

NOW LEASING PHASE II



DOWN
TOWN



WELLEN
PARK

DOWNTOWN MAP (PHASE I & II)



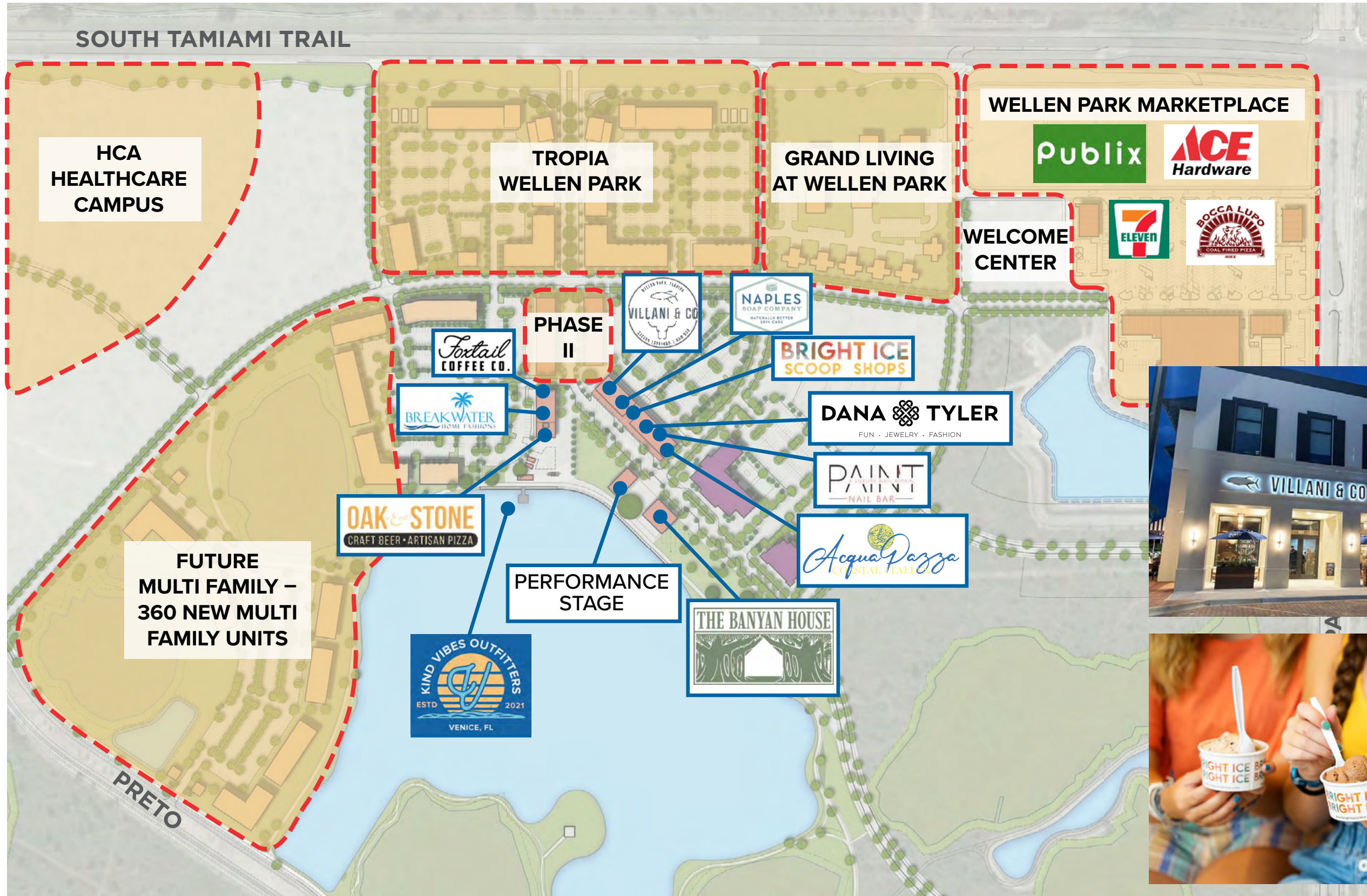
1. **Grand Living at Wellen Park** – World-class independent, assisted living, and memory care facility (156 independent and assisted living apartments, 36 memory care units)
2. **Tropia Wellen Park** – 1, 2, 3-bedroom rental apartments, fused with style and modern conveniences (Phase I & II – 250 units)
3. **The Yard** – One-stop waterfront destination to gather and graze a diverse line-up of culinary delights served from repurposed shipping containers
4. **Vibes Outfitter** – Fun in the sun! Rentable paddle boards, canoes, kayaks, bicycles, and e-bikes.

5. **Natural Play** – A natural, organic inspired play area for families of all ages
6. **Fountain & Splashpad** – Discover the refreshing joy of linear jets
7. **Great Lawn** – A dynamic lawn area in the heart of downtown for community festivals, markets, and celebrations
8. **Solis Hall** – Waterfront event venue creating the perfect flow between indoor and outdoor spaces
9. **Boutique Hotel** – The perfect perch for friends and family looking to stay in Downtown Wellen

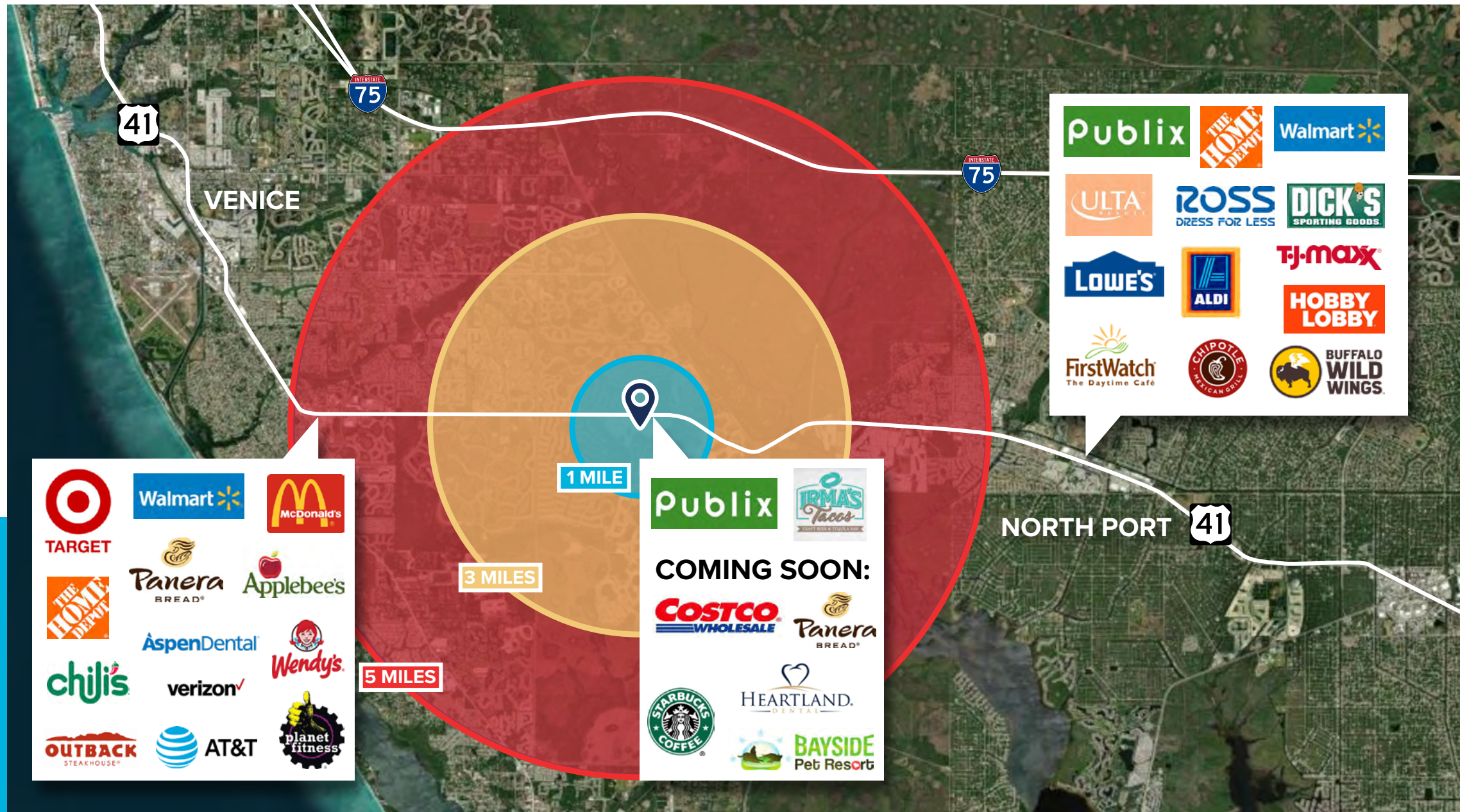


10. **Shops, Restaurants, and Offices** – Premier shopping, dining, and offices
11. **The Banyan House Restaurant** – Waterfront restaurant with indoor and outdoor seating and breathtaking sunset views
12. **Grand Lake** – 80-acre lake with 2.8 miles of pedestrian paths along the water and a fishing pier
13. **Floating Dock** – Launch canoes, kayaks, paddle boards
14. **Heritage Tree Living Room** – 100-year oak tree with decking/seating
15. **Canopy Green** – Unique and special gathering space featuring landscaped areas shaded with canopy trees and seating
16. **HCA Health Campus** – COMING SOON
250 +/- beds
17. **New Apartments** – COMING SOON
360 units

DOWNTOWN MAP



TRADE AREA MAP



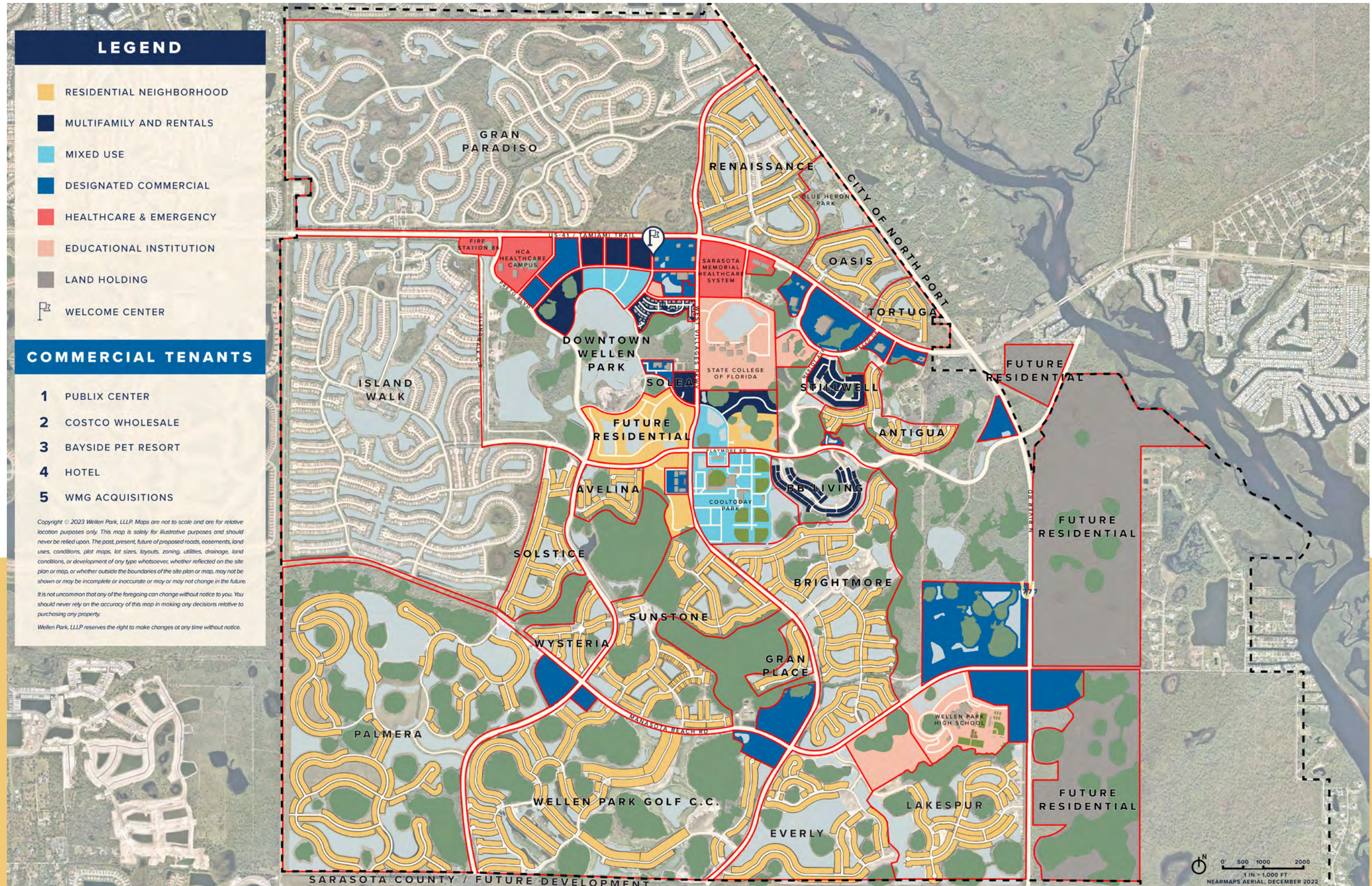
	1-Mile	3-Mile	5-Mile
Total Population	3,354	20,735	58,636
Avg HH Income	\$162,062	\$139,139	\$110,943

*ESRI 2023

Wellen Park Demographic Snapshot:

- Currently has over 10,000 residents
- 22,000+ homes at full build out
- 60,000+ residents at full build out

MASTER PLAN



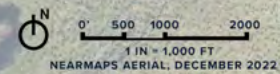
LEGEND

- RESIDENTIAL NEIGHBORHOOD
- MULTIFAMILY AND RENTALS
- MIXED USE
- DESIGNATED COMMERCIAL
- HEALTHCARE & EMERGENCY
- EDUCATIONAL INSTITUTION
- LAND HOLDING
- WELCOME CENTER

COMMERCIAL TENANTS

- 1 PUBLIX CENTER
- 2 COSTCO WHOLESALE
- 3 BAYSIDE PET RESORT
- 4 HOTEL
- 5 WMG ACQUISITIONS

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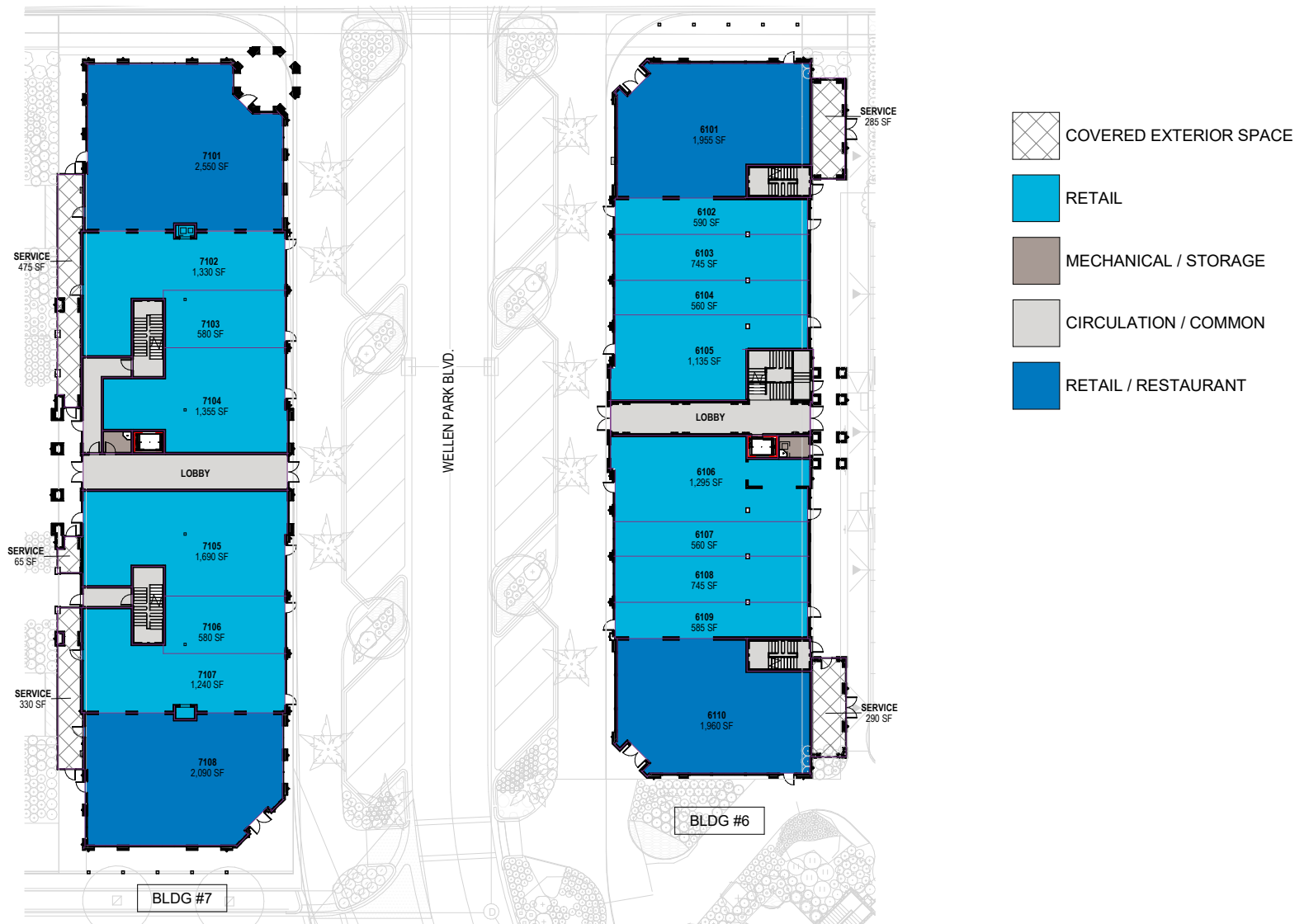


SARASOTA COUNTY / FUTURE DEVELOPMENT

LEASABLE RETAIL PLANS

PHASE II – BUILDINGS 6 & 7

- **Building 7:**
 - Two-story mixed use building
 - 11,415 SF of first floor restaurant and retail space opportunities
- **Building 6:**
 - Two-story mixed use building
 - 10,130 SF of first floor restaurant and retail space opportunities
- Ideal for boutique fitness, specialty shops / retail, fast casual restaurant concept





**WELLEN
PARK**

WELCOME CENTER

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