

CENTERGATE PLAZA

5804 – 5872 Bee Ridge Rd & 4010 – 4080 Cattlemen Rd | Sarasota, FL 34233



PROPERTY HIGHLIGHTS:

- Centrally located in a major retail corridor of Sarasota with great visibility and accessibility
- Located at a busy, signalized intersection of Bee Ridge Rd and Cattlemen Rd with a 63,500 combined AADT and 0.30 miles from I-75
- Within a 5-mile trade radius there is a population of over 149,000 with an average household income of more than \$128,000
- Trade area tenants include Publix Super Market, Walmart, Winn-Dixie, Save A Lot, Home Depot, Bealls Outlet, Starbucks, HomeGoods, Party City, Pet Supermarket, Burlington, McDonald's, Taco Bell, Burger King, KFC, Arby's, Dollar General, Walgreens, and CVS

KEY DEMOS	1 MILE	3 MILES	5 MILES
POPULATION			
2024 Estimated Population	9,665	62,817	149,235
2024 Estimated Households	4,114	27,032	67,168
INCOME			
2024 Estimated Avg HH	\$139,504	\$134,479	\$128,745
AGE			
Median Age	49	50	51
DAYTIME DEMOS			
Number of Businesses	775	5,923	13,118
Number of Employees	6,552	38,467	76,499
Total Daytime Population	9,484	59,077	130,292
TRAFFIC COUNTS			
Bee Ridge Rd (E/W)	39,500 AADT		
Cattlemen Rd (N/S)	24,000 AADT		
I-75 (N/S)	127,000 AADT		



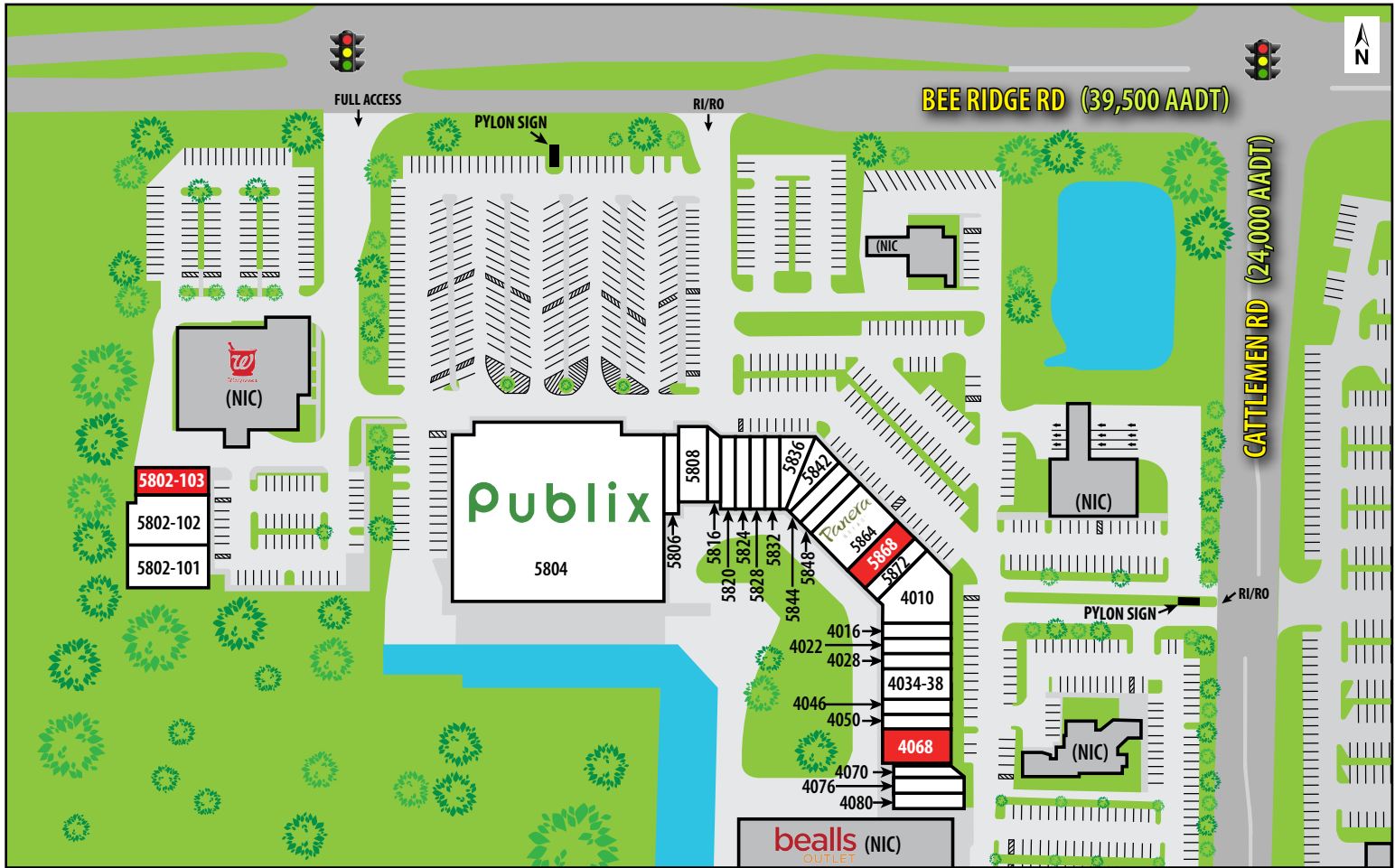
FOR LEASING INFORMATION:

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Hwy
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UNIT	TENANT	SF
CATTELEMEN RD		
4010	Verizon	4,270
4016	CBD American Shaman	1,260
4022	Mathnasium	1,260
4028	Art Class	1,260
4034-38	Best Nails	2,520
4046	Tetra Tech	1,260
4050	AcuMassage	1,260
4068	AVAILABLE SOON	2,520
4070	Techy	1,048
4076	Centergate Family Dentistry	1,120
4080	Domino's	1,120
BEE RIDGE RD		
5802-101	Spectrum Underground	4,073
5802-102	Snap Fitness	4,736
5802-103	AVAILABLE	2,250

UNIT	TENANT	SF
5804	Publix Super Market	48,555
5806	Publix Liquors	1,261
5808	T-Mobile	2,240
5816	Smoothie King	1,048
5820	Centergate Cleaners	1,260
5824	PakMail	1,260
5828	Shangri-La Restaurant	1,260
5832	Wolf Gang Pet Bakery	1,260
5836	Great Clips	1,114
5842	Super Value Nutrition	1,861
5844	Island Fin Poké Co.	1,260
5848	Ignite Smoke Shop	1,260
5864	Panera Bread	4,260
5868	AVAILABLE	1,922
5872	Bayview Opticians	1,260

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