

BENDERSON

NORTH RIVER MARKETPLACE

VENICE :: FLORIDA

E Venice Avenue & N River Road :: Venice, FL 34292



BENDERSON
DEVELOPMENT

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University Park, FL 34201
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WELCOME TO NORTH RIVER MARKETPLACE

North River Marketplace is an exciting new ground-up development located along the growing North River Road corridor in Venice, Florida. Strategically positioned in one of the fastest-growing mid-size metro areas in the United States, this Publix-anchored retail center is set to become a cornerstone of the community. Spanning 51.52 acres, the property will feature a dynamic mix of retail stores, restaurants and essential services to serve the needs of the expanding local population.



REGIONAL POSITIONING

HIGH TRAFFIC CORRIDOR

Less than 3/4 miles from fast-growing River Road exit 191
 87,500 VPD on Interstate 75
 24,000 VPD on N River Road

CAPTIVE DAYTIME POPULATION

5-Miles: 61,484
 7-Miles: 121,089
 10-Miles: 174,950

AT THE GATEWAY TO THE WELLEN PARK EXPANSION AREA

The 34293 ZIP code that includes Wellen Park was ranked #17 among the "hottest" ZIP codes in the country for home sales, according to Opendoor.



ROBUST RESIDENTIAL AREA

#	COMMUNITY	UNITS
1	Caribbean Village	194
2	Future Residential	250
3	Stonewalk	72
4	Pelican Pointe Golf & Country Club	1,355
5	Isles of Chestnut Creek	667
6	The Venice Golf & Country Club	587
7	Venetian Falls	700
8	Stoneybrook at Venice	900
9	Jacaranda West Country Club	1,317
10	Grand Palm by Neal	1,736
11	Plantation Golf & Country Club	2,382
12	Venice East	902
13	Gran Paradiso	2,000
TOTAL		13,062



NORTH RIVER MARKETPLACE DEMOGRAPHICS

AREA POPULATION	5 MILES	7 MILES	10 MILES
Population	64,128	122,337	183,324
Median Age	68.0	66.1	64.5
College Graduates	49%	41%	39%

HOUSEHOLD INCOME AND NET WORTH

Total Households	32,098	60,379	88,456
Average HH Income (2024)	\$131,726	\$117,806	\$115,051
Projected AHHI (2029)	\$153,209	\$138,486	\$134,932
Average Net Worth	\$3,145,601	\$2,588,255	\$2,403,739

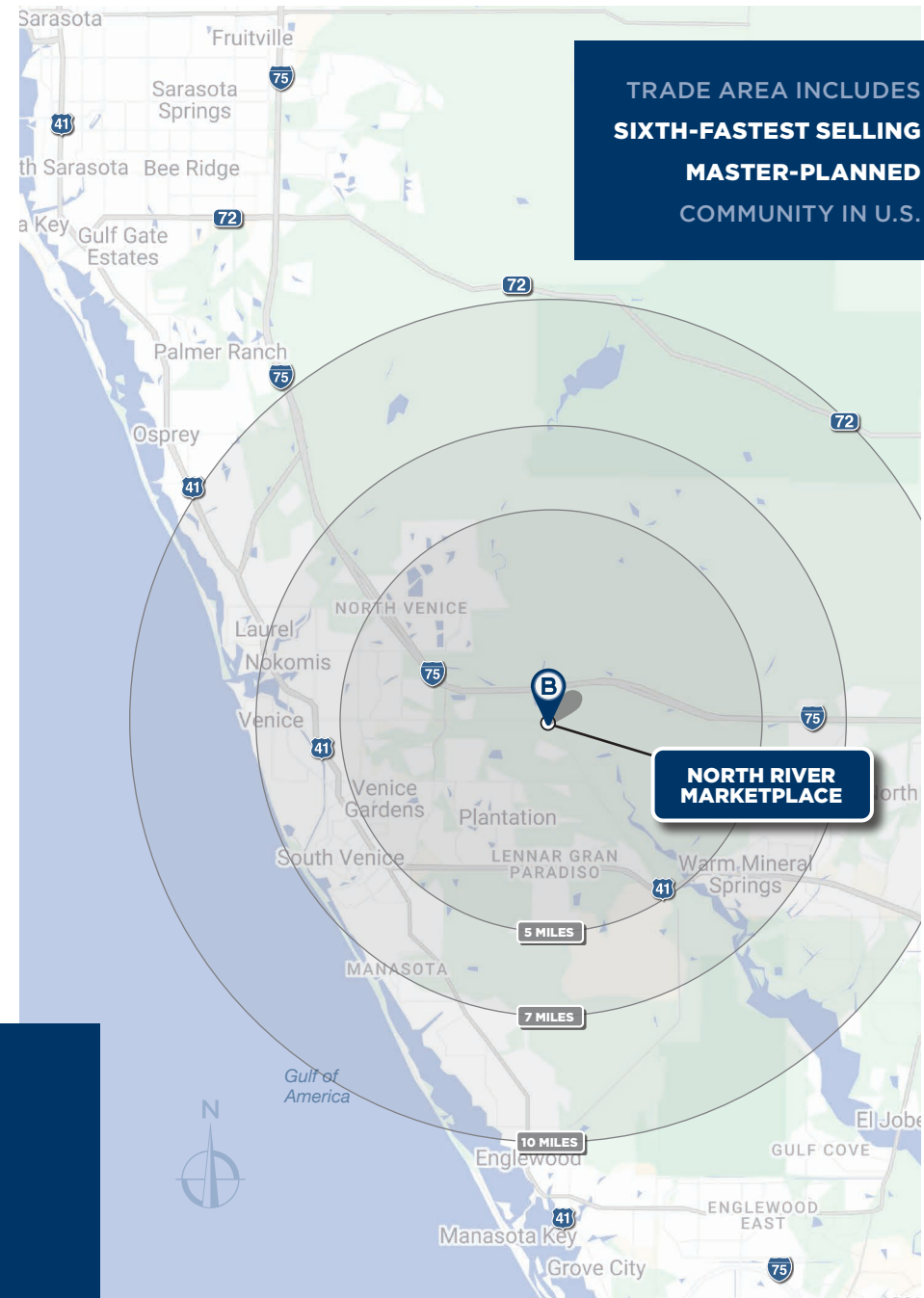
BUSINESSES & EMPLOYEES

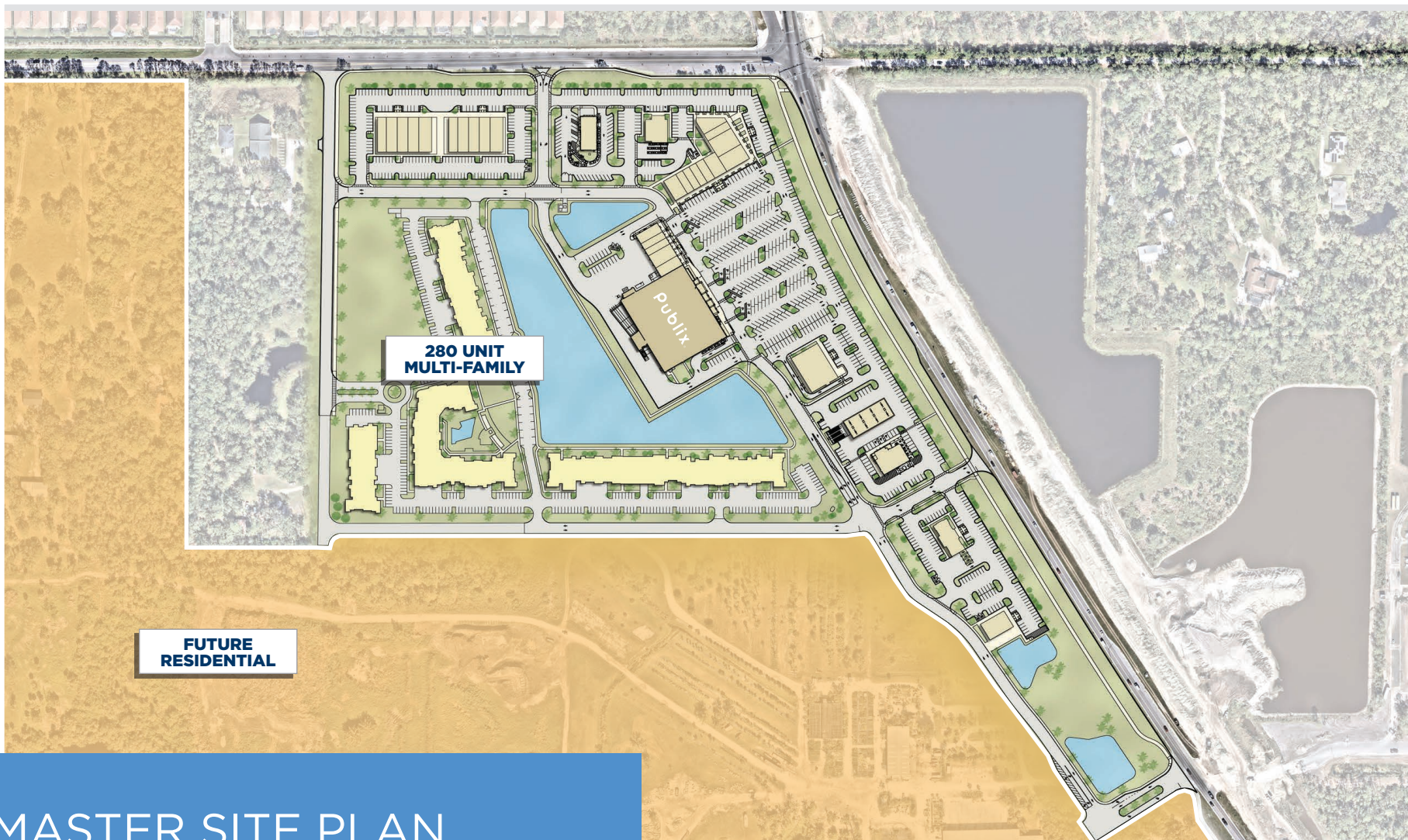
Total Businesses	1,905	4,631	6,572
Total Employees	17,646	39,686	54,331

SOURCE: Esri, Esri and Data Axle

North Port-Bradenton-Sarasota
MSA ranks among the **top 20**
fastest-growing metro areas in
the U.S.

Source: US Census Bureau





MASTER SITE PLAN



BENDERSON DEVELOPMENT

FOR MORE INFORMATION

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Founded in 1949, Benderson Development is one of the largest privately held real estate companies in the United States. The company currently owns more than 1,000 properties totaling over 55 million square feet in 40 states. The diverse portfolio includes retail, office, medical, industrial/warehouse, hospitality and residential properties.

CORPORATE HEADQUARTERS

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