

The Medical Center at Wellen Park

Tamiami Trail and North River Road | Venice, Florida



- Wellen Park covers 11,000 acres, at full build out the community will have 22,000 homes and more than 60,000 residents.
- Experience a brand-new, state-of-the-art medical facility surrounded by an affluent and expanding community at The Medical Center at Wellen Park.
- The Medical Center at Wellen Park Building features three-stories of multi-disciplinary Class A medical office space.
- All the space in the building is allocated and leased to healthcare professionals.

Property Contact

Aaron Ruben ARuben@castoinfo.com
941.232.2937

Neighboring Retailers



Location

Tamiami Trail and North River Road
Venice, Florida
(27.040962,-82.3046537)
[Click to navigate to Google Maps](#)

Traffic Counts

Tamiami Trail: 28,511
River Road: 33,039
West Villages Parkway: 7,012

Key Demographics

5-Mile Radius

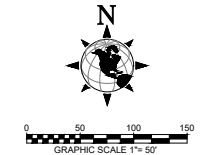
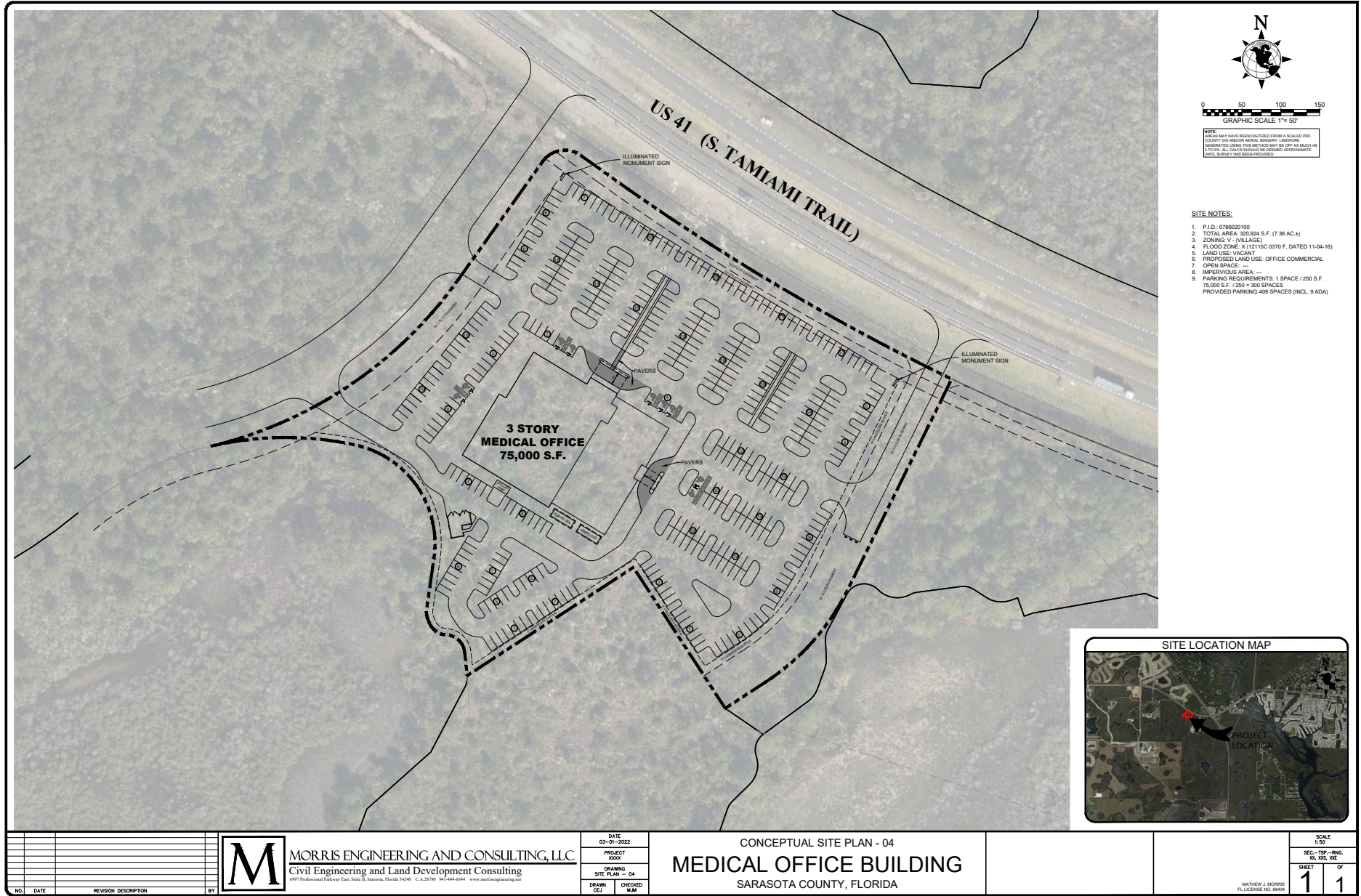
Current Estimated Population	43,424
Projected Population (5 Years)	49,503
Current Estimated Households	21,175
Average Household Income	\$77,383
Households Earning More than \$50K	63.9%
Median Age	61 years
Daytime Population	33,774
Businesses	1,172
Total Retail Expenditure	\$591.39 M
Total Retail Expenditure per Household per Month	\$2,327

The Medical Center at Wellen Park

Tamiami Trail and North River Road | Venice, Florida

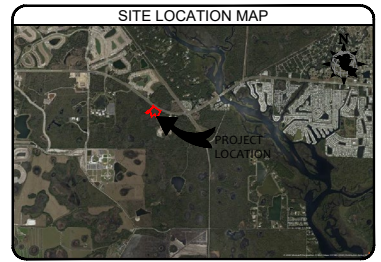
Wellen Park Developments





NOTE:
 HEREIN MAY HAVE BEEN DIGITIZED FROM A SCALED FOR COUNTY GIS AND/OR AERIAL MANGROVE LINDERS. GENERATED USING THE METRIC SHOULD BE SET AS SUCH AS (1) TOTAL. ALL CALCS SHOULD BE OBTAINED APPROXIMATE UNITS. SURVEY HAS BEEN PROVIDED.

- SITE NOTES:**
1. P.I.D.: 0786020100
 2. TOTAL AREA: 320,924 S.F. (7.36 AC.±)
 3. ZONING: M-1 (MIXED USE)
 4. FLOOD ZONE: X (1215C 0370 F. DATED 11-04-16)
 5. LAND USE: VACANT
 6. PROPOSED LAND USE: OFFICE COMMERCIAL
 7. OPEN SPACE: ---
 8. IMPERVIOUS AREA: ---
 9. PARKING REQUIREMENTS: 1 SPACE / 250 S.F. 25,000 S.F. / 250 = 100 SPACES PROVIDED PARKING: 409 SPACES (INCL. 9 ADA)



C:\Users\jmorris\OneDrive\MEC - MEC_Drawing\pds\SPWellen Park - Medical Office_Engineering\Site Plans\SITE PLAN - 04.dwg 4/17/2023 4:43:43 PM DWG to PDF.plt

NO.	DATE	REVISION DESCRIPTION	BY

M MORRIS ENGINEERING AND CONSULTING, LLC
 Civil Engineering and Land Development Consulting
1097 Professional Parkway Suite 2000 St. Petersburg, Florida 33708 | P: 813.709.4664 | www.morrisengineering.com

DATE	03-01-2022
PROJECT	200X
DRAWING	SITE PLAN - 04
DRAWN	CEJ
CHECKED	MMW

CONCEPTUAL SITE PLAN - 04
MEDICAL OFFICE BUILDING
 SARASOTA COUNTY, FLORIDA

SCALE	1"=50'
SEC.	TSP - BING
NO.	XX, XXX, etc.
SHEET	1 OF 1

MATTHEW J. MORRIS
 P.L. LICENSE NO. 98348