9024 TOWN CENTER PKWY

LAKEWOOD RANCH, FL 34202

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MSC | COMMERCIAL REAL ESTATE

Michael Saunders & Company
LICENSED REAL ESTATE BROKER

VIDEO

PROPERTY DESCRIPTION

Your business will make a statement in this professional office building. This modern office offers a mix of collaborative and private work spaces with plenty of natural light. The property is conveniently located just minutes from University Parkway and I-75.

PROPERTY HIGHLIGHTS

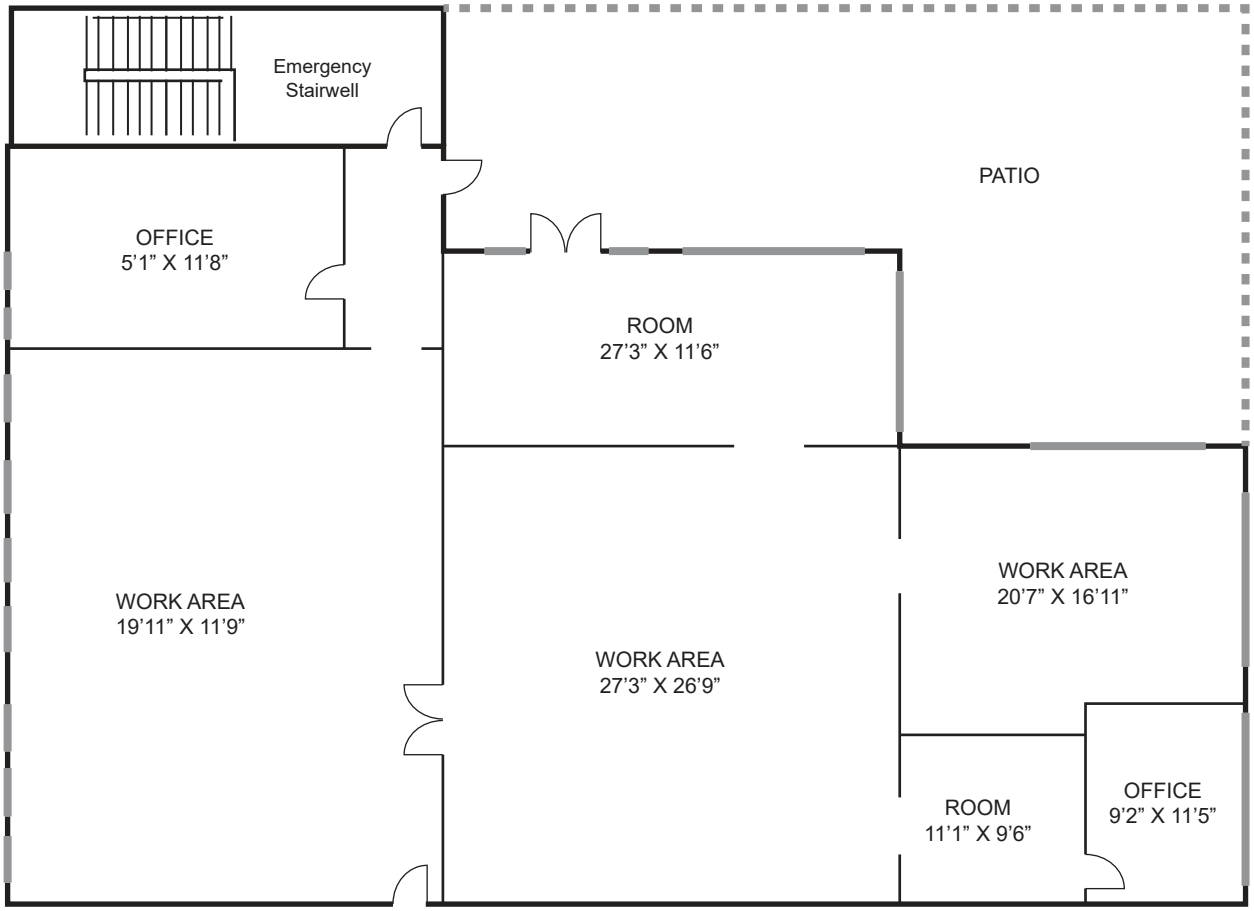
- • 4,144± - 8,405± SF available
- • Individual suites, entire floors, or entire building available
- • Reception area
- • Glass walled conference room
- • Five offices and open area for workstations
- • CAM includes HVAC and electric

OFFERING SUMMARY

Lease Rate:	$24.00 SF/yr (NNN)
Building Size:	20,480 SF
Available SF:	4,144 - 8,405 SF
Year Built:	2006
Zoning:	PD-MU

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,279	19,666	59,165
Total Population	4,505	40,493	129,619
Average HH Income	$117,159	$135,426	$121,198

SUITE 150 FLOOR PLAN



SUITE 200 FLOOR PLAN

ADDITIONAL PHOTOS

Homosassa Springs
Deltona
Orlando
Lakeland
Tampa
St. Petersburg
Florida
Everglades Headwaters National Wildlife Refuge and Conservation Area
60 minutes
15 minutes
30 minutes
Sarasota
Port Charlotte
Cape Coral
Immokalee
Naples
Big Cypress

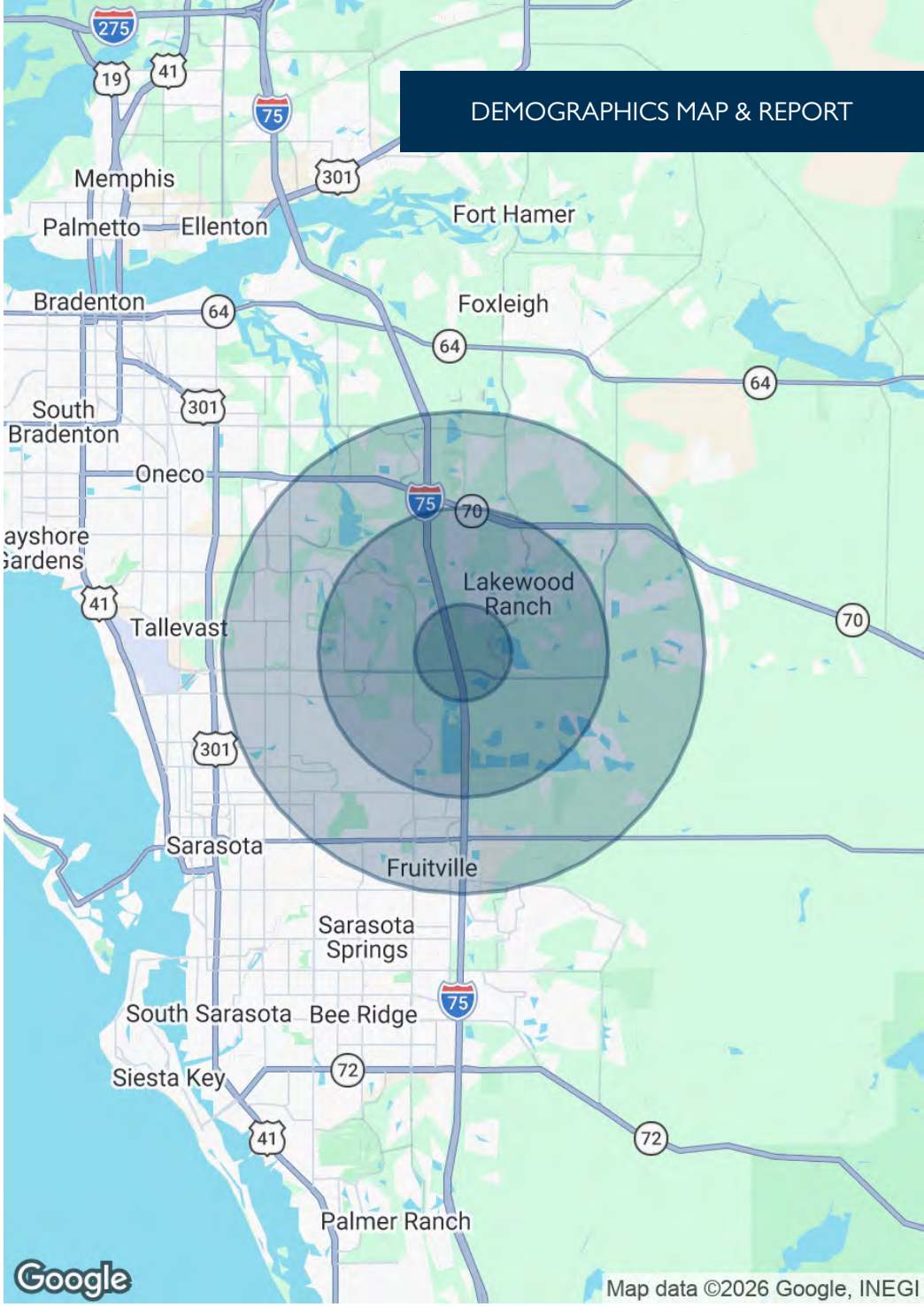
ADDITIONAL PHOTOS
St. Petersburg
Cockroach Bay Preserve State Park
Bradenton
SUBJECT
Longboat Key
Sarasota
Sarasota Springs

	1 Mile	3 Miles	5 Miles
Population	3,697	39,890	125,085
Households	1,918	19,780	57,586
Median HHI	$76,053	$90,690	$88,977
Median Age	53.9	60.8	55.1

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,505	40,493	129,619
Average Age	53	55	51
Average Age (Male)	50	54	51
Average Age (Female)	54	56	52
HOUSEHOLDS & INCOME	**1 MILE**	**3 MILES**	**5 MILES**
Total Households	2,279	19,666	59,165
# of Persons per HH	2	2.1	2.2
Average HH Income	$117,159	$135,426	$121,198
Average House Value	$563,571	$573,661	$507,685

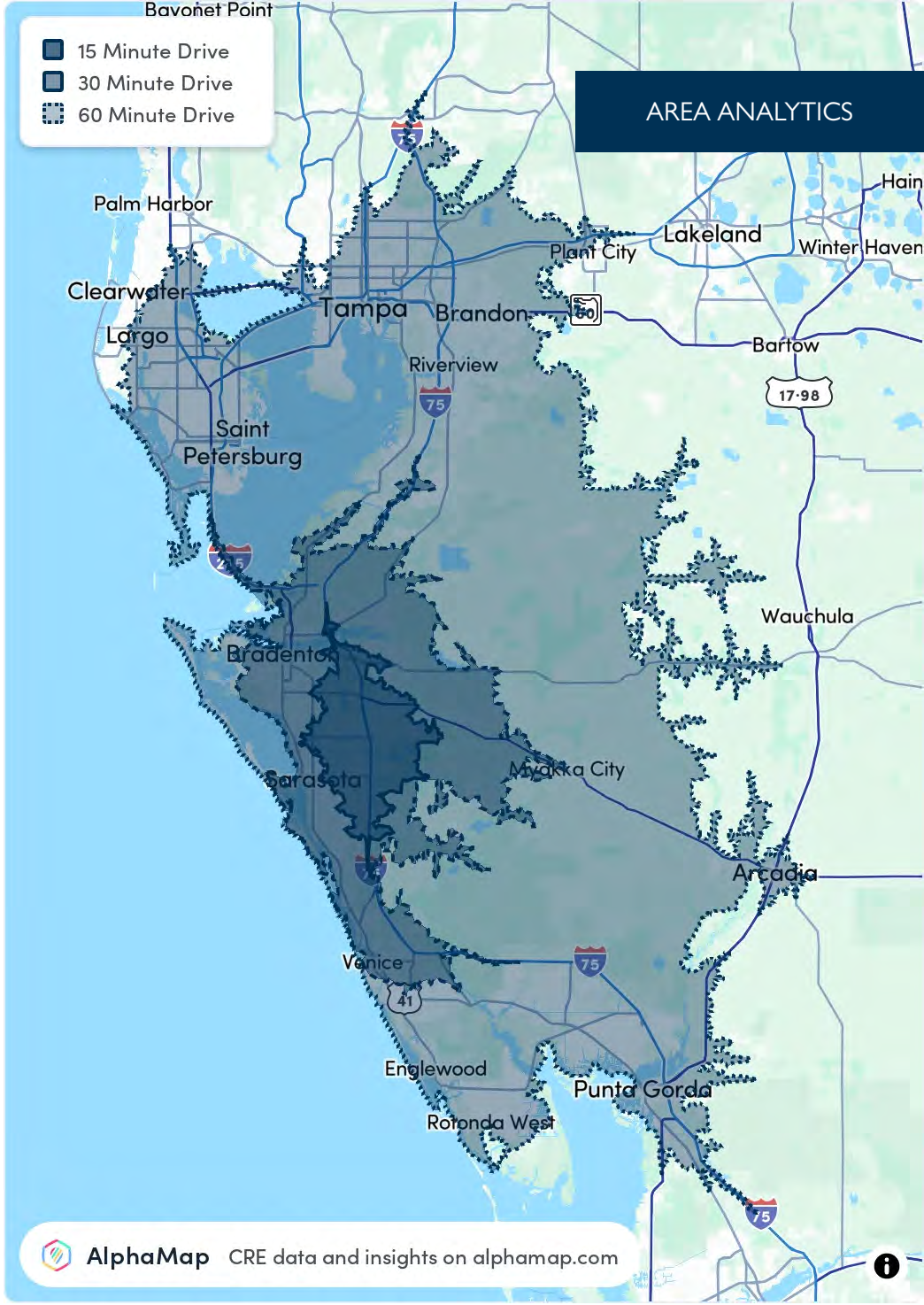
Demographics data derived from AlphaMap



POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	2,123	13,715	159,863
Average Age	53	53	50
Average Age (Male)	50	52	49
Average Age (Female)	55	53	51

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	1,102	6,559	70,667
Persons per HH	1.9	2.1	2.3
Average HH Income	$113,240	$124,614	$116,067
Average House Value	$561,372	$563,985	$469,253
Per Capita Income	$59,600	$59,340	$50,463

Map and demographics data derived from AlphaMap



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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 Assoication 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.