

LAKEWOOD RANCH



SARASOTA'S NEXT GREAT DESTINATION

**BUSINESS OWNER'S GUIDE** 

## A Strategic Location

- 3rd fastest selling community in the country
- 13,460 households; 32,448 residents, adding 3,170 per year\*
- Average household income of \$117,000\*
- Total population of Lakewood Ranch projected at 80,000°
- 133,520 residents in the 10-mile trade area
- Largest job center in MSA with more than 4.5M sq.ft. of office, retail, and hospitality, housing 14,000+ jobs\*
- Corporate Park in Waterside is the largest business park in the two-county region
- Located in Sarasota County, the heart of Florida's Cultural Coast
- Developer with a 25-year track record of success
- Easy access to I-75 and Sarasota

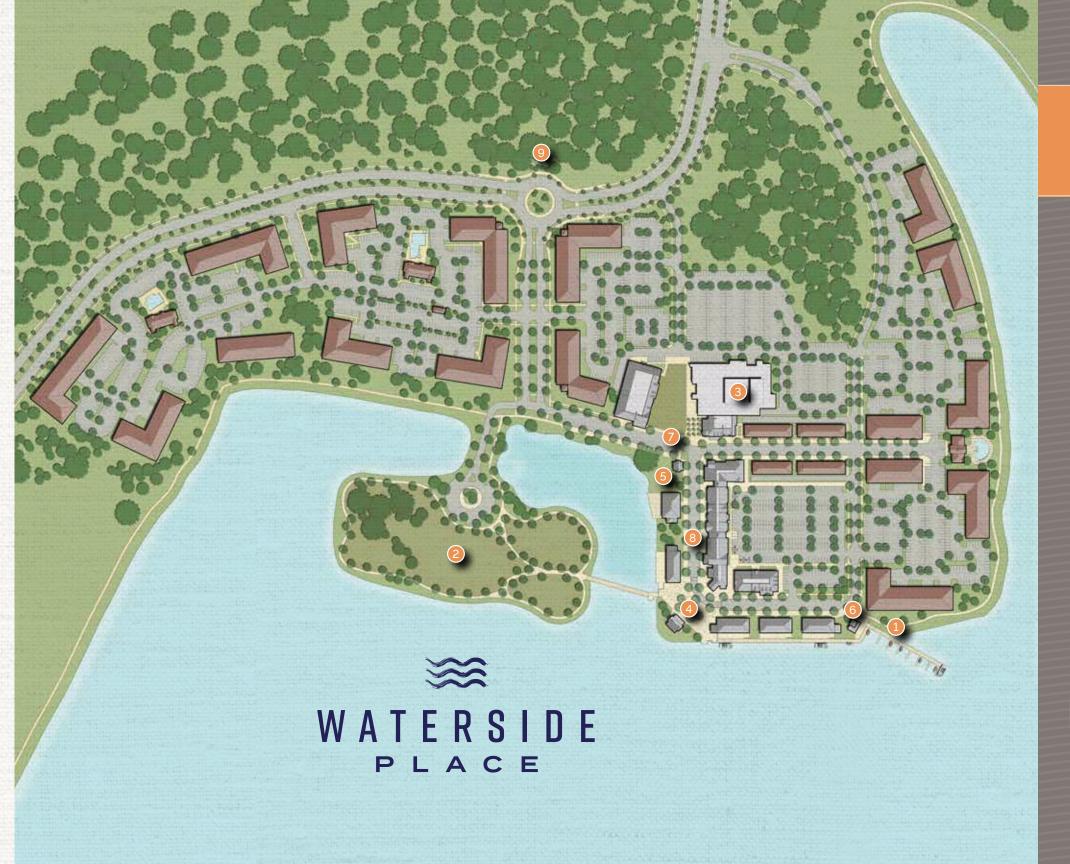
February 201





Waterside Place is an urban entertainment hub within the new Lakewood Ranch village of Waterside.

This 36-acre peninsula is oriented toward mile-long Kingfisher Lake and is loaded with amenities that will draw customers to your door. A true mixed-use center, Waterside Place will feature 862 luxury apartments and townhomes in the town center and connect to over 4,000 homes via water taxi and trails.

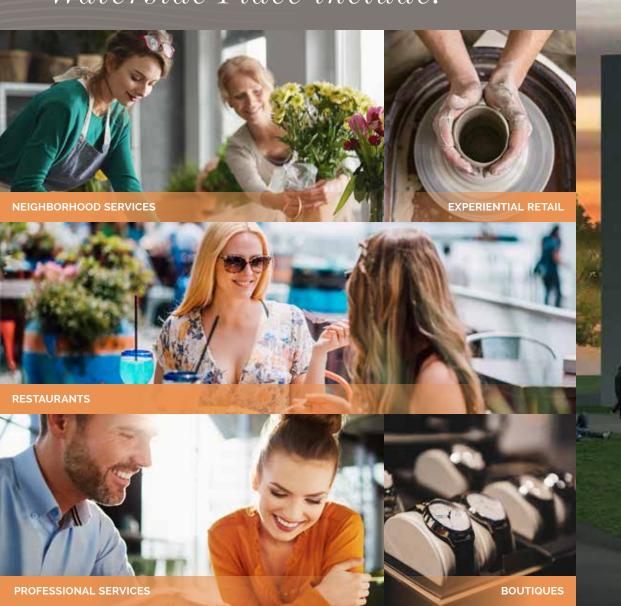


### The Place To Be

- 1 Your business linked to nearby neighborhoods by way of multi-purpose pedestrian and bicycle trails and water taxis
- 2 Large 8-acre island park with Splash Park, restrooms and pedestrian bridge to town center
- 3 Players Centre for the Performing Arts, with 300+ annual performances
- 4 Merchants' Park designed for regional and community gatherings programmed by the Lakewood Ranch lifestyle team
- (5) Gateway Park designed as a children's discovery zone and biking club
- 6 Marina serving water taxis that deliver customers to your door
- Pedestrian-friendly streets, paseos, plazas, and open spaces designed for programmed events and activities, or just simply strolling
- 8 Ground-floor restaurants and retail space with offices above—many with water views
- 9 John Olson Nature Center, a 400-acre nature preserve

### IN GOOD COMPANY

Businesses that will thrive in the lakefront vibe of Waterside Place include:





# ARCHITECTURE + design



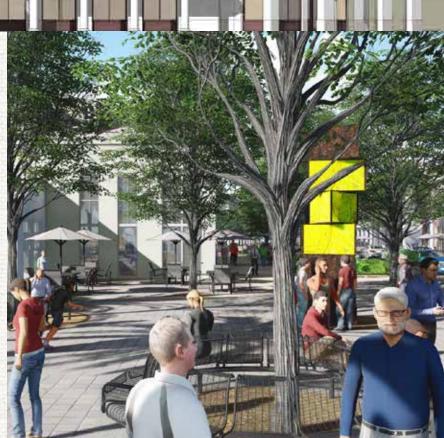
# DESIGNED FOR YOUR BUSINESS

- Modern coastal architecture
- Offices with balconies and water views
- Retail and restaurants opening to lively outdoor patios and 25-ft-wide sidewalks for dining and strolling
- · Paseos leading to ample parking



### CONNECTED TO YOUR CUSTOMER BASE

- · Located on a 36-acre peninsula overlooking mile-wide Kingfisher Lake
- Walkable, mixed-use project with 862 adjacent luxury apartments, 37,000+ square feet of office and over 60,000 square feet of combined retail and restaurant space means you'll have customers throughout the day and evening
- Serving 5,100+ homes in Waterside, as well as 133,520 residents in the surrounding Lakewood Ranch and Sarasota communities, spending \$6 billion in annual retail sales
- · Water taxis serving residents on the lake, making your business their destination
- · Pedestrian trails link to adjacent and nearby neighborhoods





#### LEASING CONTACT

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