

**WELLEN PARK  
10,000 ACRE  
MASTER PLANNED  
COMMUNITY**

**COSTCO  
WHOLESALE**



**LQ Commercial**  
REAL ESTATE SERVICES

**LQCRE.COM**

**N RIVER ROAD**

**21,500 AADT**

**40,500 AADT**

**41**

**OWNED BY  
OTHERS**

**ACCESS TO US 41**

**OWNED BY  
OTHERS**

# MYAKKA RIVER STATION

**9001 S TAMiami TRAIL I VENICE, FL 33907**

**1 - 4 AC RETAIL PADS FOR GROUND LEASE OR BUILD-TO-SUIT**



**LQ Commercial**  
REAL ESTATE SERVICES

1614 Colonial Blvd #101  
Fort Myers, FL 33907

**LQCRE.COM**

**BOB PEKOL**  
**Senior Associate**

O: 239.275.4922 x230

D: 239.333.4369

**BPEKOL@LQCRE.COM**



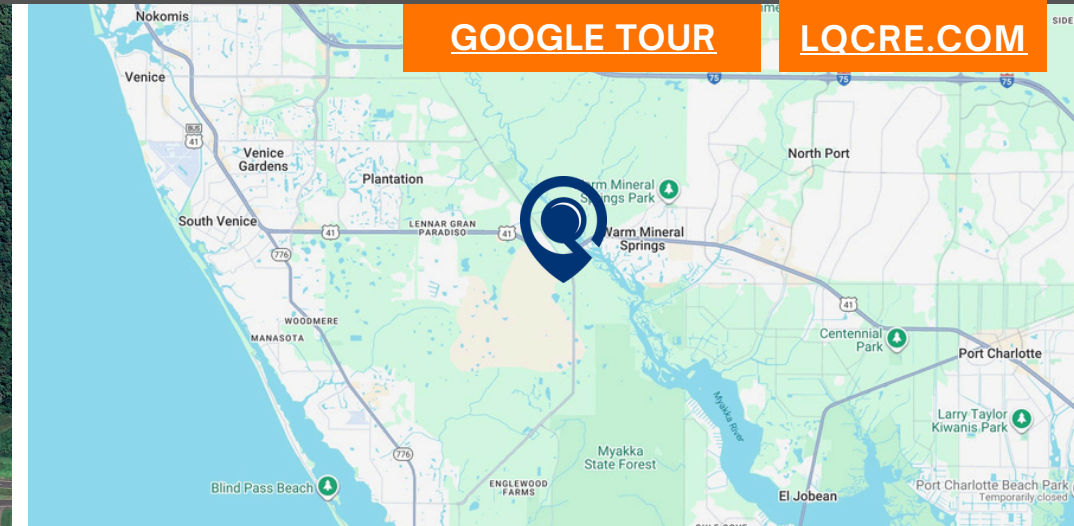
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#### CALL FOR RATES



#### 1 - 4 ACRES PAD SIZES



#### GROUND LEASE OR BUILD-TO-SUIT

- Premier Retail Corner of US Highway 41 & River Road.
- Ground Lease or Build to Suit!
- Across From "Wellen Park" (36,630 Homes At Buildout).
- Traffic Generators: Costco, Sarasota Memorial, Atlanta Braves Spring Training, State College of FL, College Prep Academy & More

[PROPERTIES.LQCRE.COM/MYAKKA-RIVER-CENTER](https://properties.lqcre.com/myakka-river-center)



3-MI POPULATION

**19,273**



3-MI HH INCOME

**\$113,358**



3-MI HISTORIC POP. GROWTH

**10.9%**



3-MI MEDIAN AGE

**62.4**



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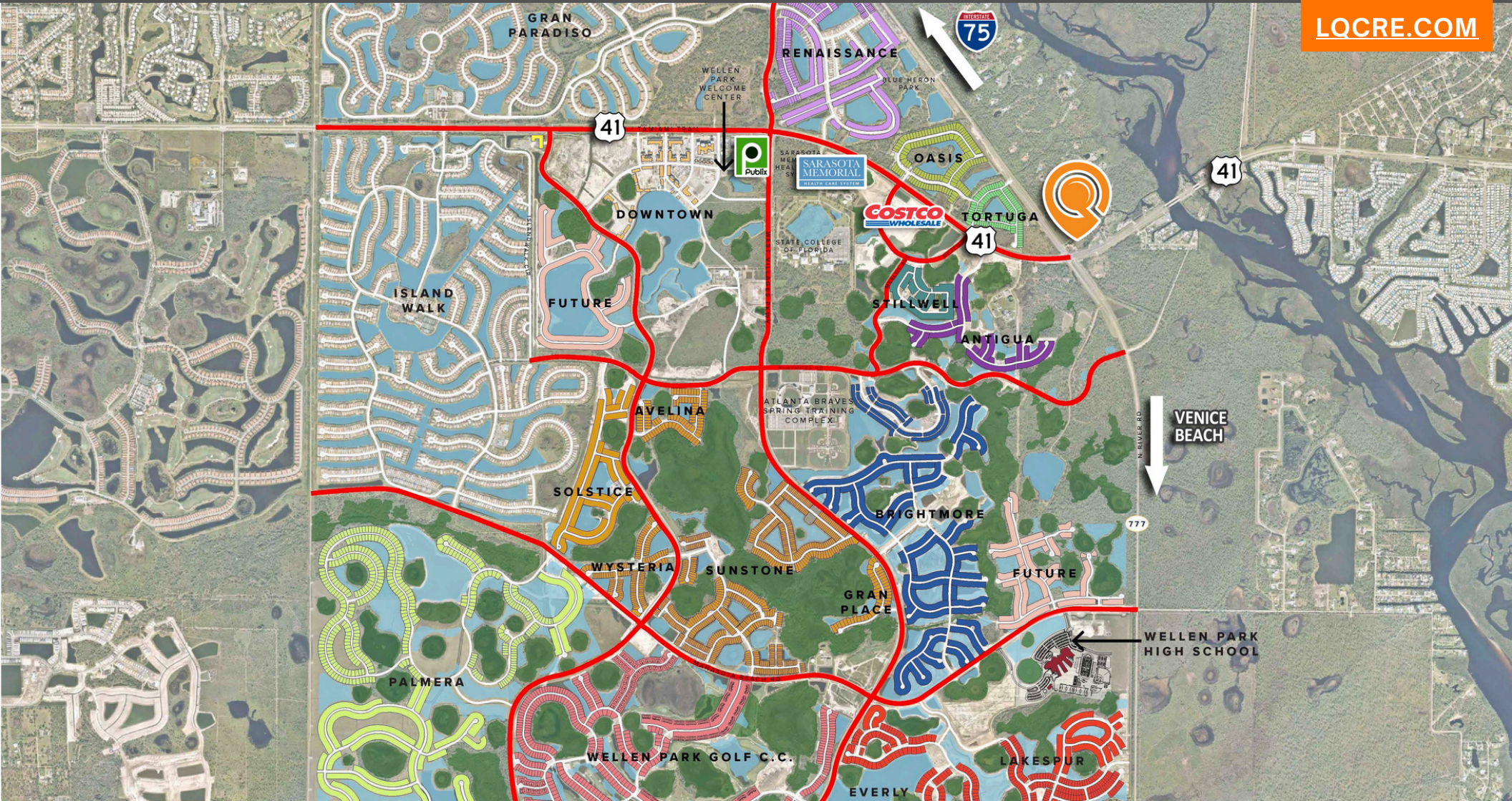
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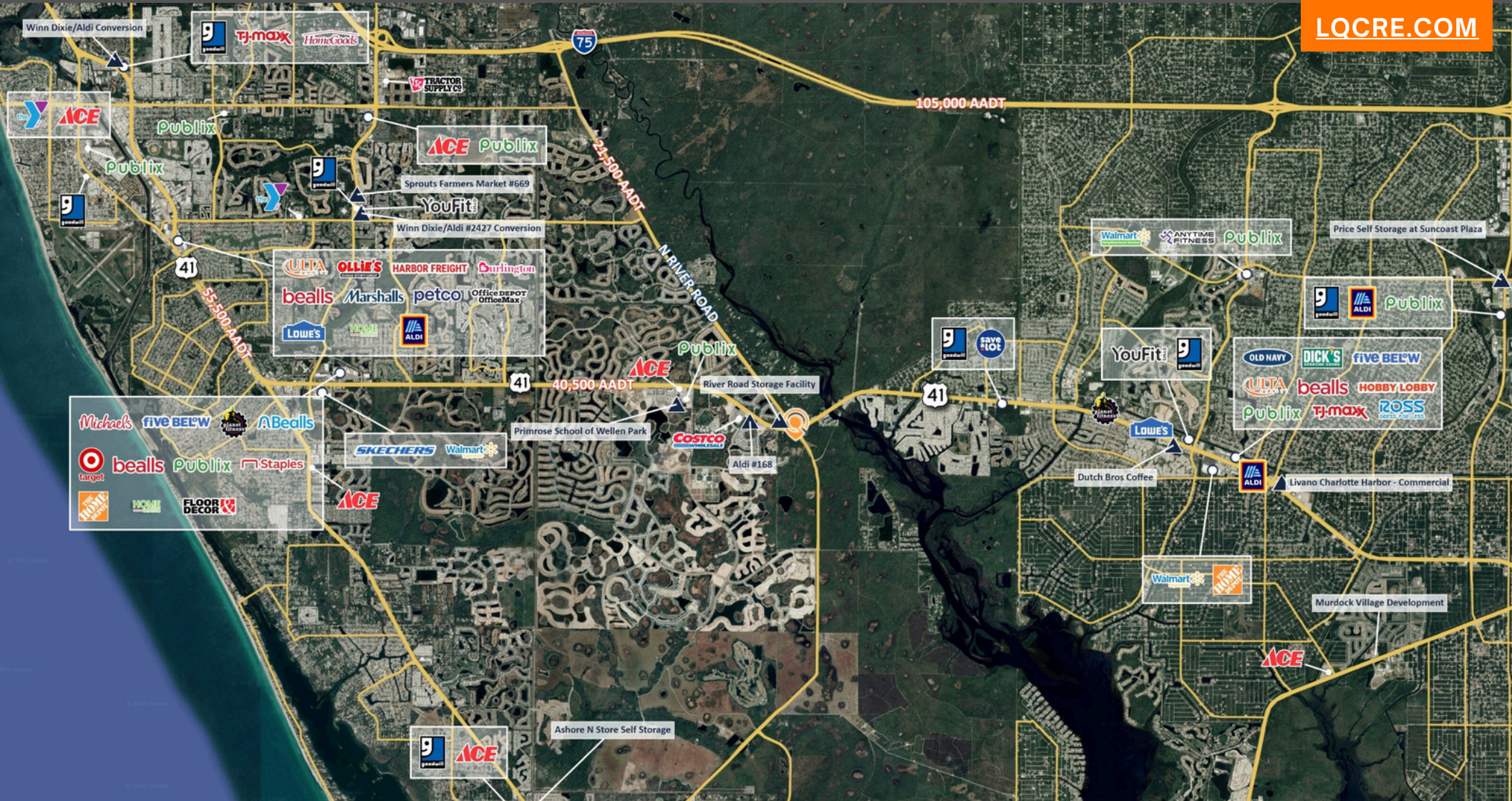
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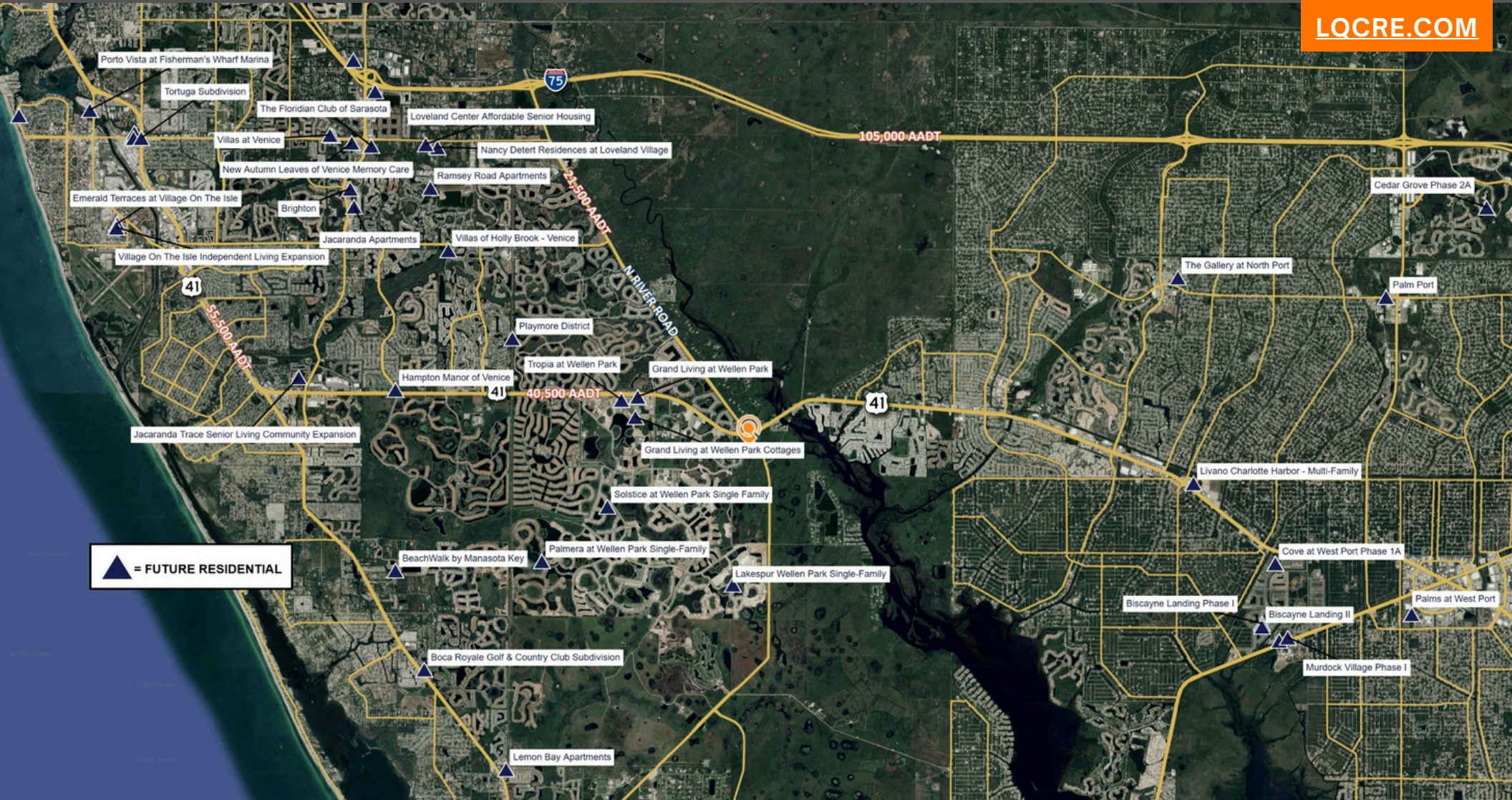
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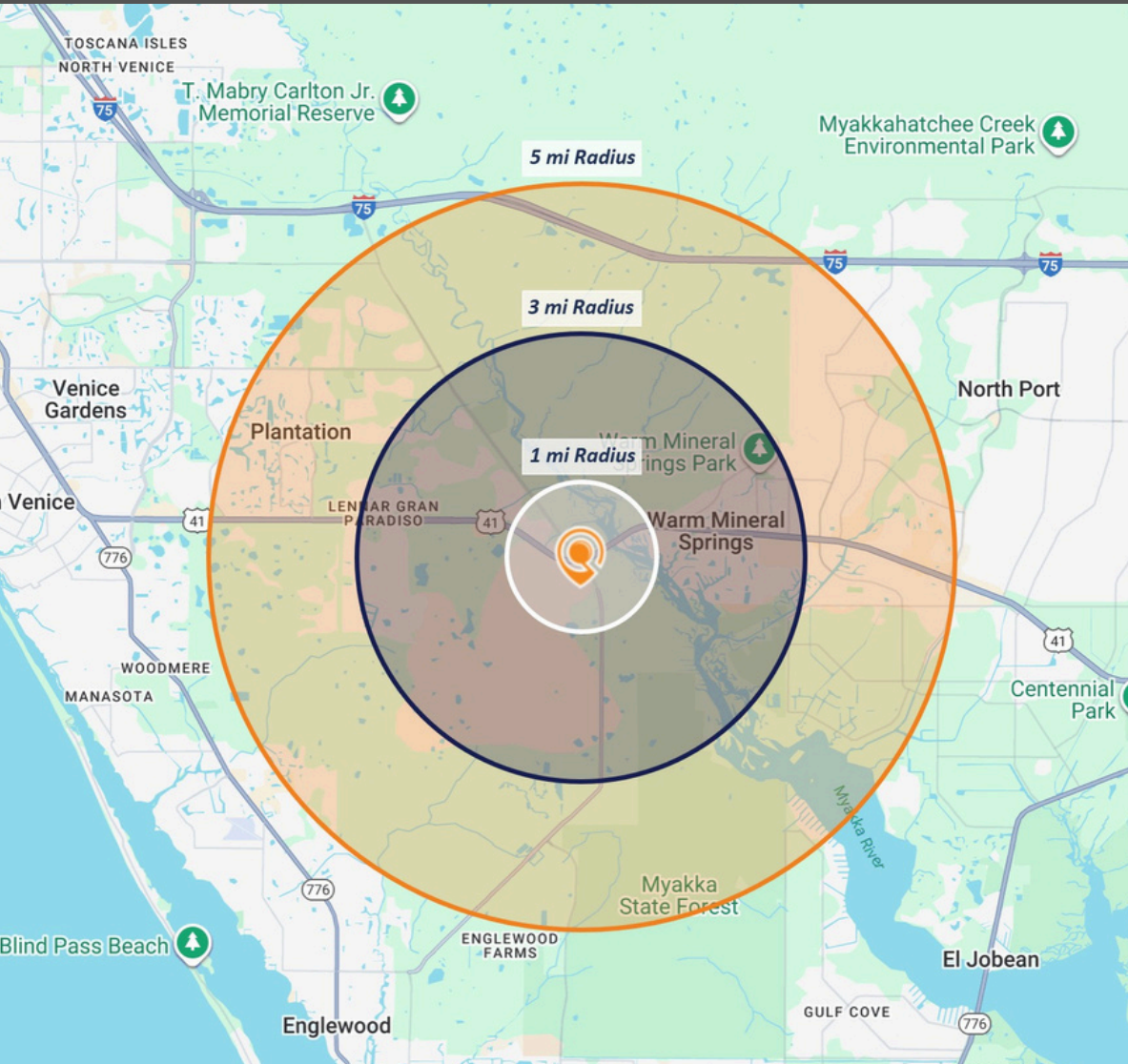
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#### DRIVE TIME DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
Population	638	19,273	53,044
2030 Projected Population	731	21,187	56,375
Projected Annual Growth to 2030	2.9%	2.0%	1.3%
Historical Annual Growth 2010 to 2025	33.3%	10.9%	4.5%
Median Age	63.4	62.4	59.6
Households	310	9,587	25,137
Projected Annual Growth to 2026	2.7%	1.8%	1.1%
Historical Annual Growth 2010 to 2023	27.6%	10.0%	4.4%
White	89.4%	89.3%	87.4%
Black or African American	2.4%	2.7%	3.9%
Asian or Pacific Islander	2.1%	1.8%	1.7%
American Indian or Native Alaskan	0.3%	0.2%	0.3%
Other Races	5.8%	6.0%	6.7%
Hispanic	7.1%	7.3%	8.2%
Average Household Income	\$131,496	\$113,358	\$112,224
Median Household Income	\$103,360	\$87,098	\$85,167
Per Capita Income	\$63,933	\$56,404	\$53,239
Elementary (Grades 0 - 8)	0.9%	1.4%	2.2%
Some High School (Grades 9 - 11)	4.5%	4.2%	3.6%
High School Graduate	20.1%	25.1%	26.6%
Some College	17.3%	19.6%	20.9%
Associates Degree Only	8.8%	9.4%	9.1%
Bachelors Degree Only	22.0%	18.3%	19.7%
Graduate Degree	26.3%	22.1%	17.9%
Total Businesses	71	394	1,430
Total Employees	340	1,628	6,791