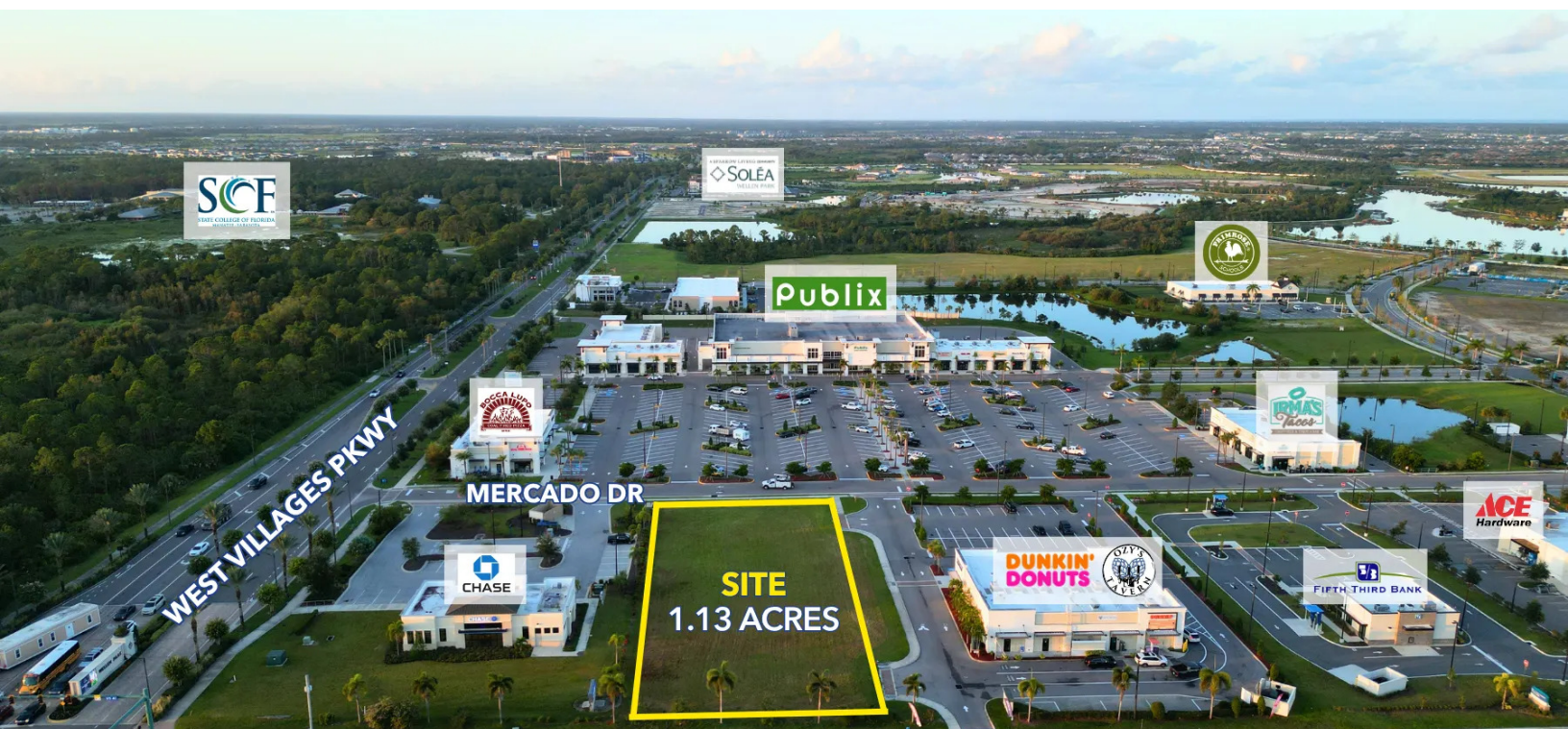


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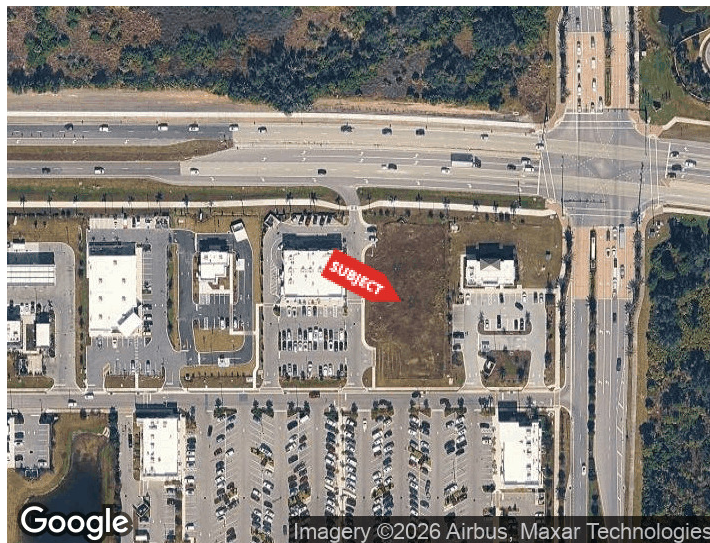


PREMIER WELLEN PARK COMMERCIAL BTS /GROUND LEASE OPPORTUNITY

12134 MERCADO DR
VENICE, FLORIDA 34293

PROPERTY HIGHLIGHTS

- ± 1.13 -acre commercial development site
- Build-to-suit opportunity or ground lease for single-tenant
- More than 162 feet of frontage on S Tamiami Trail
- Directly across from a planned 50+ acre Benderson development
- Excellent visibility in the heart of Wellen Park
- Surrounded by significant residential and commercial growth
- One of the area's remaining premier development sites



For More Information

TYLER SLUMAN

Commercial Specialist

941 840 3954

tyler@americanpropertygroup.com

PREMIER WELLEN PARK COMMERCIAL BTS/GROUND LEASE OPPORTUNITY



OFFERING SUMMARY

Lease Rate:	Negotiable
Lot Size:	1.13 Acres
Zoning:	V

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. and Rich Global present 12134 Mercado Drive, Venice, FL 34293.

Property Type: Commercial Development Site (PUBLIX OUTPARCEL)
Site Size: ±1.13 Acres
Availability: Build-to-Suit or Ground Lease

Secure a rare commercial development opportunity in Wellen Park, one of Southwest Florida's most active and highly sought-after communities. This ±1.13-acre site features more than 162 feet of frontage along South Tamiami Trail, providing outstanding visibility and accessibility for a wide range of commercial users.

The property is positioned directly across from a planned Benderson Development project encompassing more than 50 acres of retail, office, and multifamily development. With continued residential and commercial expansion throughout the surrounding area, the site offers exceptional positioning within Wellen Park's rapidly growing business corridor.

Wellen Park ranked No. 3 in Florida and No. 8 nationally on RCLCO's 2025 list of top-selling master-planned communities, recording 992 home sales—an increase of 4% from 2024. The community is projected to accommodate approximately 75,000–80,000 residents at full buildout, creating a substantial long-term customer base for businesses entering the market.

Ownership prefers a build-to-suit arrangement but will also consider a ground lease. Don't miss the opportunity to secure one of the area's remaining premier commercial sites.

TYLER SLUMAN
Commercial Specialist
941.840.3954
tyler@americanpropertygroup.com

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PREMIER WELLEN PARK COMMERCIAL BTS/GROUND LEASE OPPORTUNITY



BENDERSON DEVELOPMENT - WELLEN TOWN CENTER

Wellen Town Center, a major new development by **Benderson Development**, is planned as an approximately **500,000-square-foot** regional shopping, dining and lifestyle destination spanning roughly **52 acres at U.S. 41/Tamiami Trail and West Villages Parkway**. Envisioned as a premier open-air destination, the project is expected to feature a carefully curated mix of national brands, regional and local retailers, restaurants, services and experiential concepts. Thoughtful landscaping, pedestrian connectivity, outdoor gathering areas and placemaking elements are planned to create an inviting, walkable environment designed to serve both Wellen Park residents and visitors from throughout southern Sarasota County.

The scale and positioning of Wellen Town Center are expected to further establish the **U.S. 41/West Villages Parkway corridor as a major commercial hub within Wellen Park**. The development will complement the community's rapidly expanding residential base and existing retail, dining, entertainment and recreational amenities while introducing a significant new concentration of shopping and dining options to the market. With Benderson Development's extensive experience creating and operating high-profile retail destinations throughout Florida, Wellen Town Center represents a substantial addition to Wellen Park's continued growth and is poised to become a prominent retail, dining and lifestyle destination for the greater region.

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12134 Mercado Dr (Publix Outparcel)

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