects. The company’s expertise in site selection, as well as its quick-action responsiveness, makes WMG Development the premier retail developer in the United States.



Shoppes on Immokalee Road - Naples, FL



LEARN MORE ABOUT WMG DEVELOPMENT

Shoppes at Palmer Ranch - Sarasota, FL



Village Grove Dental Care - Buckeye, AZ



at&t and Liberty Dental Care - Kansas City, MO



Copperhead Dental Care - Parker, CO

trinitycre.com

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