

# The Medical Center at Wellen Park

Tamiami Trail and North River Road | Venice, Florida



- Wellen Park covers 11,000 acres, at full build out the community will have 22,000 homes and more than 60,000 residents.
- Experience a brand-new, state-of-the-art medical facility surrounded by an affluent and expanding community at The Medical Center at Wellen Park.
- The Medical Center at Wellen Park Building features two-stories of multi-disciplinary Class A medical office space.
- All the space in the building is allocated and leased to healthcare professionals.

## Property Contact

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## Neighboring Retailers/Medical



## Location

Tamiami Trail and North River Road  
Venice, Florida  
(27.040962,-82.3046537)  
[Click to navigate to Google Maps](#)

## Traffic Counts

Tamiami Trail: 28,511  
River Road: 33,039  
West Villages Parkway: 7,012



## Key Demographics

### 5-Mile Radius

Current Estimated Population	43,424
Projected Population (5 Years)	49,503
Current Estimated Households	21,175
Average Household Income	\$77,383
Households Earning More than \$50K	63.9%
Median Age	61 years
Daytime Population	33,774
Businesses	1,172
Total Retail Expenditure	\$591.39 M
Total Retail Expenditure per Household per Month	\$2,327

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Wellen Park Developments



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Site Plan

