

# North River Village

Ellenton, Florida | 178,301 square feet



North River Village offers an exceptional location in fast-growing Manatee County with immediate access from Interstate 75 (Exit 224). The center is adjacent to Ellenton Premium Outlets, a luxury outlet center with 130 brand stores and 4.4 million customers per year. The five-mile trade area population is expected to reach more than 131,350 by 2028.

## Leasing Contact

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## Key Tenants



## Key Demographics

	5-Mile Radius	Median Age	43 years
<b>Population</b>		<b>Daytime Demographics</b>	
Current Estimated Population	120,768	Number of Businesses	2,062
Projected Population (5 Years)	131,350	Number of Employees	28,783
<b>Households</b>		Total Daytime Population	105,537
Current Estimated Households	48,393	<b>Consumer Expenditures</b>	
Projected Households (5 Years)	52,617	Total Retail Expenditures	\$1.2 B
<b>Income</b>			
Average Household Income	\$87,382		
Household Income \$50,000+	62.8%		

## Location

Ellenton, Florida (27.532896, -82.501166)

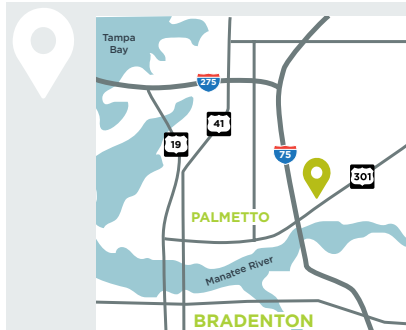
[Click to navigate to Google Maps](#)

## Traffic Counts

US-301: 48,813

60th Avenue East: 14,424

Interstate 75: 126,520



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SPACE	TENANT	SIZE
A	At Home	94,841 s.f.
1	Beall's Outlet	18,340 s.f.
1A	T.J. Maxx	22,275 s.f.
2	Clothes Mentor	3,700 s.f.
3A	Dollar Tree	11,128 s.f.
3B	Tobacco Depot	2,292 s.f.
4	Vampire Penguin	1,700 s.f.
5	Angel Nails	1,875 s.f.
6	King's Wok	1,200 s.f.
7	Ellenton Florist	1,200 s.f.
8	AVAILABLE WITH NOTICE	1,600 s.f.
9	Bayview Dental	1,600 s.f.
10	Life & Food Superstore	9,000 s.f.
12-13	Premier Family Chiropractic	1,700 s.f.
14	The Loft Hair Studio	900 s.f.
15	H & R Block	1,200 s.f.
16	Dunkin' Donuts	2,480 s.f.

\*Owned by others

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