

NEW RETAIL & OFFICE DEVELOPMENT LAST PAD AVAILABLE 1.88 AC

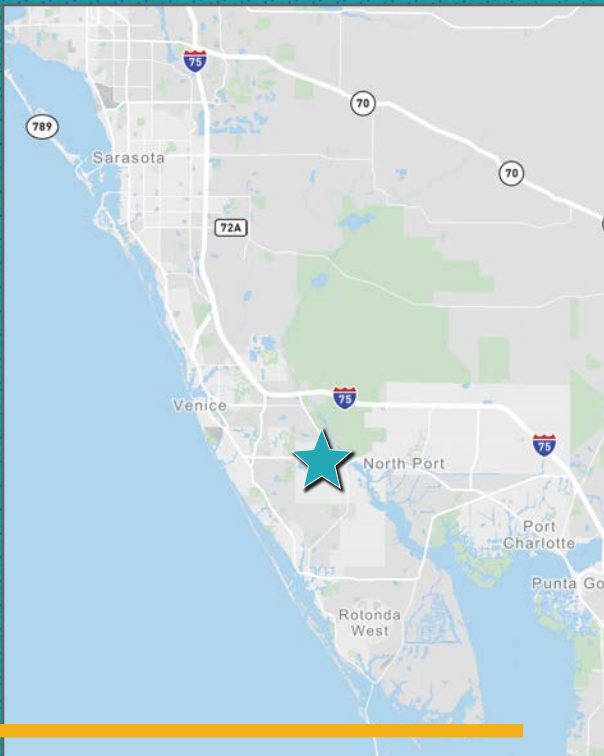
S. TAMIAMI TRAIL & MEZZO DRIVE | VENICE, FL 34293



For
Lease



CBRE is pleased to announce a new retail and office development in Wellen Park, located in Sarasota County, FL. Positioned prominently at the key intersection of S. Tamiami Trail and Mezzo Drive, this highly visible development offers over 9.76 acres of space, with the final 1.88-acre pad available for lease. This prime location is just minutes from Downtown Wellen Park and the Atlanta Braves Spring Training stadium, CoolToday Park, making it an exceptional opportunity for a variety of users.



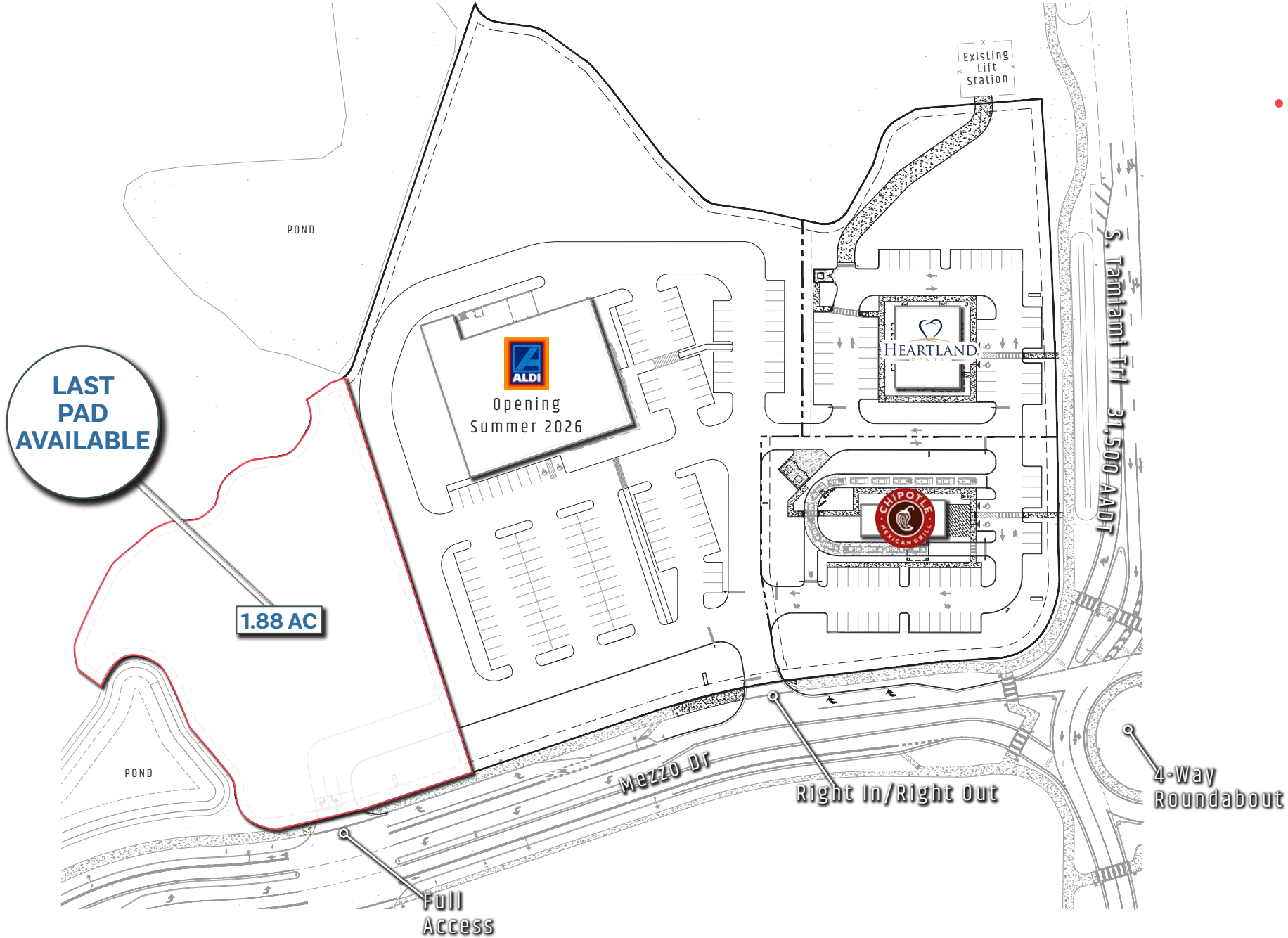
IDEALLY POSITIONED

S. TAMIAMI TRAIL & MEZZO DRIVE | VENICE, FL 34293

- 10 minutes to I-75
- 15 minutes to the coast
- 15 minutes to Historic Venice
- 30 minutes to Downtown Sarasota



CONCEPTUAL SITE PLAN





ALDI
Opening
Summer 2026

HEARTLAND

CHIPOTLE

**LAST
PAD
AVAILABLE**

1.88 AC

MEZZO DR

S. Tamiami Trl 31,500 AADT

**COSTCO
WHOLESALE**



CONSTRUCTION PROGRESS



Costco - Now Open



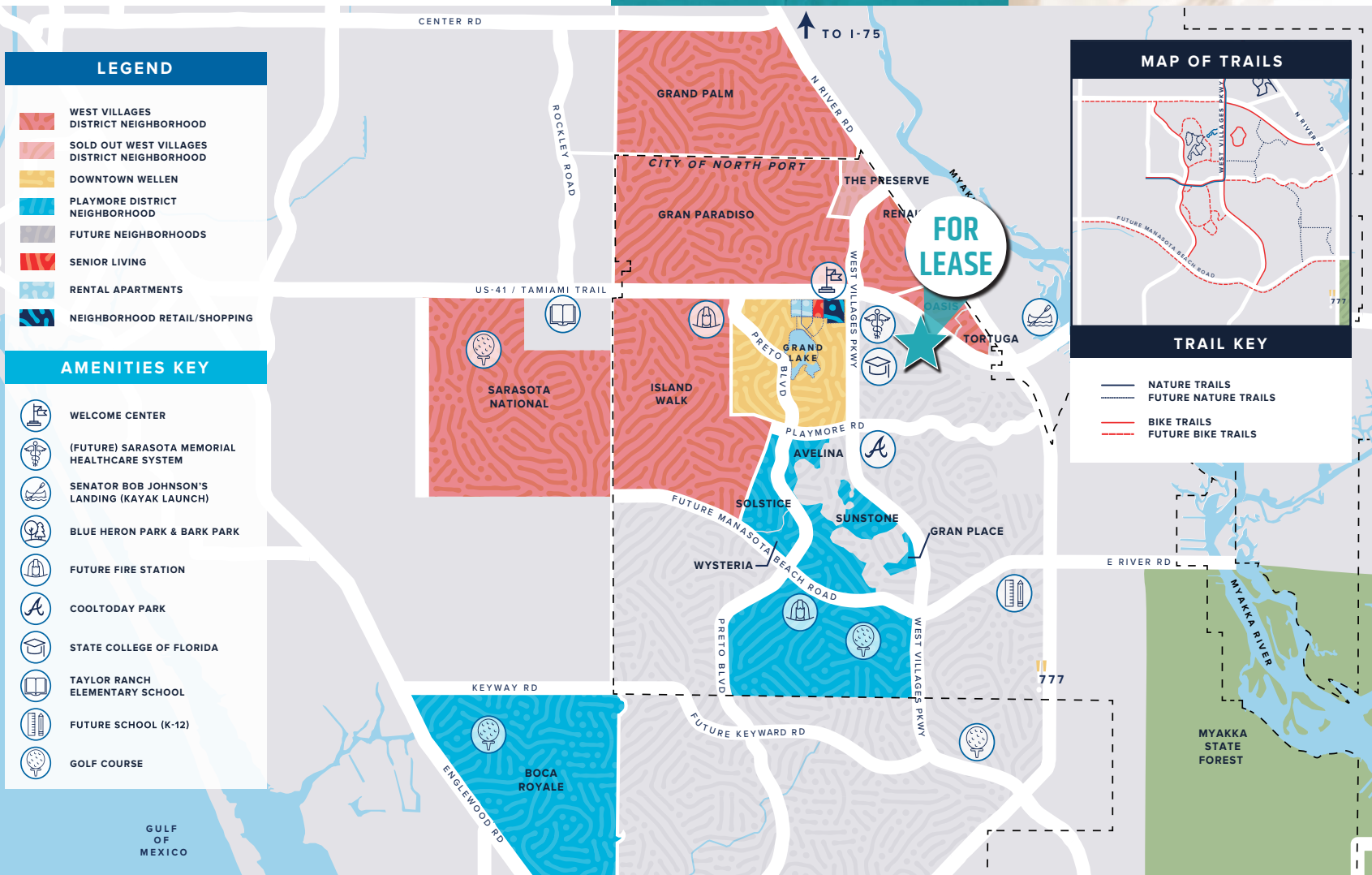
Available 1.88 AC



Aldi - Opens Summer 2026



Heartland Dental - Now Open



2025 DEMOGRAPHICS

2 MILE
RADIUS

10.82%
POPULATION GROWTH RATE

\$139,834
AVG HH INCOME



HOME OF THE ATLANTA BRAVES SPRING TRAINING

COOLTODAY PARK



The current crown jewel of Wellen Park Florida – the massive master-planned community between Venice and North Port – is CoolToday Park; the new spring training home of the Atlanta Braves.

The state-of-the-art facility was built from the ground up with the fan experience very much in mind. Whether you like baseball, beer or simply socializing in a fun outdoor/indoor venue, the Braves diamond is a place anyone can have a great time.

CoolToday Park has 8,000 seats, With 7 fields across 90 acres of complex, visitors can make good use of the facility any time of year during concerts, markets and other local events in the works.



WELLEN
PARK

EVENT



There's always something fun happening at Wellen Park - from neighborhood block parties community movie nights, live music, all-day eateries to stunning sunsets



GOLF + COUNTRY CLUBS

Wellen Park features 18-hole golf courses and clubhouses in several of its neighborhoods.

HOUSING STATISTICS

Top 10

Best-selling master-planned community in the U.S.

70%

Average of all residents live in Wellen Park year-round

1,000

New homes sold annually

1,950+

Homes sold in 2024-2025

51%

Of all buyers pay in all cash



WELLEN
PARK

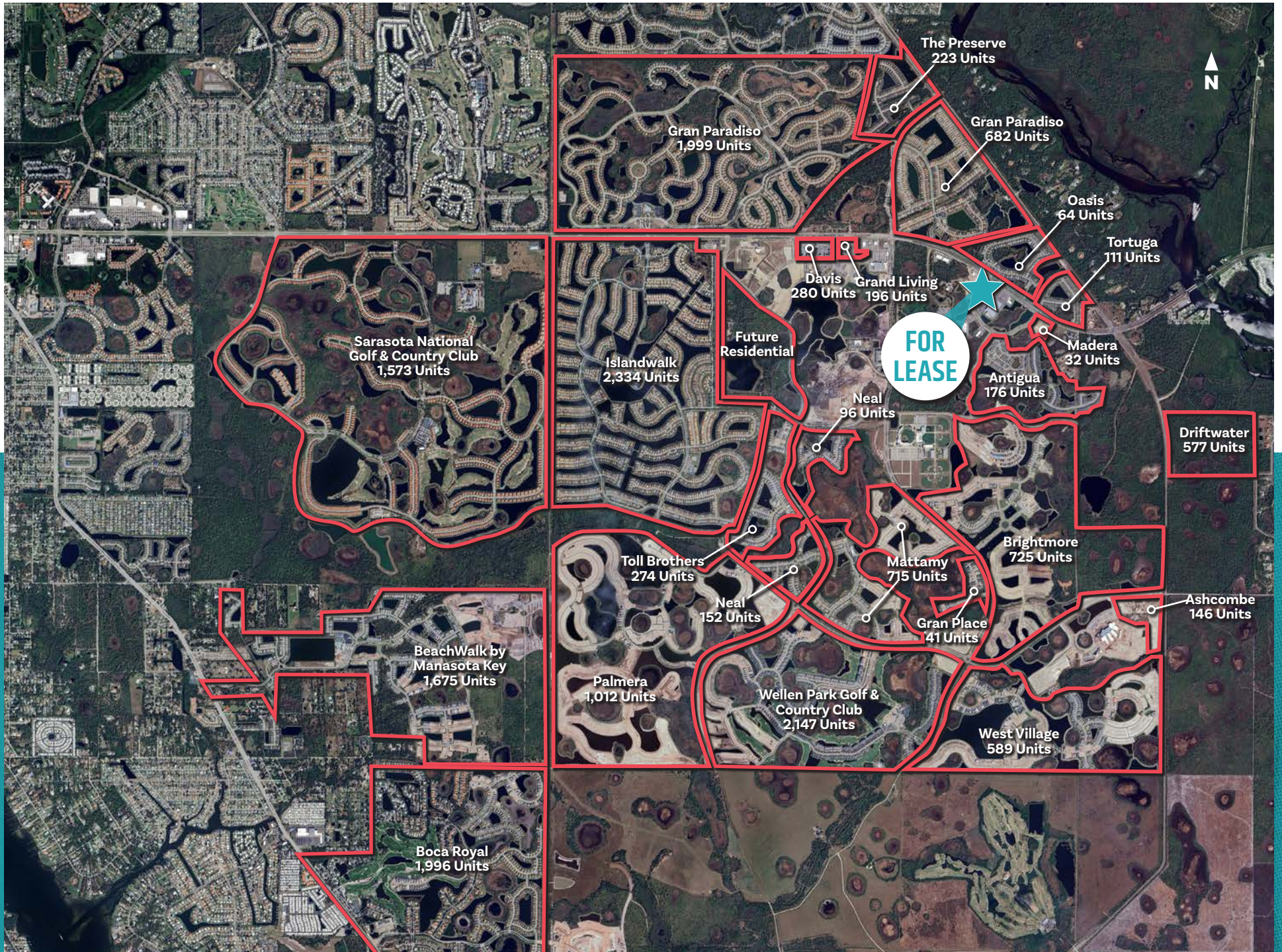
Full Build-out

22,500 Homes
60,000 Residents

2026 Projection

10,000 Homes
15,000 Residents







For Lease

UP TO 1.88 AC

Contact Us for More Information

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