

JACARANDA CROSSINGS

4291 Tamiami Trail Venice, FL 34285

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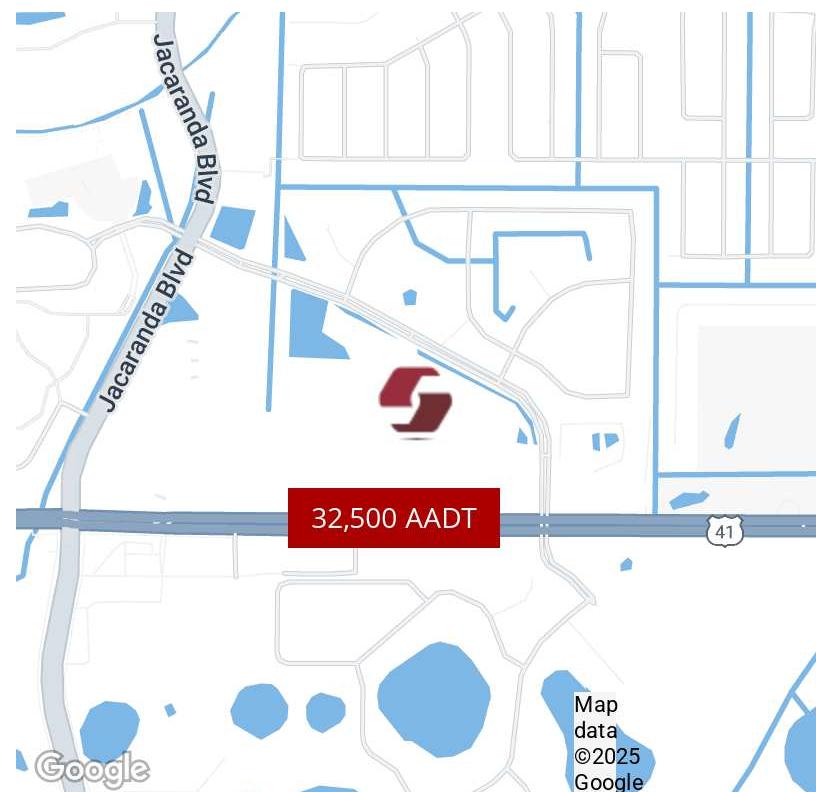


PROPERTY HIGHLIGHTS

- Located at the SE corner of U.S. Hwy 41 (Tamiami Trail) and Jacaranda Blvd in Venice, Florida
- Anchored by Target, Bealls Florida, Bealls/Home Centric, Michaels, and adjacent to Home Depot and Publix
- Located less than five (5) miles from Wellen Park, a rapidly growing master-planned community in south Sarasota County with 26,000 housing units at final buildout
- The North Port-Sarasota-Bradenton region claimed the No. 10 spot in the "fast-growing metro areas" according to the U.S. Census Bureau and the "fourth-fastest selling community" in the United States

DEMOGRAPHICS 3 MILES 5 MILES 7 MILES

	3 MILES	5 MILES	7 MILES
Total Households	25,670	46,800	61,216
Total Population	52,452	93,669	121,590
Average HH Income	\$105,123	\$109,869	\$116,742
Traffic Count		28,500	



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SITE PLAN & AVAILABILITY

1000	Bealls Florida	73,000 SF	7010/7030	Dollar Tree	9,800 SF
2000	Target	123,098 SF	7040	Leslie's Pool	4,000 SF
3000	Staples	15,741 SF	OP900	McDonald's	-
3500	Sarasota Wine & Spirits	14,773 SF	0600A	Chili's	-
4000	Nail Salon First	2,000 SF	0700A	Applebee's	-
4100	Coming Soon America's Best	1,200 SF	OP901	Wendy's	-
4200	Coming Soon America's Best	1,600 SF	OP902	MÜV Dispensary	-
5000	Bealls/Home Centric	44,000 SF	1500	AVAILABLE	9,200 SF
6000	Michaels	22,005 SF			

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