

NOW LEASING



Delivery Q4 2027



WILLOWBROOK CENTER

NWC OF WEST VILLAGES PKWY
AND MANASOTA BEACH ROAD

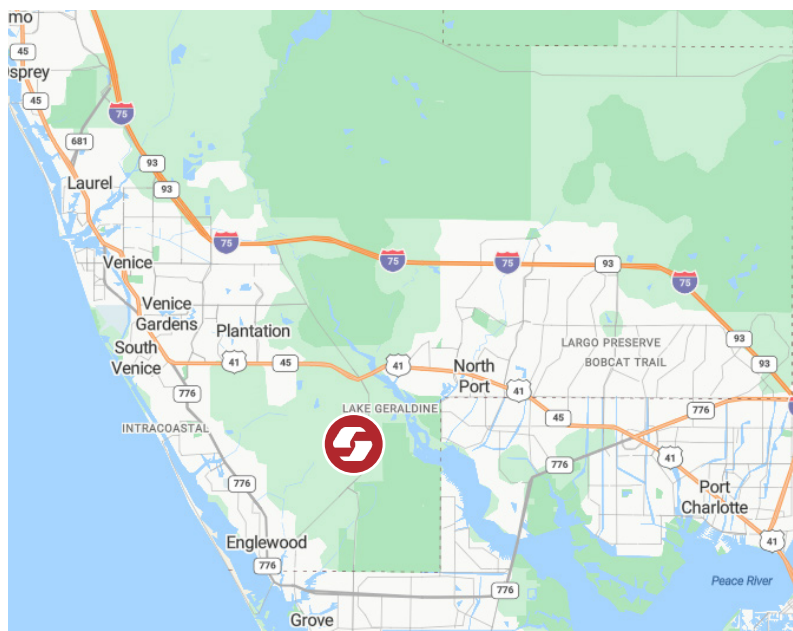
WELLEN PARK (VENICE), FL

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PROPERTY HIGHLIGHTS

Positioned in the heart of Wellen Park, this Publix-anchored center features an approved flagship prototype with the “Pours” craft beer and wine concept, expanded grab-and-go offerings, and an interior café, complemented by 14,000 SF of small-shop space, Publix Liquors, and five outparcels. Developed in partnership with Wellen Park's master developer, this center will serve a thriving, high-income community with strong year-round population growth and regional connectivity.

- **Located in Wellen Park, #3 on list of the Nation's Top-Selling Master-Planned Communities**
- **30,000+ homes in trade area with an estimated 60,000 residents at full buildout**
- **1.5 miles to CoolToday Park, the Atlanta Braves spring training facility**
- **Direct connectivity to I-75 and major corridors serving Sarasota, Venice, North Port, and Port Charlotte**
- **Strong year-round population with average HH income of \$127K within 3 miles**
- **The center is adjacent to the Wellen Park Golf & Country Club, enhancing daily and destination traffic**

DEMOGRAPHICS



POPULATION

- **3 MILES** 9,181
- **5 MILES** 51,102
- **7 MILES** 126,203



TOTAL HOUSEHOLDS

- **3 MILES** 4,653
- **5 MILES** 25,460
- **7 MILES** 60,776



HH INCOME

- **3 MILES** \$127,151
- **5 MILES** \$114,762
- **7 MILES** \$108,722

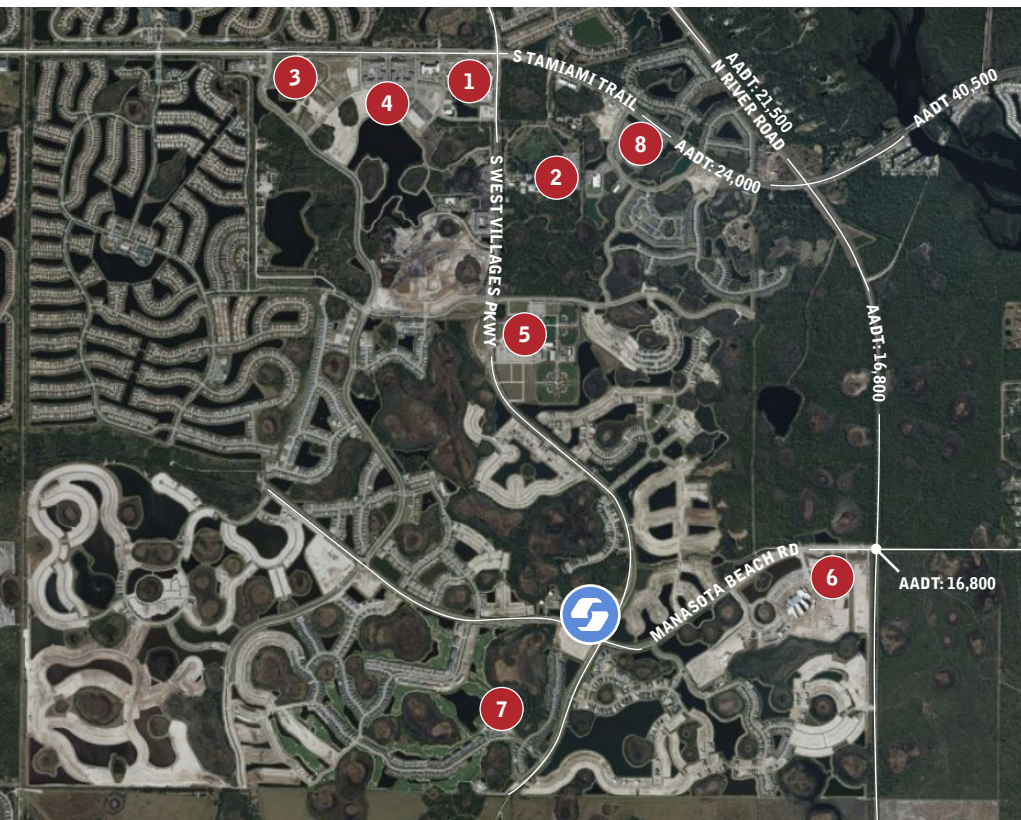


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AERIALS



-  **WILLOWBROOK CENTER**
- 1 PUBLIX AT WEST VILLAGES MARKETPLACE**
- 2 STATE COLLEGE OF FLORIDA**
- 3 HCA FLORIDA ER**
- 4 DOWNTOWN WELLEN PARK**
- 5 COOLTODAY PARK**
- 6 WELLEN PARK HIGH SCHOOL**
- 7 WELLEN PARK GOLF AND COUNTRY CLUB**
- 8 COSTCO**

TRADE AREA

WITHIN 5 MILES

WITHIN 1 MILE



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SITE PLAN + AVAILABILITY



101	PUBLIX	55,701 SF	205	AVAILABLE	1,400 SF	OP 1	AVAILABLE	1.66 ACRES
102	PUBLIX LIQUOR	2,100 SF	206	AVAILABLE	1,400 SF	OP 2	AVAILABLE	1.54 ACRES
201	AVAILABLE	1,400 SF	207	AVAILABLE	1,400 SF	OP 3	AVAILABLE	1.67 ACRES
202	AVAILABLE	1,400 SF	208	AVAILABLE	1,400 SF	OP 4	AVAILABLE	1.31 ACRES
203	AVAILABLE	1,400 SF	209	AVAILABLE	1,400 SF	OP 5	AVAILABLE	1.64 ACRES
204	AVAILABLE	1,400 SF	210	AVAILABLE	1,400 SF			



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- With a focus on wellness, community connections, and a vibrant lifestyle, Wellen Park offers an array of homes and neighborhoods built by leading national and regional builders.
- Ranked the No. 3 best-selling community in the nation for 2026 by prominent national real estate consultants RCLCO and John Burns, Wellen Park is planned for more than 50,000 residents and 22,500 homes at full buildout.
- The community is currently home to over 10,000 residents who enjoy on-site recreational and fitness opportunities, amenities, events, Downtown Wellen and proximity to the area's top-rated Gulf of Mexico beaches.
- Wellen Park continues to expand residential and lifestyle choices with new gated neighborhoods featuring a mix of multifamily and single-family homes for sale, as well as apartment rentals.



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WELLEN PARK

LEGEND

- RESIDENTIAL NEIGHBORHOOD
- RENTAL NEIGHBORHOOD
Tropia, Grand Living, Soleo 55+, Stillwell & BB Living
- COMMERCIAL
- HEALTHCARE & EMERGENCY
- EDUCATION
- FUTURE DEVELOPMENT
- NATURE TRAILS

AMENITIES KEY

-  WELCOME CENTER
-  COMMUNITY GARDEN
-  COOLTODAY PARK
Atlanta Braves Spring Training Facility
-  FIRE STATIONS
-  EMERGENCY CENTERS
-  DOG PARKS
-  GOLF COURSES
-  KAYAK LAUNCHES
-  PLAYGROUNDS
-  BEACHES



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