

# North River Marketplace | Venice, FL



## Retail Shop Space & Outparcels Available

**LOCATION:** SWC of E Venice Ave & N River Rd Venice, FL

**SUMMARY:** North River Marketplace will be a Publix-anchored neighborhood center located along the growing North River Rd (S.R. 777) corridor. This area includes 38,933 new/existing homes with an existing population of 19,982 within 3 miles. Venice, FL is located within the North Port-Sarasota-Bradenton metro area, with an annual population growth of 9.1% between 2016 and 2021 placing it at #11 among the fastest-growing midsize metro area.

Project Size: 35.3 acres

Retail: 21.9 acres | 108,387 buildable SF

Residential: 13.4 acres | 266 apartment units



1211 N. Westshore Blvd. Suite 801

Tampa, Florida 33607

[www.barclaygroup.com](http://www.barclaygroup.com)

**Loren Coia**

Leasing

727-733-8417 Direct

[lcoia@barclaygroup.com](mailto:lcoia@barclaygroup.com)



# North River Marketplace | Site Plan

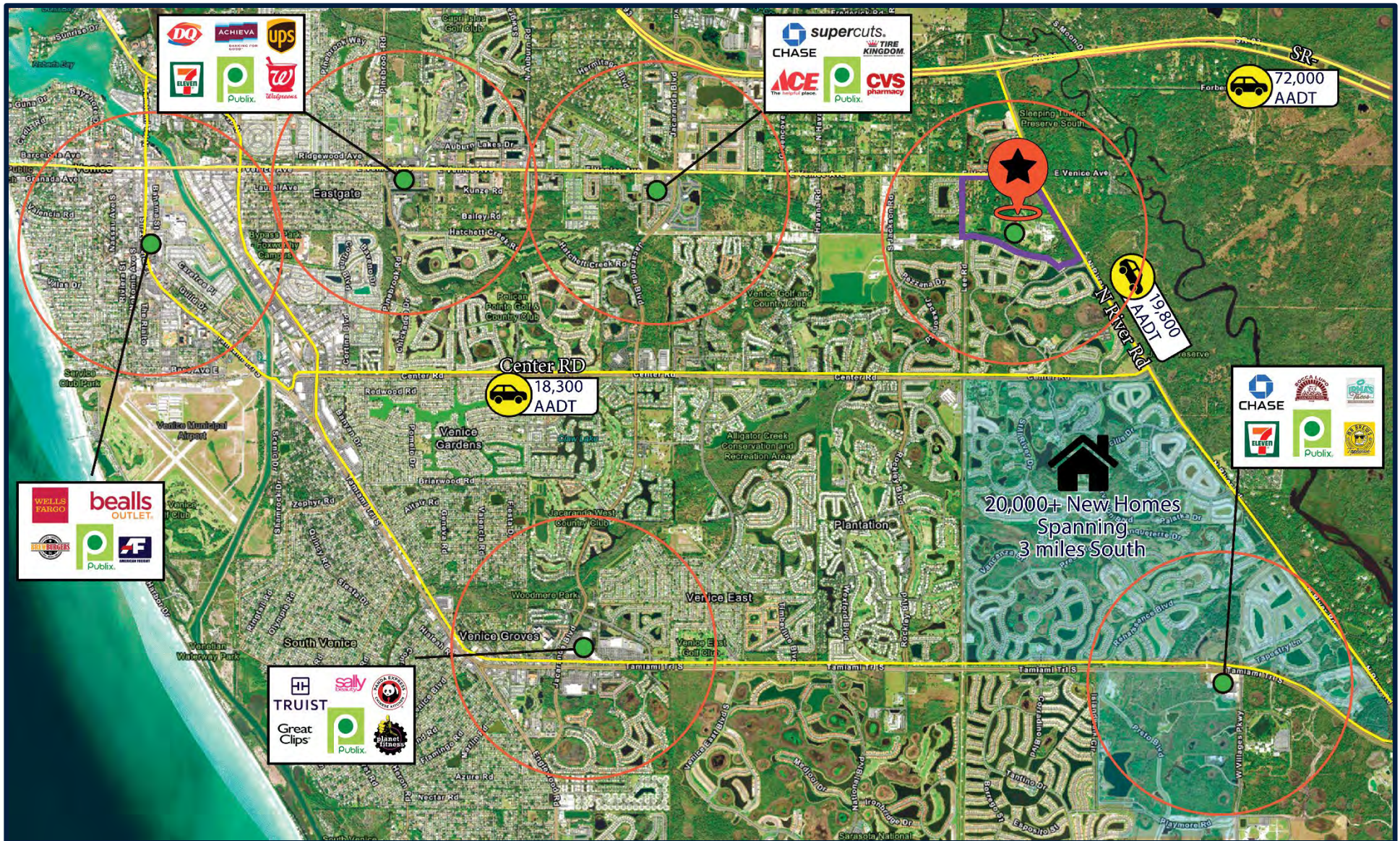


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# North River Marketplace | Surrounding Area

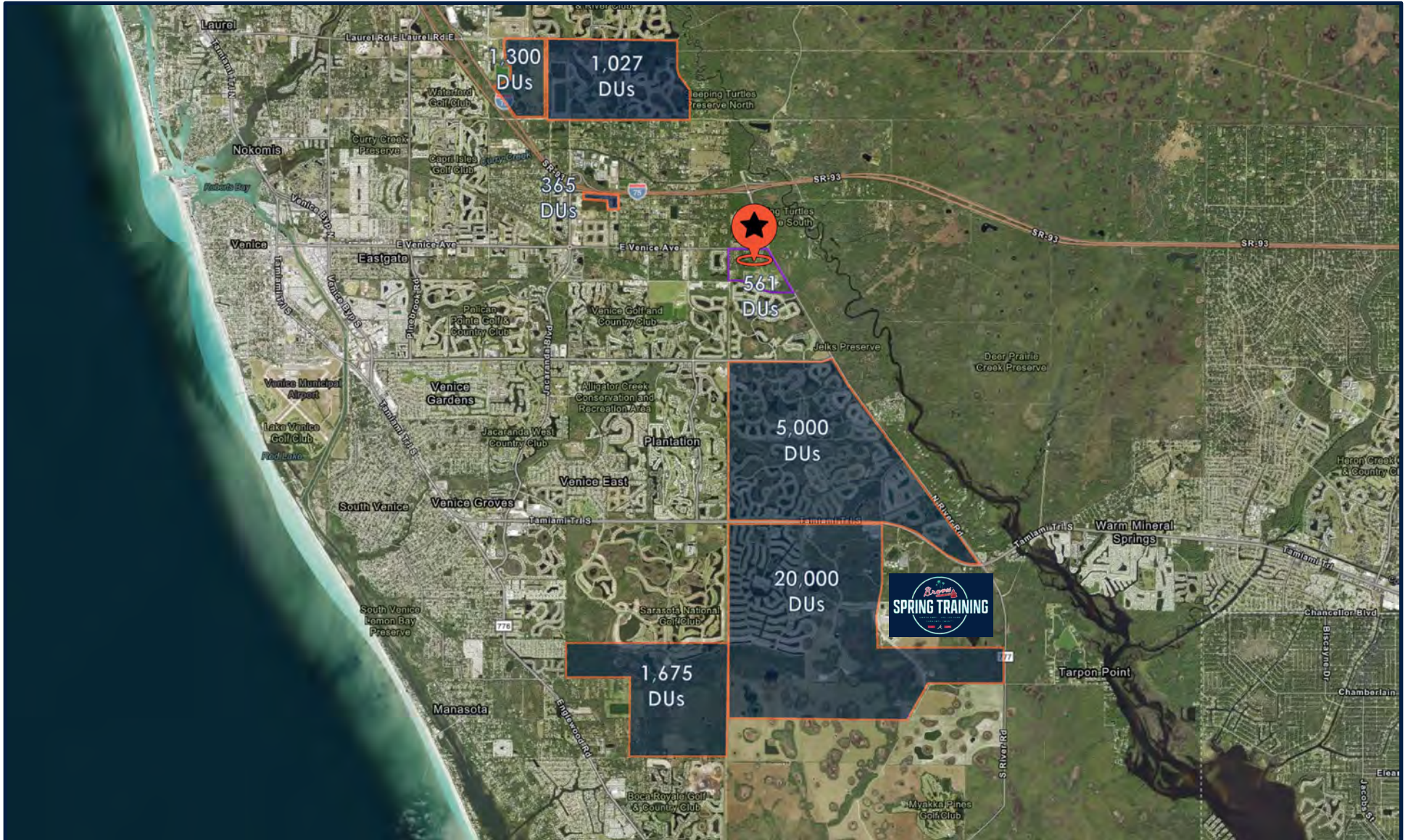


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# North River Marketplace | Future Growth



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# North River Marketplace | Publix Shops



## Shop Space Available

**2,800 SF Endcap**

**2 (1,400SF) Units 70x20**



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# Demographics | Key Facts

## ANNUAL HOUSEHOLD SPENDING



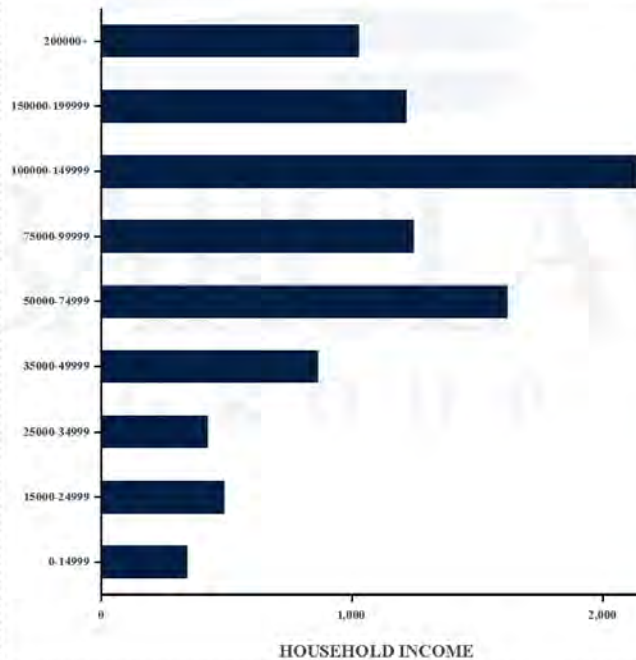
## INCOME



## BUSINESS



## KEY FACTS



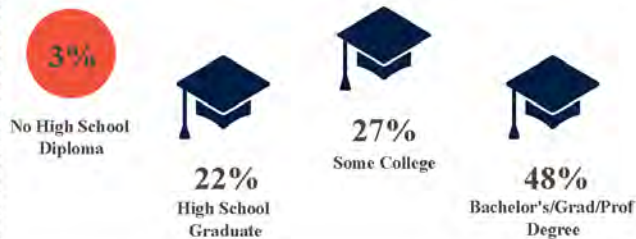
## Average Household Size

for this area

**2.08** which is less than the national 64.4 round 3.00

Area	Value ▼	0.00	4.00
United States	2.55		
Florida	2.47		
Sarasota County	2.13		
This area	2.08		

## EDUCATION



## EMPLOYMENT

