

# THE SHOPPES AT VERDANA VILLAGE

FOR LEASE • PUBLIX-ANCHORED NEIGHBORHOOD CENTER  
VERDANA VILLAGE BLVD • ESTERO, FL 33928



## PROPERTY FEATURES

### PRICING:

Call for Details

### AVAILABLE:

- OP 2 - 1.23± AC Pending
- OP 3 - 0.99± AC Pending
- BLDG. A - Unit 104: 1,200± SF Pending
- BLDG. A - Unit 105: 1,500± SF Available

### LOCATION:

The subject site is located on the SEC of Verdana Village Blvd & Corkscrew Rd in Estero, FL. Corkscrew Rd is the main east/west arterial roadway that extends from US 41.



## VERDANA VILLAGE

IS A PUBLIX-ANCHORED NEIGHBORHOOD CENTER LOCATED IN THE MAIN ENTRANCE TO VERDANA VILLAGE, AN APPROVED PROJECT THAT WILL BE DEVELOPED WITH 2,400 HOMES.

### CONTACT US:

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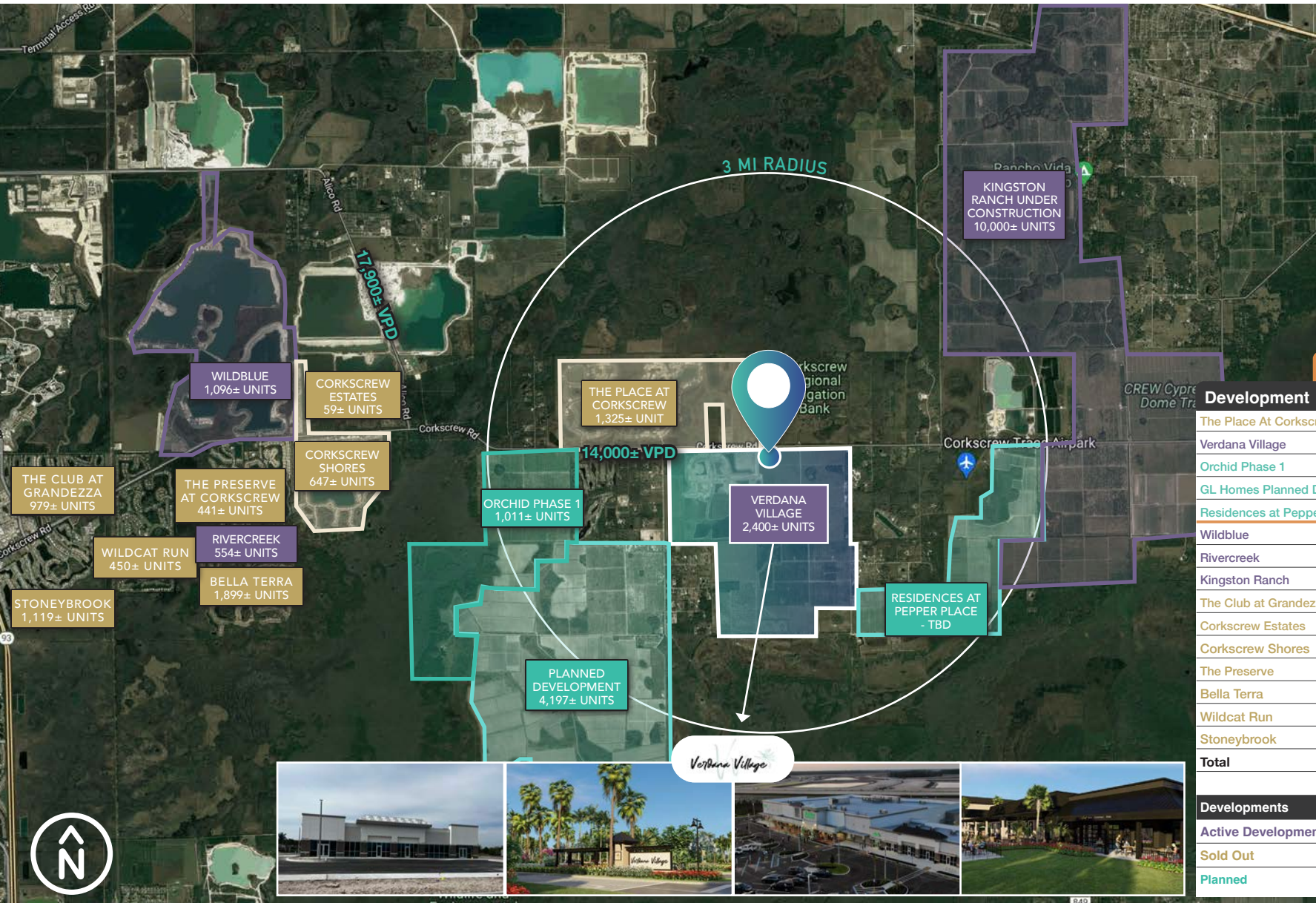
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**LEGEND**

- ACTIVE DEVELOPMENTS
- SOLD OUT
- PLANNED

Development	Total	Built/Sold
The Place At Corkscrew	1,325	1,325
Verdana Village	2,400	1,584
Orchid Phase 1	1,011	In Planning
GL Homes Planned Development	4,197	In Planning
Residences at Pepper Place	TBD	In Planning
Wildblue	1,096	TBD
Rivercreek	554	470
Kingston Ranch	10,000	TBD
The Club at Grandezza	979	979
Corkscrew Estates	59	59
Corkscrew Shores	647	647
The Preserve	441	441
Bella Terra	1,899	1,899
Wildcat Run	450	450
Stoneybrook	1,119	1,119
<b>Total</b>	<b>26,177</b>	<b>8,414</b>

Developments	Total	Built/Sold
Active Developments	4,040	1,495
Sold Out	6,919	6,919
Planned	15,208	In Planning



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#	TENANT	SIZE
OP 1A	FIFTH THIRD BANK	0.52 AC
OP 1B	HEARTLAND DENTAL	0.90 AC
OP 2	PENDING	1.23 AC
OP 3	PENDING	0.99 AC
BLDG. A	AVAILABLE	1,500 SF (RESTAURANT)
BLDG. A	PENDING	1,200± SF
BLDG. A	PUBLIX	48,387 SF
BLDG. A	PUBLIX LIQUORS	1,400 SF
BLDG. A 102	UPS	1,200 SF
BLDG. A 103	THE NAIL LOUNGE SPA	2,400 SF
BLDG. A 104	PRECISION HAIR SALON	1,200 SF
BLDG. B 101	DUNKIN'	1,800 SF
BLDG. B 103	CORA PHYS. THERAPY	2,400 SF
BLDG. B 104	LEGNO ITALIAN KITCHEN	2,400 SF

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## BUILDING A



## BUILDING B

FULLY LEASED



#	TENANT	SIZE
BLDG. A Unit 105	AVAILABLE (Restaurant)	1,500 SF
BLDG. A Unit 104	PENDING	1,200± SF
BLDG. B	FULLY LEASED	N/A

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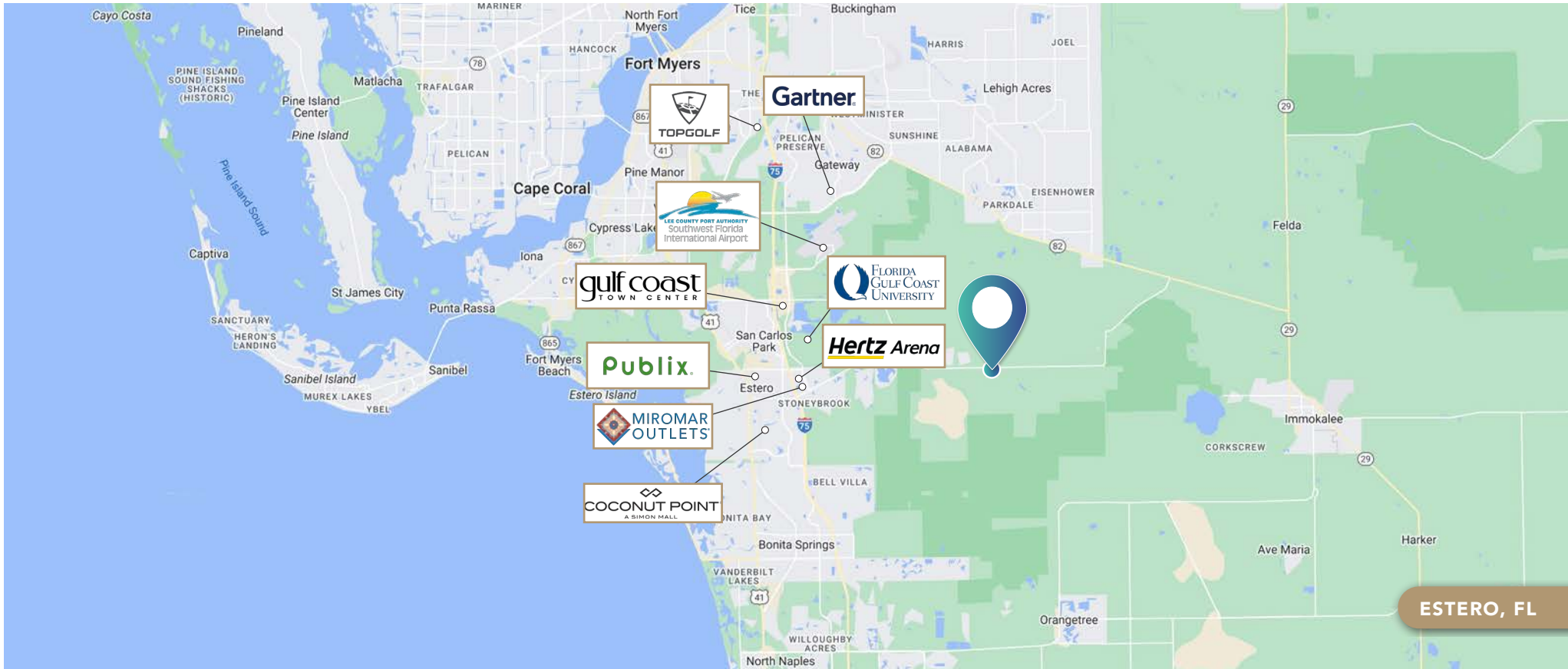
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2026 DEMOS	3 MI RADIUS	5 MI RADIUS	10 MI RADIUS
EST. POPULATION:	5,337	6,765	101,770
EST. EMPLOYMENT DENSITY:	197	554	18,144
AVG. H.H. INCOME:	\$210,849	\$195,628	\$131,709

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## COMMERCIAL DEVELOPER



**WMG**DEVELOPMENT

WMG Development LLC is a full-service national real estate investment and development company made up of an entrepreneurial team of creative problem solvers with “can-do” attitudes.

Throughout the years, WMG has executed a solid track record of successful development solutions. WMG develops commercial real estate projects for a variety of industry segments, including retail, healthcare and restaurants. WMG Development is currently in 33 states and has more than 58 active projects. The company’s expertise in site selection, as well as its quick-action responsiveness, makes WMG Development the premier retail developer in the United States.



Shoppes on Immokalee Road - Naples, FL



LEARN MORE ABOUT WMG DEVELOPMENT

Shoppes at Palmer Ranch - Sarasota, FL



Village Grove Dental Care - Buckeye, AZ



at&t and Liberty Dental Care - Kansas City, MO



Copperhead Dental Care - Parker, CO

TrinityCRE.com

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