



# 6200 LAKE OSPREY DRIVE

LAKWOOD RANCH, FL 34240

**SUSAN H. GOLDSTEIN LLC, CCIM, MBA**

SENIOR COMMERCIAL ADVISOR

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**MSC** | COMMERCIAL  
REAL ESTATE

Michael Saunders & Company  
LICENSED REAL ESTATE BROKER



**PROPERTY SUMMARY**

**PROPERTY DESCRIPTION**

This 2.55±-acre parcel is at the gateway to all of Lakewood Ranch, just off I-75 and University Parkway. The property is entitled to 17,854± SF of development. Potential exists to increase entitlements to 23,000 sf.

Great opportunity for a highly visible professional or medical office building well located in Lakewood Ranch.

**PROPERTY HIGHLIGHTS**

- Visible from I-75 with a 150,500 Average Annual Daily Traffic count
- Easy access off of University Parkway
- Close to Lakewood Ranch's new Waterside Development hosting 5000+ Residences and a Dynamic Lakefront Center
- Directly across from Keiser and Everglades Universities

**OFFERING SUMMARY**

Sale Price:	\$1,999,000
Lot Size:	2.55 Acres
Zoning:	PCD
Governing Jurisdiction:	Sarasota County

<b>DEMOGRAPHICS</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	1,505	17,209	52,323
Total Population	3,128	38,266	120,683
Average HH Income	\$124,988	\$133,151	\$122,329

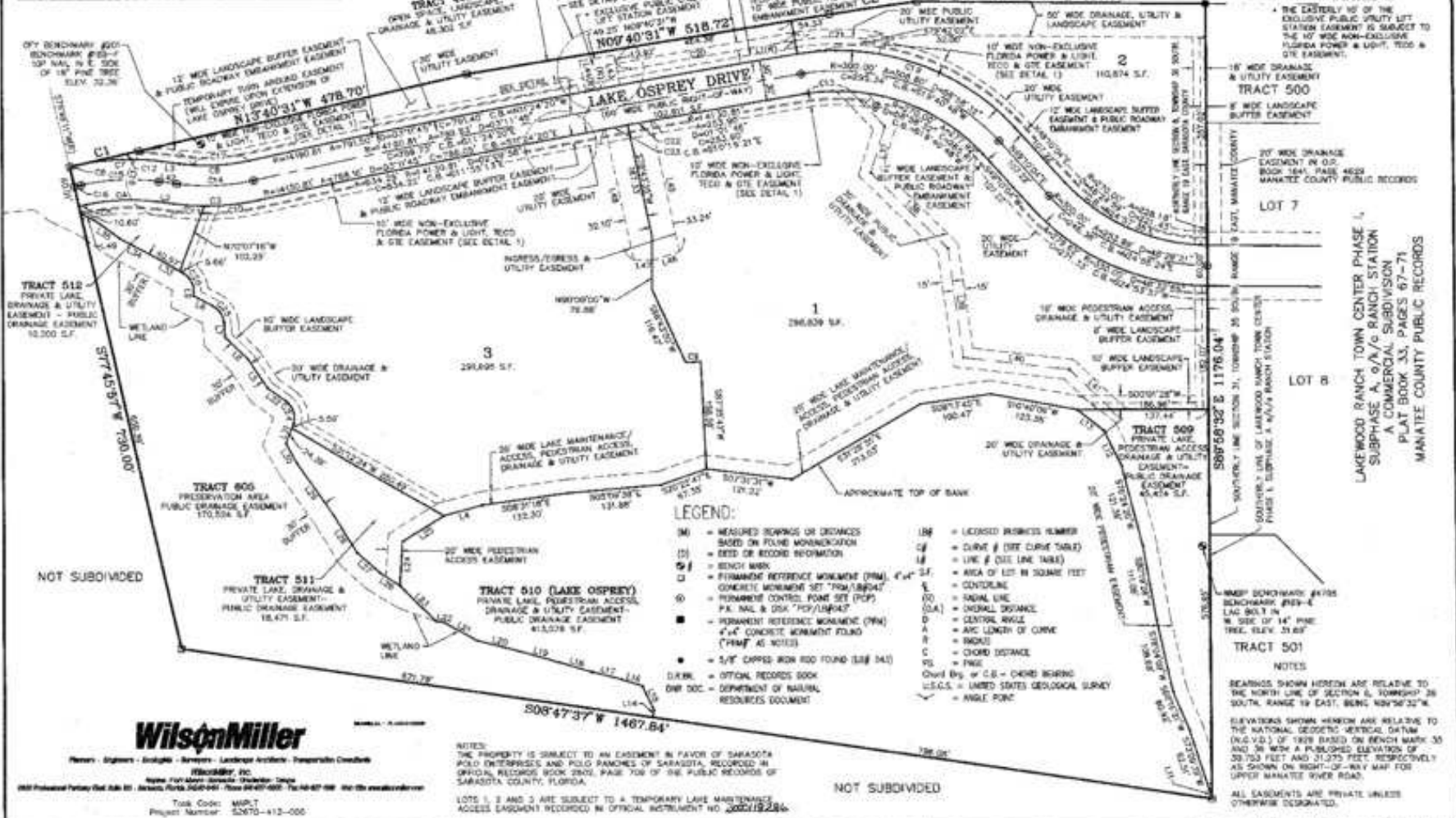
# LAKEWOOD RANCH CORPORATE PARK UNIT 6, PHASE A

A COMMERCIAL SUBDIVISION  
IN SECTION 6, TOWNSHIP 36 SOUTH, RANGE 19 EAST,  
SARASOTA COUNTY, FLORIDA

SURVEY

CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	1589.91	100.00	100.00	S73°23'47.7"W
C2	2728.72	128.47	127.87	S28°42'46.1"W
C3	330.00	120.32	107.82	N02°31'37.8"E
C4	225.00	88.50	81.98	S02°40'17.8"E
C5	1184.33	16.34	16.34	N11°2'04.7"W
C6	11999.76	9.97	9.97	S03°21'37.8"E
C7	535.00	131.61	121.95	N02°40'17.8"E
C8	270.00	95.44	82.54	N02°31'37.8"E
C9	837.00	31.36	31.36	S02°09'17.2"E
C10	330.00	77.37	77.18	N08°07'24.7"W
C11	330.00	82.86	82.77	N64°09'18.7"E
C12	1589.91	85.67	85.67	S13°27'52.7"W
C13	225.00	83.29	83.29	N02°09'17.2"E
C14	300.00	108.32	97.82	N02°32'37.8"E
C15	300.00	119.55	109.82	S02°40'17.8"E
C16	1189.81	16.62	16.62	S13°27'52.7"W
C17	370.00	78.92	78.92	N02°40'17.8"E
C18	50.00	249.77	249.77	S02°09'17.2"E
C19	330.00	59.88	58.98	S19°02'48.7"E
C20	1421.01	234.48	234.48	S10°11'17.8"E
C21	365.00	122.04	126.58	S02°14'49.7"E
C22	14130.81	32.24	32.24	S12°49'17.2"E
C23	18136.81	32.92	32.92	S12°49'17.2"E
C24	30.00	24.86	24.86	S12°49'17.2"E
C25	30.00	29.82	29.82	S10°11'17.8"E
C26	30.00	33.02	33.02	S02°09'17.2"E

LINE	LENGTH	BEARING	POINT	BEARING	LENGTH	BEARING		
L1	20.00	S87°11'31.7"W	1	48.36	S17°24'23.6"E	1.54	26.50	S00°00'00.0"E
L2	25.50	S07°25'11.9"W	1.54	58.73	S18°40'39.9"E	1.55	45.24	S42°20'18.0"E
L3	25.50	N07°25'11.9"E	1.55	60.10	S14°01'43.7"E	1.58	70.07	N47°32'32.1"E
L4	38.04	S10°56'58.7"E	1.58	53.18	S50°09'23.9"E	1.57	71.34	N02°00'00.0"E
L5	51.20	N47°36'51.7"E	1.57	71.12	S02°00'00.0"E	1.56	100.89	N49°36'59.1"E
L6	43.18	N40°16'49.3"E	1.56	92.32	S02°34'02.8"E	1.53	163.69	S02°39'27.9"E
L7	32.38	N00°58'26.3"E	1.53	68.81	N00°00'00.0"E	1.42	143.48	S08°42'28.3"E
L8	28.17	N18°01'28.3"E	1.42	88.33	S43°00'32.7"E	1.47	84.13	N44°31'45.3"E
L9	1.65	S08°20'28.7"E	1.47	83.64	S43°35'43.7"E	1.42	23.90	N07°31'17.3"E
L10	14.20	S74°08'04.7"E	1.42	53.84	S43°35'43.7"E	1.43	84.87	N07°39'28.3"E
L11	58.20	S64°38'17.7"E	1.43	84.67	S02°34'02.8"E	1.44	45.97	N03°38'32.1"E
L12	30.00	S33°09'31.7"E	1.44	92.32	S02°34'02.8"E	1.43	127.18	N02°32'37.8"E
L13	11.49	N00°12'23.9"E	1.43	34.42	S01°00'00.0"E	1.38	27.44	S18°40'39.9"E
L14	38.23	S07°14'20.9"E	1.38	29.89	N07°14'20.9"E	1.47	27.44	N02°00'00.0"E
L15	31.17	S18°25'07.9"E	1.47	31.37	N48°21'07.9"E	1.48	107.13	N78°43'35.1"E
L16	42.87	S14°34'31.7"E	1.48	66.23	S02°34'02.8"E	1.49	20.16	S02°00'00.0"E



### LEGEND:

- (M) = MEASURED BEARINGS OR DISTANCES BASED ON POLY MONUMENTATION
- (D) = DEED OR RECORD INFORMATION
- (B) = BENCH MARK
- (C) = PERMANENT REFERENCE MONUMENT (PRM) 4" x 4" CONCRETE MONUMENT SET FROM SURFACE
- (P) = PERMANENT REFERENCE POINT (PRP) P.K. NAIL & DISK "TOP/LANDMARK"
- (M) = PERMANENT REFERENCE MONUMENT (PRM) 4" x 4" CONCRETE MONUMENT FOUND ("TRAMP" AS NOTED)
- (I) = 5/8" COPPER IRON ROD FOUND (IIR) (41)
- (D) = OFFICIAL RECORDS BOOK
- (D) = DEPARTMENT OF NATURAL RESOURCES DOCUMENT
- (L) = LOCATED BUSINESS NUMBER
- (C) = CURVE # (SEE CURVE TABLE)
- (L) = LINE # (SEE LINE TABLE)
- (A) = AREA OF LOT IN SQUARE FEET
- (E) = CENTERLINE
- (O) = RADIAL LINE
- (D) = CHORD DISTANCE
- (A) = ARC LENGTH OF CURVE
- (R) = RADII
- (C) = CHORD BEARING
- (P) = PEG
- (O) = CHORD BY C.B. - CHORD BEARING
- (S) = UNITED STATES GEOLOGICAL SURVEY
- (A) = ANGLE POINT

## WilsonMiller

Planners • Engineers • Architects • Surveyors • Landscape Architects • Professional Consultants

**WilsonMiller, Inc.**  
 1000 Professional Parkway, Suite 400 | Sarasota, Florida 34236-4400 | Phone 941.557.4000 | Fax 941.557.4000

Task Code: MPT  
 Project Number: 52670-413-000

NOTES:  
 THE PROPERTY IS SUBJECT TO AN EASEMENT IN FAVOR OF SARASOTA POLY ENTERPRISES AND POLY PARCELS OF SARASOTA, RECORDED IN OFFICIAL RECORDS BOOK 2900, PAGE 708 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

LOTS 1, 2 AND 3 ARE SUBJECT TO A TEMPORARY LAKE MAINTENANCE ACCESS EASEMENT RECORDED IN OFFICIAL INSTRUMENT NO. 200119286.

NOTES:  
 BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF SECTION 6, TOWNSHIP 36 SOUTH, RANGE 19 EAST, BEING N04°56'32"W.

ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1928 BASED ON BENCH MARK 30 AND 38 WITH A PUBLISHED ELEVATION OF 30.703 FEET AND 31.073 FEET, RESPECTIVELY AS SHOWN ON RIGHT-OF-WAY MAP FOR UPPER MANATEE RIVER ROAD.

ALL EASEMENTS ARE PRIVATE UNLESS OTHERWISE DESIGNATED.

THE MALL AT  
UNIVERSITY  
TOWN CENTER

 Lakewood Ranch  
Medical Center

  
MAIN STREET  
*at Lakewood Ranch*

MSC  
COMMERCIAL  
REAL ESTATE

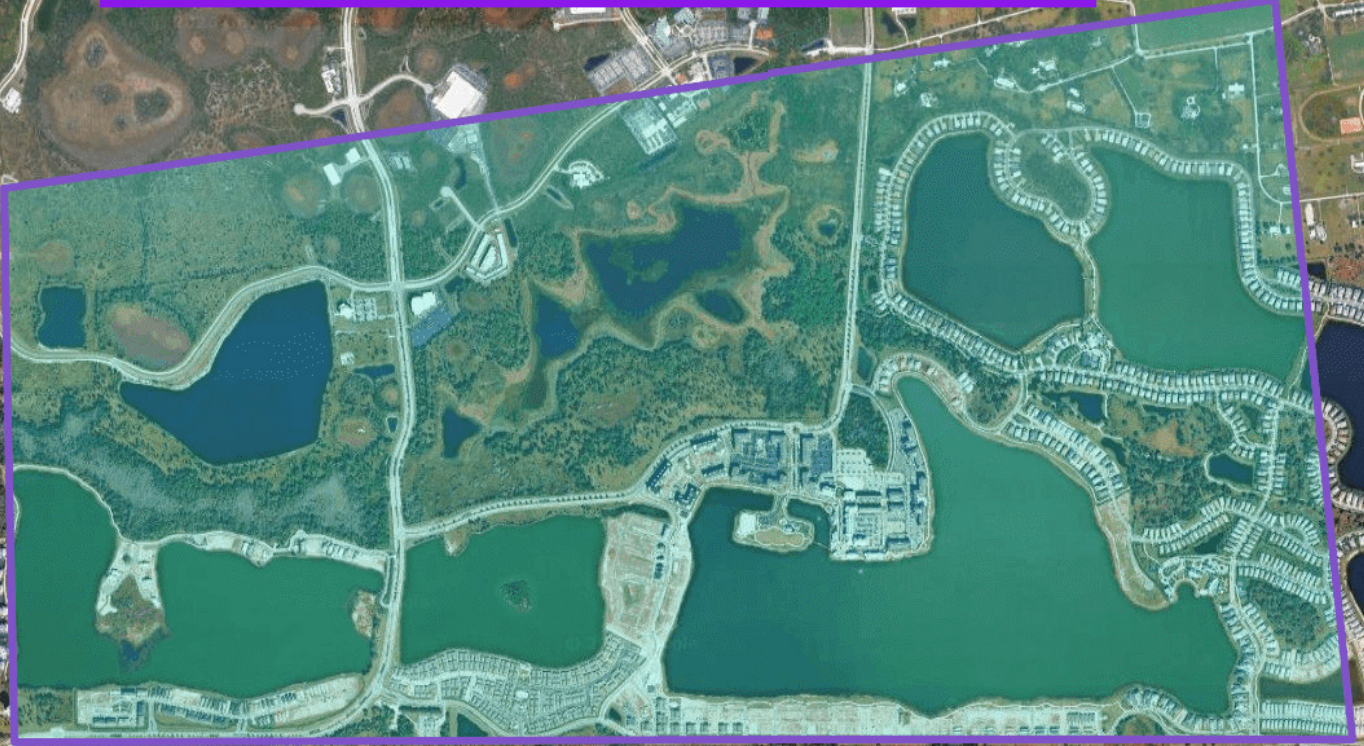
 KEISER  
UNIVERSITY

  
LAKWOOD RANCH  
WATERSIDE

NATHAN BENDERSON PARK  
  
SARASOTA, FLORIDA



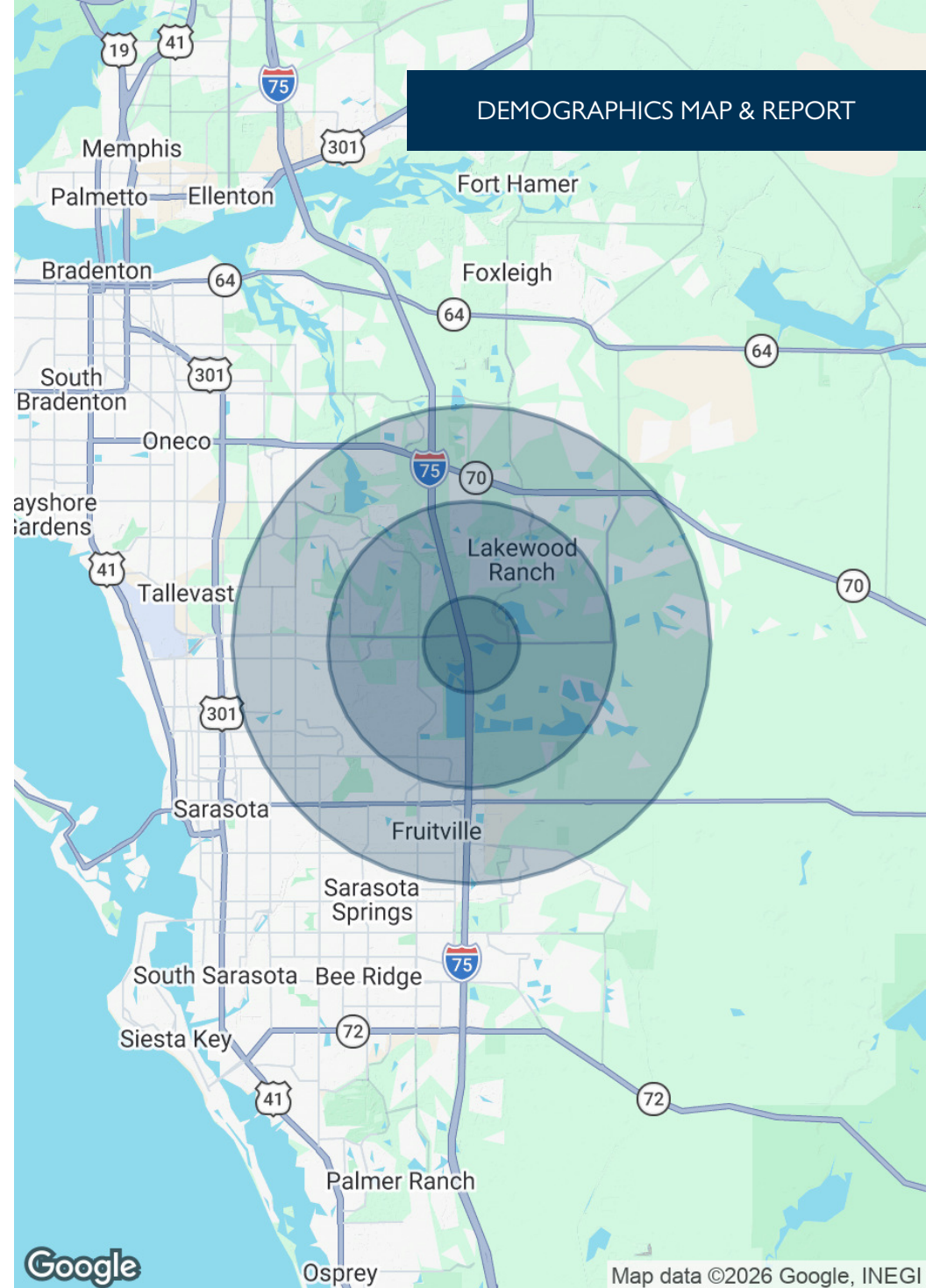
**Waterside Place Town Center  
5000+ add'l Housing & Commercial Retail Locations  
in this up and coming development**



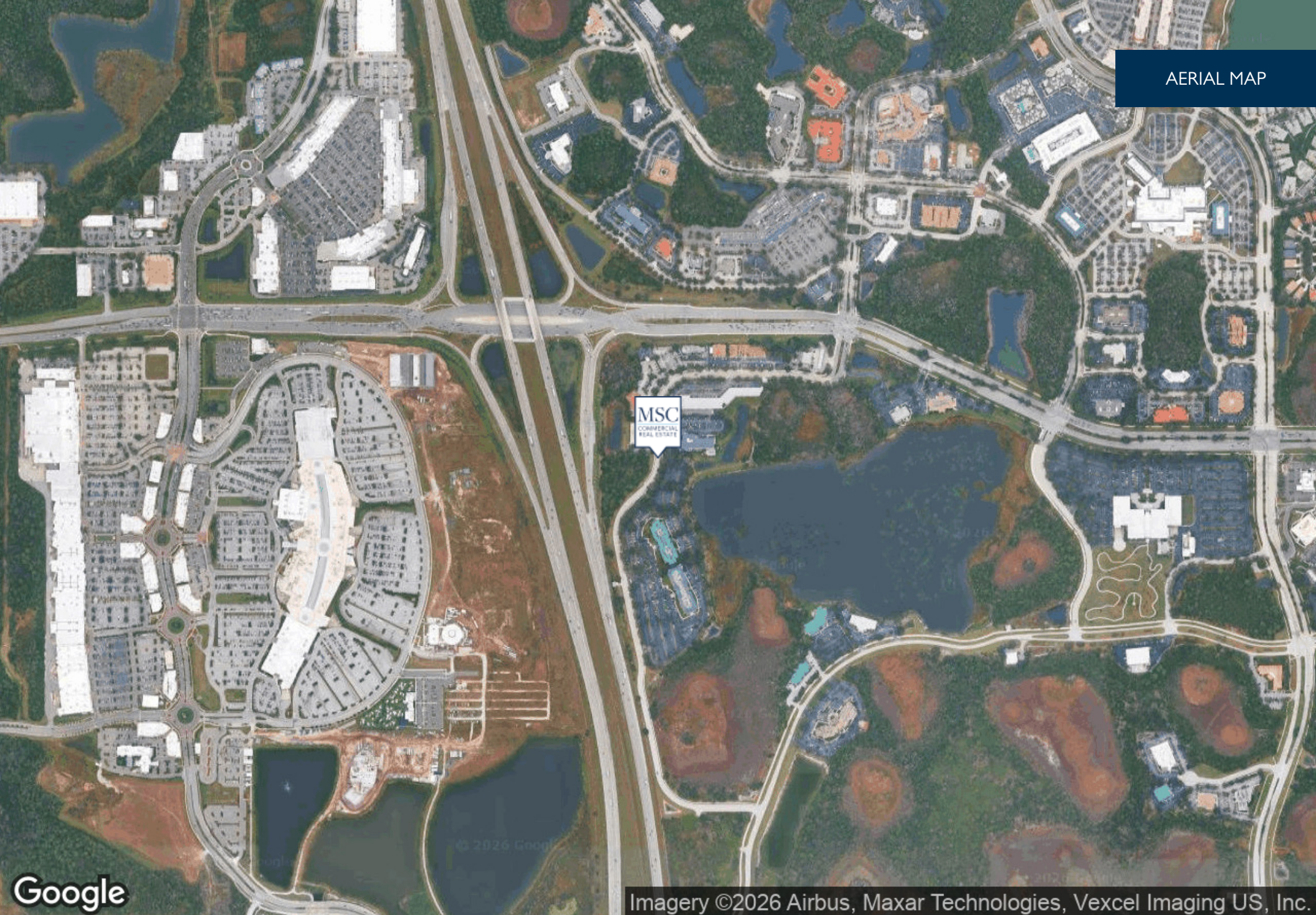
DEMOGRAPHICS MAP & REPORT

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	3,128	38,266	120,683
Average Age	59.7	55.9	52.4
Average Age (Male)	57.9	54.9	50.3
Average Age (Female)	61.1	56.5	53.5
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	1,505	17,209	52,323
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$124,988	\$133,151	\$122,329
Average House Value	\$488,836	\$538,345	\$463,371

2023 American Community Survey (ACS)



Map data ©2026 Google, INEGI



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## Susan H. Goldstein LLC, CCIM, MBA

Senior Commercial Advisor

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### PROFESSIONAL BACKGROUND

Susan Goldstein has repeatedly earned the position of MS&C's Top Producing Commercial Agent. She focuses on sales and leasing in the Sarasota and Manatee County marketplace. Susan provides superior service to her clients.

Balancing an understanding of client needs and objectives with dynamics of the market, the financial realities of all parties, and a willingness to work hard to get the job done contribute to Susan's success. Susan has been involved in a multitude of transactions with clients ranging from national corporations to local businesses and developers. Susan is considered an important player in the vibrant commercial real estate arena.

With an MBA from Columbia University, strong marketing experience with companies such as American Express and Proctor & Gamble, along with the CCIM Designation, the highest level of Commercial Realtor educational achievement, Susan ensures her clients the most professional and profitable real estate transaction.

### EDUCATION

CCIM Designation

MBA, Columbia University Business School

BA, Duke University

### MEMBERSHIPS & AFFILIATIONS

*The Commercial Real Estate Association (CREA) of the Realtor Association of Sarasota & Manatee,*  
2019 President, Board Member

*Lakewood Ranch Business Alliance Governmental Affairs Committee,*  
Chair and Executive Committee

*Columbia University Alumni Club,*

Past President

*Realtor Association of Sarasota & Manatee,*

Past Public Policy Chair, Attorney/Realtor Committee Chair

*The Sarasota and Manatee County Economic Development Corporation,*

Real Estate Office Oversight Committee

Commercial Offering Memorandum/Brochures Disclosure  
MS&C Commercial, a Division of Michael Saunders & Company

MS&C Commercial as the Property Owner's representative has been authorized to provide select persons/entities with materials to assess any interest in pursuing further discussions with the Property Owner. Only a fully signed contract will bind the Owner and you. Acceptance of the materials serves as your confirmation of the following conditions: the information cannot be duplicated or provided to a third party; no materials, records, or representations offered, to include but not limited to financial, environmental, zoning, use or income, are warranted or guaranteed to be accurate, current or complete. Prior to executing any purchase contract you assume all responsibility to independently verify any representation relied upon, whether verbal or written, and you agree to hold Owner and MSC harmless from any error or inaccuracy.