



EXCEPTIONAL LEASING OPPORTUNITY IN DOWNTOWN WELLEN PARK

For Lease | Office - Retail Space

19740 S. West Villages Pkwy, Venice, FL

MSC | COMMERCIAL
REAL ESTATE

1605 Main Street Suite 500 | Sarasota, FL
941.957.3730 | MSCcommercial.com

PRESENTED BY:

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**Susan H. Goldstein LLC,
CCIM, MBA**

Senior Commercial Advisor
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EXECUTIVE SUMMARY

19740 S. WEST VILLAGES PARKWAY, VENICE, FL



EXECUTIVE SUMMARY

Available SF:	2,045 - 16,822 SF
Lease Rate:	\$42.00 SF/yr (NNN)
Lot Size:	1.79 Acres
Year Built:	2026
Building Size:	16,822 SF
Zoning:	V - VILLAGE
Market:	Southwest Florida
Submarket:	Wellen Park
Traffic Count (US-41):	24,000 VPD

PROPERTY OVERVIEW

Now pre-leasing at 19740 S. West Villages Pkwy—a prime commercial development offering newly constructed retail and office space within a thoughtfully designed multi-tenant building. Spanning 16,822 Square Feet, the building is demisable up to eight individual units, allowing businesses the flexibility to customize their space to suit operational needs.

Located adjacent to the Publix-anchored West Villages Marketplace, the property benefits from proximity to a variety of established retailers and service providers, including Chase Bank, Oak & Stone, and Foxtail Coffee Co. The area continues to experience significant growth, with the expansion of Downtown Wellen introducing new dining, retail, and service-based users, such as The Banyan House Restaurant, Irma's Tacos, Villani & Co, Paint Nail Bar, and Primrose School. This dynamic commercial environment offers tenants increased visibility and access to a growing customer base.

Whether you're establishing a new storefront or relocating your existing business, this high-quality development delivers the positioning, accessibility, and foundation needed for long-term success!

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KEY PROPERTY DETAILS

19740 S. WEST VILLAGES PARKWAY, VENICE, FL

**THE WELLEN PARK MARKET**

Situated in the heart of Downtown Wellen Park, one of the fastest-growing master-planned communities in the United States, encompassing over 11,000 acres and is planned to include approximately 22,000 homes (upon full build-out) that will accommodate an estimated 60,000 residents. This area is defined by its seamless integration of residential neighborhoods, retail, entertainment, and wellness-oriented amenities—making it a premier destination for both residents and businesses.

Anchored by a dynamic town center and enhanced by scenic parks, lakes, and miles of walking trails, Wellen Park continues to attract families, retirees, and professionals seeking an active, community-focused lifestyle. The immediate vicinity is home to a growing mix of national retailers, dining establishments, medical offices, and lifestyle services, all designed to serve the increasing demand from the community's expanding population.

The subject property benefits from its strategic position near US-41 and West Villages Parkway, offering excellent accessibility and placement in a high-traffic corridor. With ongoing residential construction and commercial development throughout the area, this location is poised for continued growth and presents a compelling opportunity for businesses seeking to establish a presence in one of Florida's most vibrant markets.

SITE DESCRIPTION

The subject property consists of 1.79 acres and will feature a newly constructed 16,822 SF building, demisable up to eight tenant spaces. A separate building on-site will be home to a new 5,000+ SF Michael Saunders & Company Real Estate Brokerage Branch, servicing Wellen Park & surrounding markets.

The site offers 60 surface parking spaces and provides direct right-in/right-out access from West Villages Parkway, along with full movement ingress and egress from Brightland Way—ensuring efficient on-site circulation and ease of access for tenants and customers alike.

DELIVERY CONDITION

All tenant spaces will be delivered in a Cold Dark Shell Condition, with the building's roof and exterior walls in place, but the interiors left unfinished. Tenants will be responsible for completing their own interior build-out, allowing for a fully customizable layout that best suits the Tenant's needs. A generous Tenant Improvement Allowance is available for qualified tenants to help offset build-out costs.

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THE BUILDING

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SITE PLAN RENDERING

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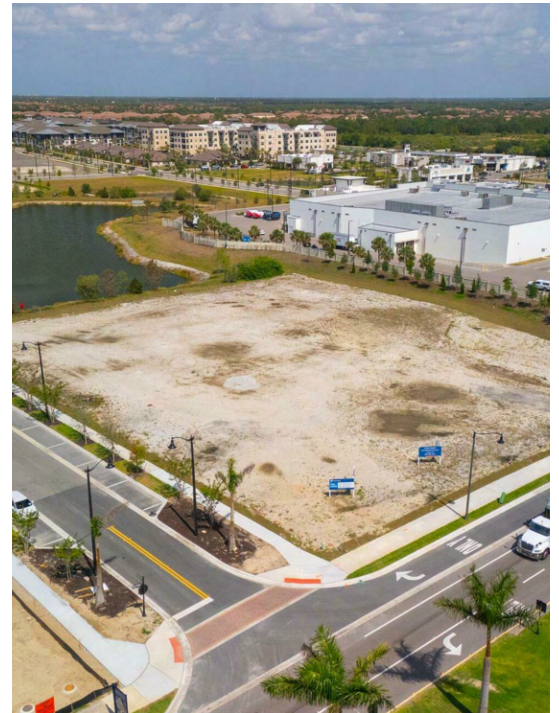
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THE SITE

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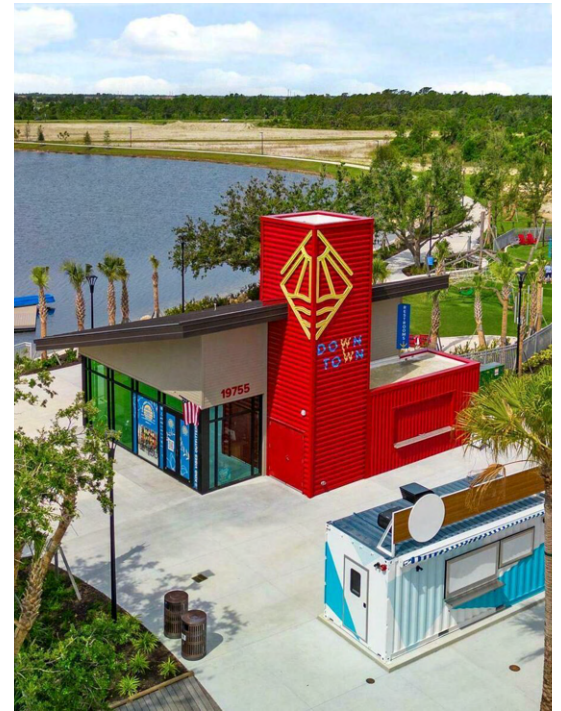
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WELLEN PARK - THE COMMERCE

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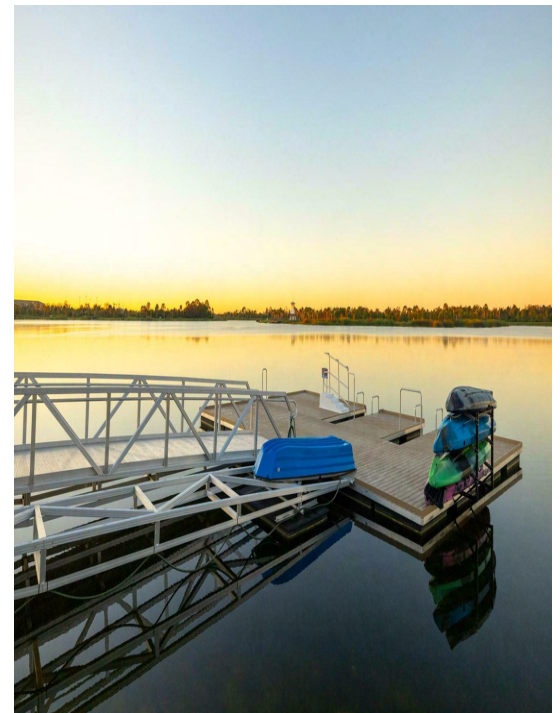
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WELLEN PARK - THE COMMUNITY

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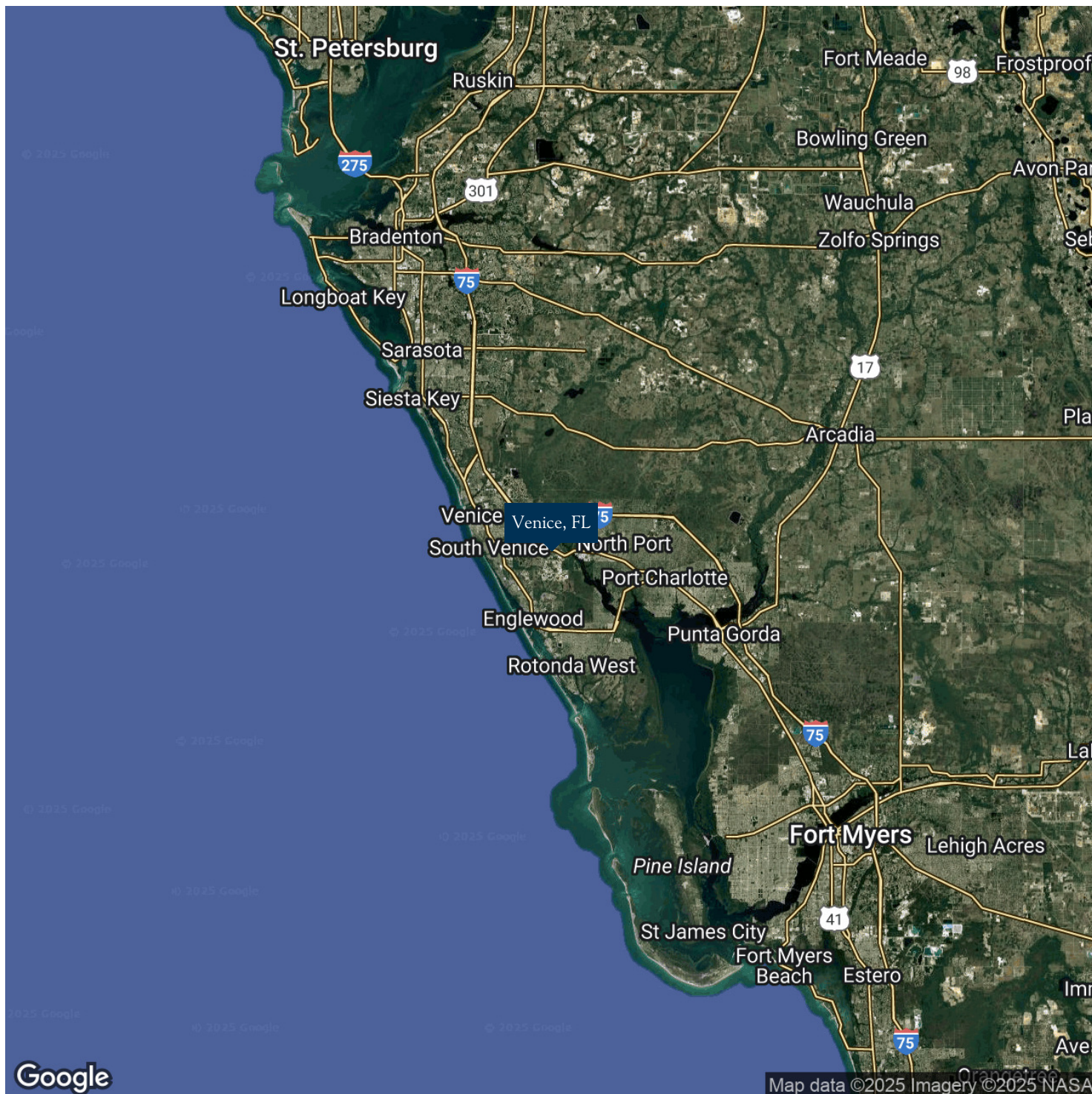
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REGIONAL MAP

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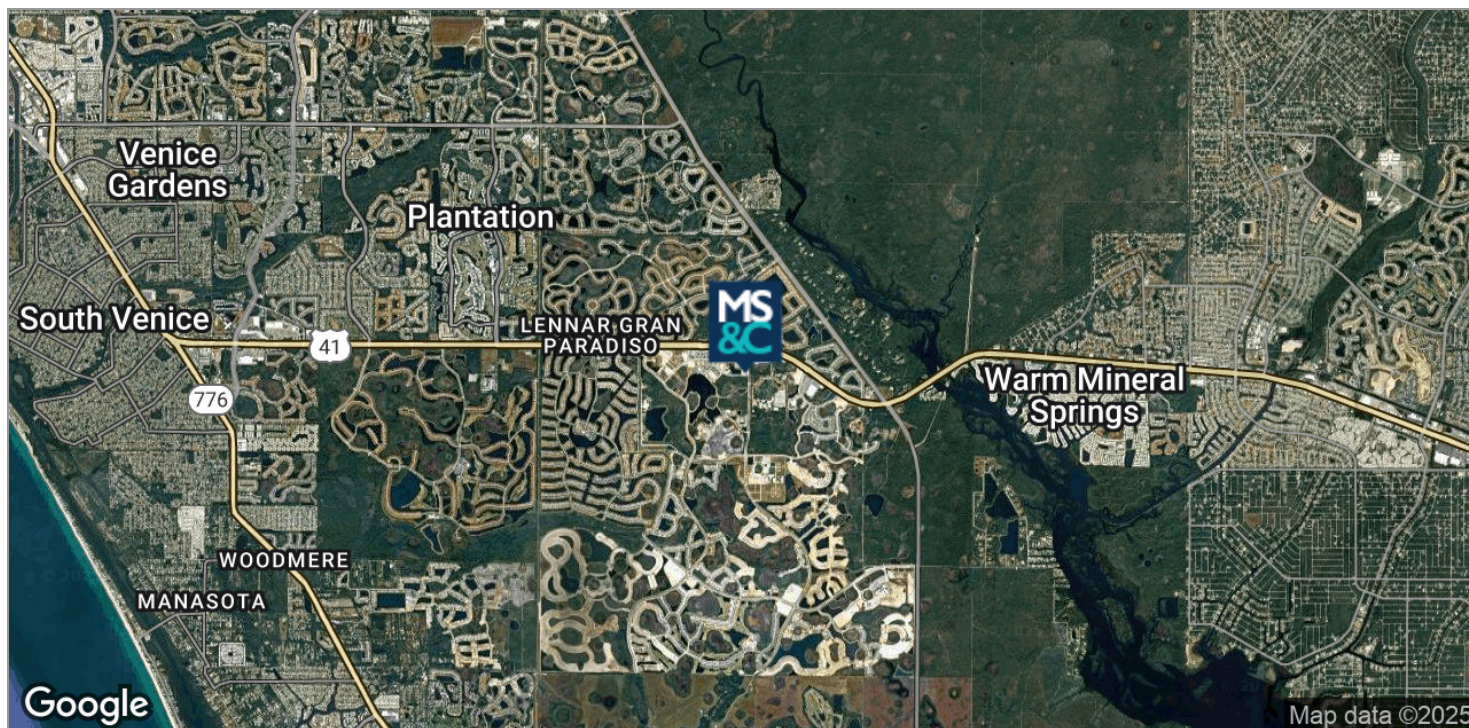
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LOCATION MAPS

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RETAILER MAP

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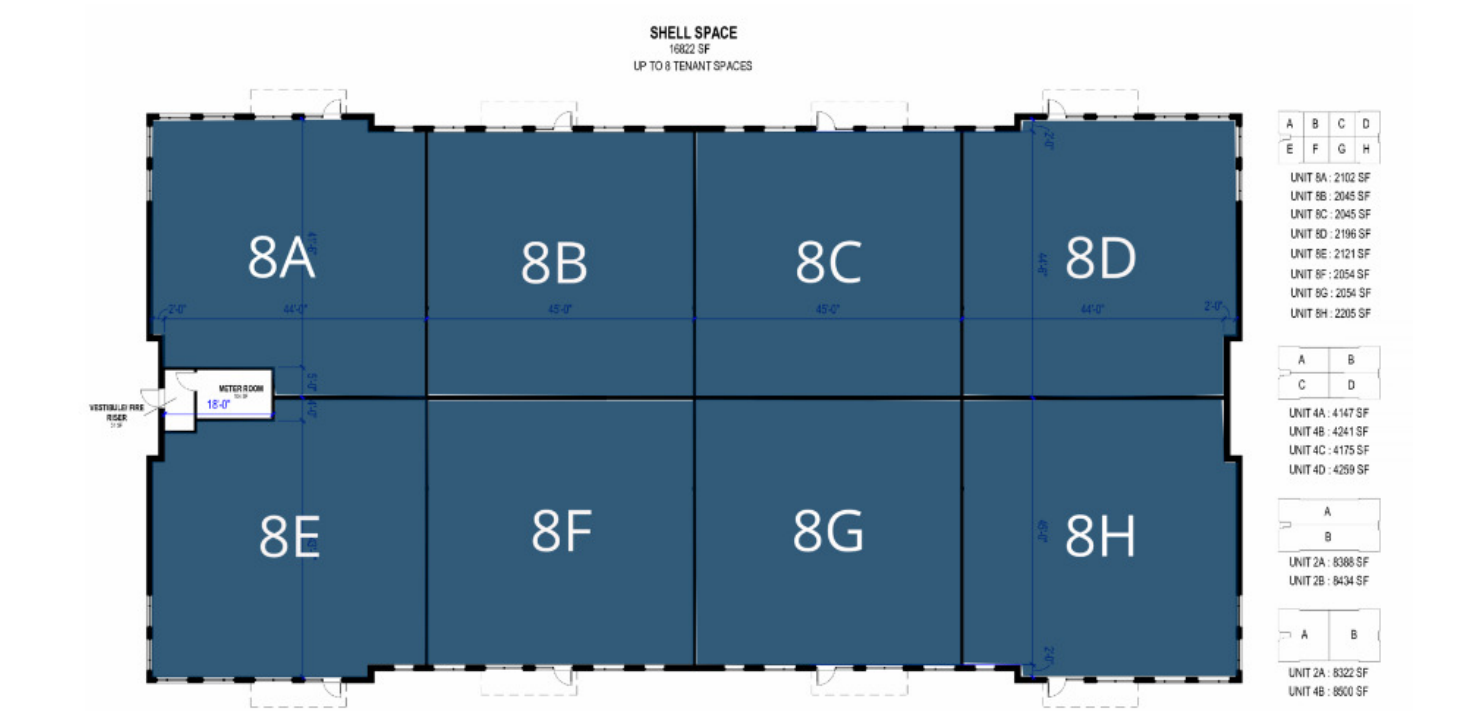
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MASTER FLOOR PLAN

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SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR
8A	AVAILABLE	2,102 SF	12.50%	\$42.00
8B	AVAILABLE	2,045 SF	12.16%	\$42.00
8C	AVAILABLE	2,045 SF	12.16%	\$42.00
8D	AVAILABLE	2,196 SF	13.05%	\$42.00
8E	AVAILABLE	2,121 SF	12.61%	\$42.00
8F	AVAILABLE	2,054 SF	12.21%	\$42.00
8G	AVAILABLE	2,054 SF	12.21%	\$42.00
8H	AVAILABLE	2,205 SF	13.11%	\$42.00
TOTALS		16,822 SF	100.01%	

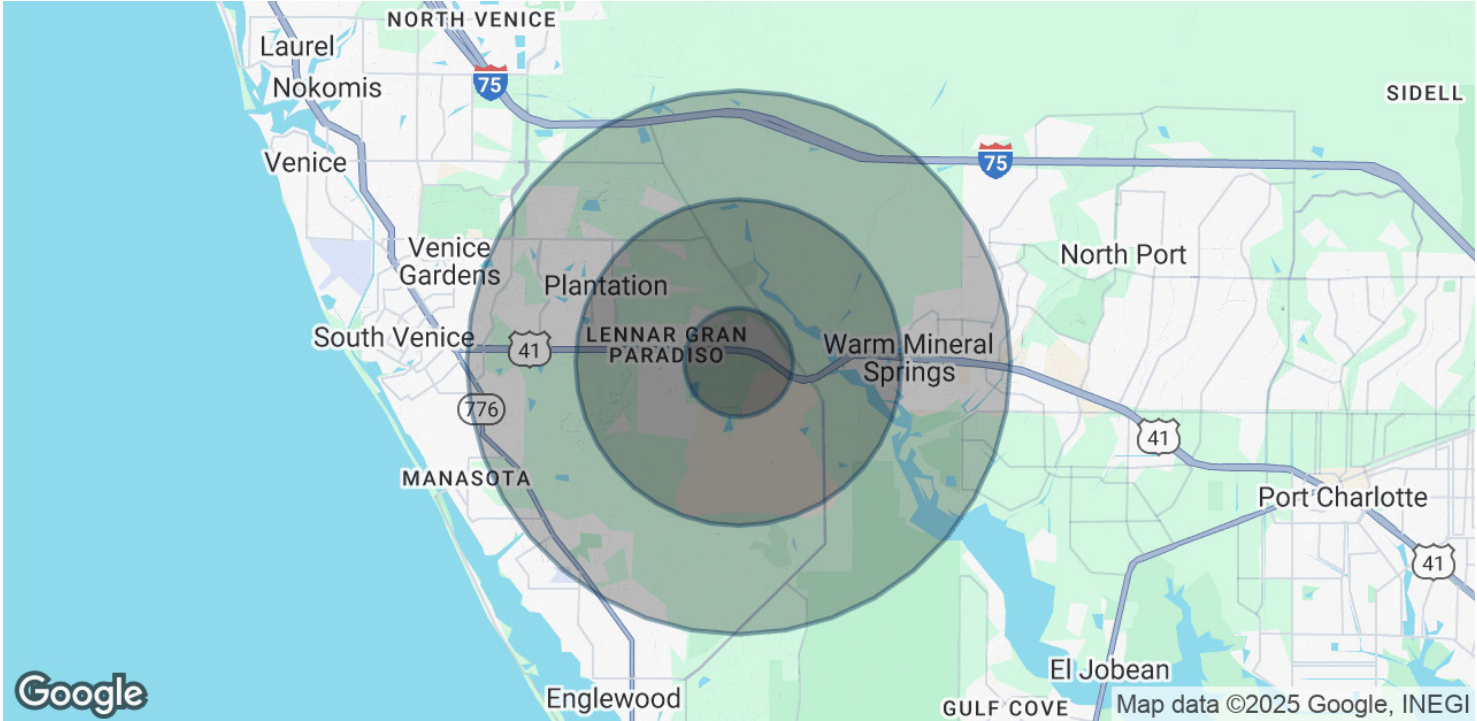
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DEMOGRAPHIC SUMMARY

19740 S. WEST VILLAGES PARKWAY, VENICE, FL



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,657	18,455	57,077
Average Age	58	63	60
Average Age (Male)	58	64	60
Average Age (Female)	58	63	60

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	753	9,238	27,692
# of Persons per HH	2.2	2	2.1
Average HH Income	\$172,256	\$139,699	\$110,989
Average House Value	\$527,048	\$471,390	\$419,021

Demographics data derived from AlphaMap

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MEET THE TEAM

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PROFESSIONAL BACKGROUND

River West is a dedicated commercial real estate agent with an academic background that provides a strong analytical foundation—insights he leverages to deliver value-driven results for his clients. Licensed in both Florida and Tennessee, River brings multistate experience and professionalism to every transaction. He has successfully completed numerous complex 1031 Exchange transactions, representing both buyers and sellers—including clients exchanging out-of-state assets into Florida investments.

Currently, he represents various developers and brands to assist with the successful site acquisition and execution of commercial developments via ground leasing and build-to-suits throughout the United States. He also manages the leasing of a variety of retail and office centers throughout Southwest Florida, along with providing exclusive tenant representation to select brands.

River is committed to ensuring every client's goals are met with precision, diligence, and a high level of service.

EDUCATION

University of Florida

-Bachelor's Degree in Business Administration, specialized in Business and Economic Geography

-Minor in Real Estate

MEMBERSHIPS

-International Council of Shopping Centers, Retailer Member

-University of Florida Finance Group, Alumni

-University of Florida Real Estate Society, Alumni

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SUSAN GOLDSTEIN

BIOGRAPHY



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PROFESSIONAL BACKGROUND

Susan Goldstein has repeatedly earned the position of MS&C's Top Producing Commercial Agent. She focuses on sales and leasing in the Sarasota and Manatee County marketplace. Susan provides superior service to her clients.

Balancing an understanding of client needs and objectives with dynamics of the market, the financial realities of all parties, and a willingness to work hard to get the job done contribute to Susan's success. Susan has been involved in a multitude of transactions with clients ranging from national corporations to local businesses and developers. Susan is considered an important player in the vibrant commercial real estate arena.

With an MBA from Columbia University, strong marketing experience with companies such as American Express and Proctor & Gamble, along with the CCIM Designation, the highest level of Commercial Realtor educational achievement, Susan ensures her clients the most professional and profitable real estate transaction.

EDUCATION

CCIM Designation

Columbia University Business School MBA

Duke University BA

MEMBERSHIPS

The Commercial Real Estate Association (CREA) of the Realtor Association of Sarasota and Manatee, 2019 President, Board Member
Lakewood Ranch Business Alliance Governmental Affairs Committee Chair and Executive Committee Member

Columbia University Alumni Club Past President

Realtor Association of Sarasota & Manatee: Past Public Policy Chair, Attorney/ Realtor Committee Chair

The Sarasota and Manatee County Economic Development Corporation Real Estate Office Oversight Committee

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COMMERCIAL OFFERING MEMORANDUM/BROCHURES DISCLOSURE

MS&C Commercial, a Division of Michael Saunders & Company

MS&C Commercial as the Property Owner's representative has been authorized to provide select persons/entities with materials to assess any interest in pursuing further discussions with the Property Owner. One or more of the owners of the subject property are Licensed Real Estate Brokers in the State of Florida. Only a fully signed contract will bind the Owner and you. Acceptance of the materials serves as your confirmation of the following conditions: the information cannot be duplicated or provided to a third party; no materials, records, or representations offered, to include but not limited to financial, environmental, zoning, use or income, are warranted or guaranteed to be accurate, current or complete. Prior to executing any purchase contract and/or lease agreement you assume all responsibility to independently verify any representation relied upon, whether verbal or written, and you agree to hold Owner and MSC harmless from any error or inaccuracy.