

12134 Mercado Drive, Venice, FL 34293



PROPERTY OVERVIEW

Prime Vacant Land For Lease in Wellen Park

Located in the heart of the rapidly growing West Villages area of Wellen Park, this prime vacant land offers an exceptional opportunity for retail, restaurant, day spa, urgent care, or other commercial ventures. Positioned within a master-planned community set to reach approximately 22,000 homes upon completion, this location is poised for significant growth.

PROPERTY SUMMARY

Lease Rate:	Negotiable
Available SF:	49,048 SF
Lot Size:	1.13 Acres
Zoning:	V



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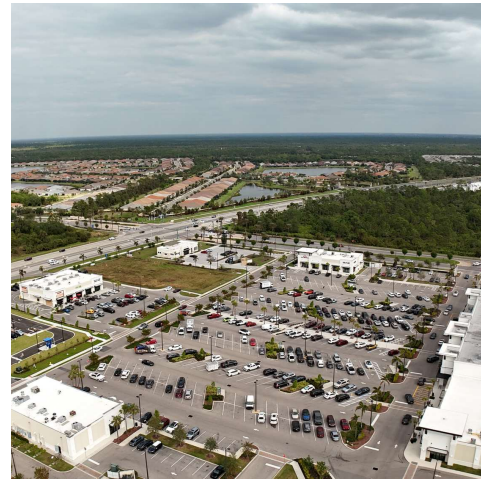


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12134 MERCADO DRIVE

ADDITIONAL PHOTOS



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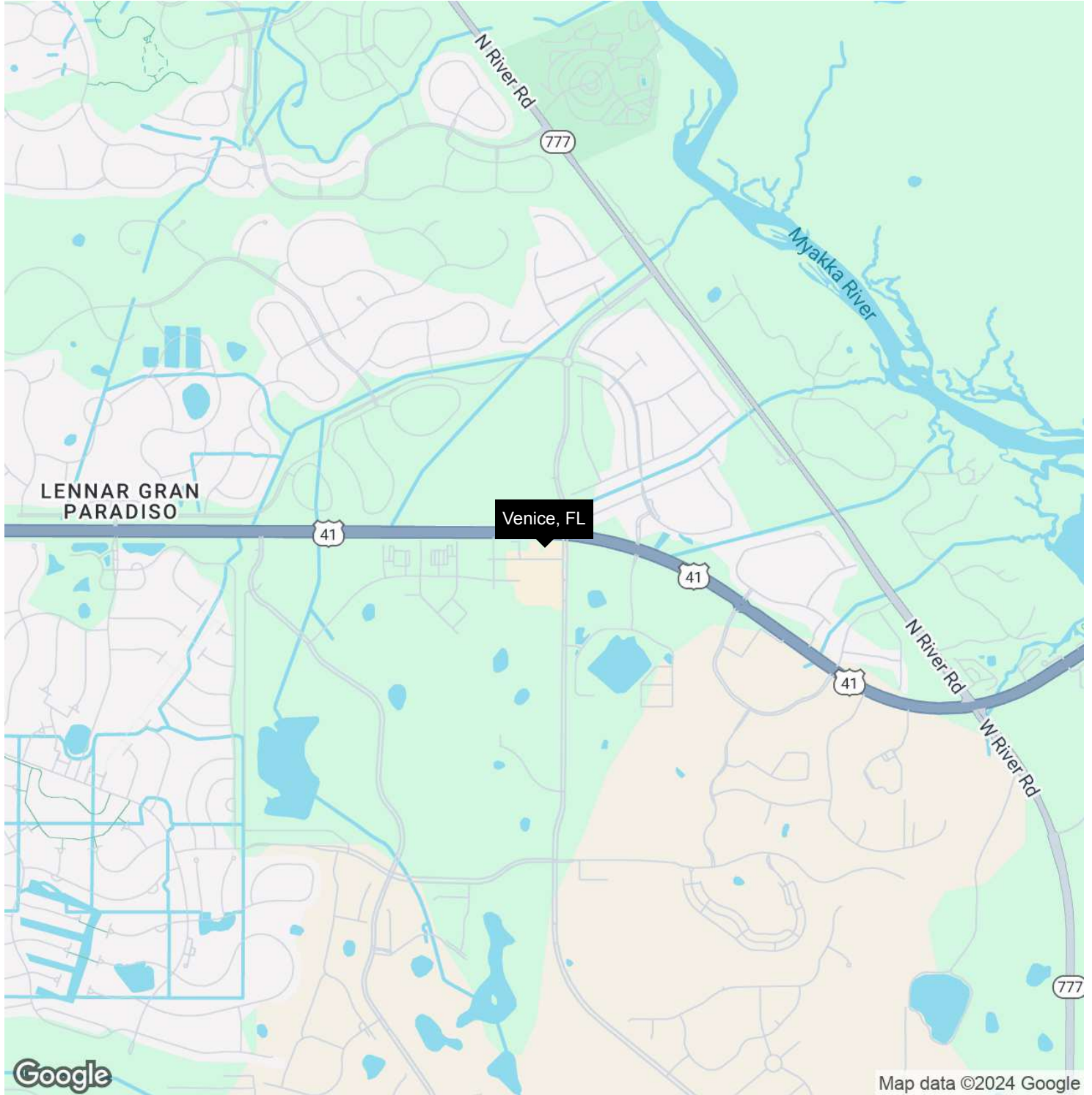


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REGIONAL MAP



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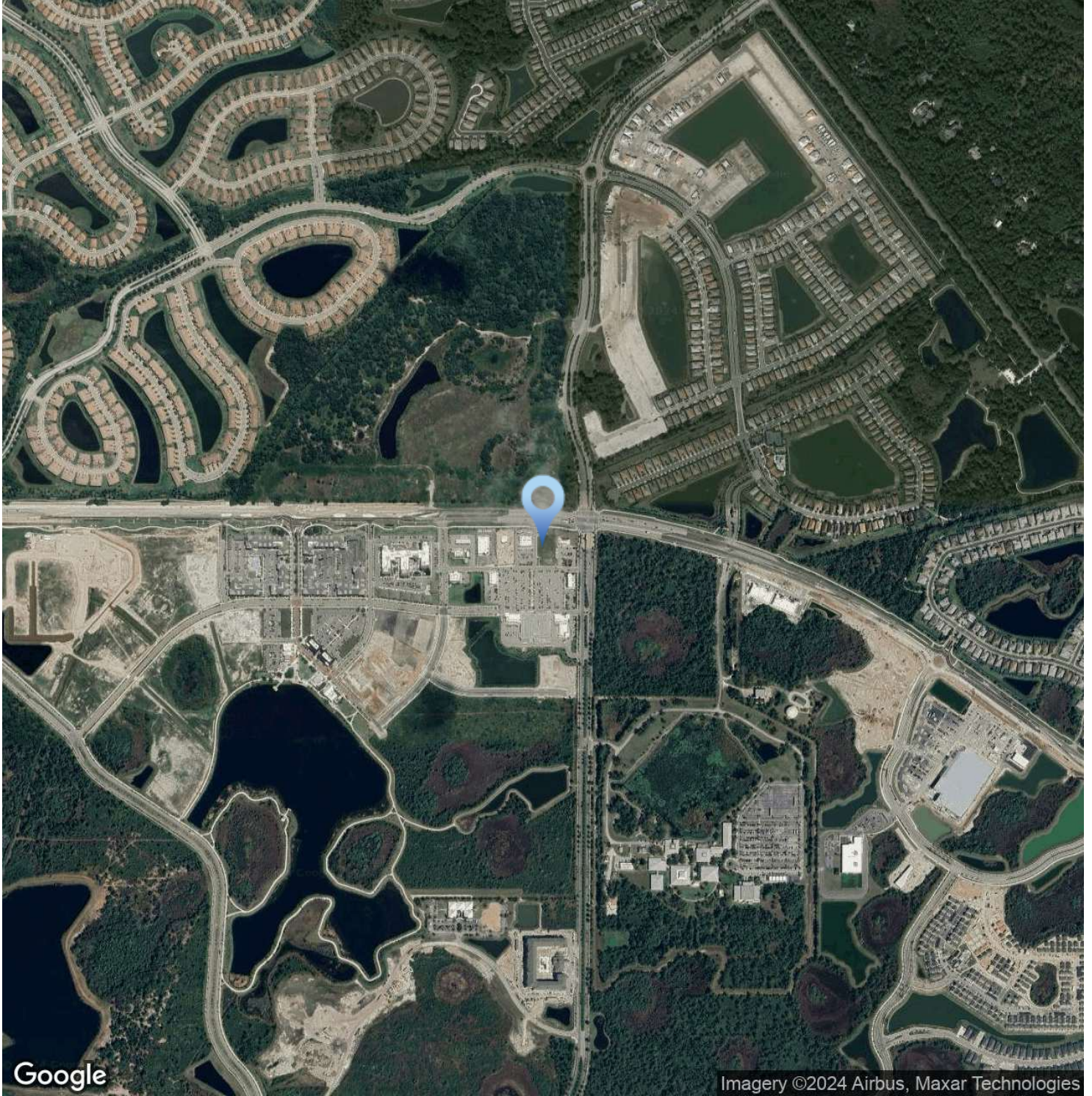


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AERIAL MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	88	377	2,152
Average Age	57	57	57
Average Age (Male)	57	57	57
Average Age (Female)	57	57	57

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	40	169	971
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$175,130	\$175,701	\$174,181
Average House Value	\$527,186	\$527,214	\$527,141

Demographics data derived from AlphaMap



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