



**BRISTA COMMONS**  
A LANDMARK DEVELOPMENT ON LONGBOAT KEY  
BUILD-TO-SUIT OPPORTUNITIES

**JEREMIAH BARON  
& CO**  
COMMERCIAL REAL ESTATE

**WAGNER**  **REALTY**  
ESTABLISHED IN 1939



# BRISTA COMMONS LANDMARK DEVELOPMENT ON LONGBOAT KEY

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# PROPERTY DETAILS

## 3120-3150 GULF OF MEXICO DR. LONGBOAT KEY, FL 34228

<b>LEASE RATE</b>	Call for Pricing
<b>INLINE SPACE(S)</b>	
<b>SPACE 1</b>	1,500 SF
<b>SPACE 2</b>	1,266 SF
<b>OUTPARCEL</b>	3,422 SF
<b>ACREAGE</b>	+/- 1.15 AC
<b>FRONTAGE</b>	340'
<b>TRAFFIC COUNT</b>	13,100 ADT
<b>ZONING</b>	C-1 (Limited Commercial District)
<b>LAND USE</b>	CL

Located right in the heart of beautiful Longboat Key, Brista Commons is the perfect place for your business. Situated along the prestigious Gulf of Mexico Drive, you'll benefit from unbeatable foot traffic and great visibility. The plaza's modern design and top-notch facilities add to the island's coastal charm and luxury.

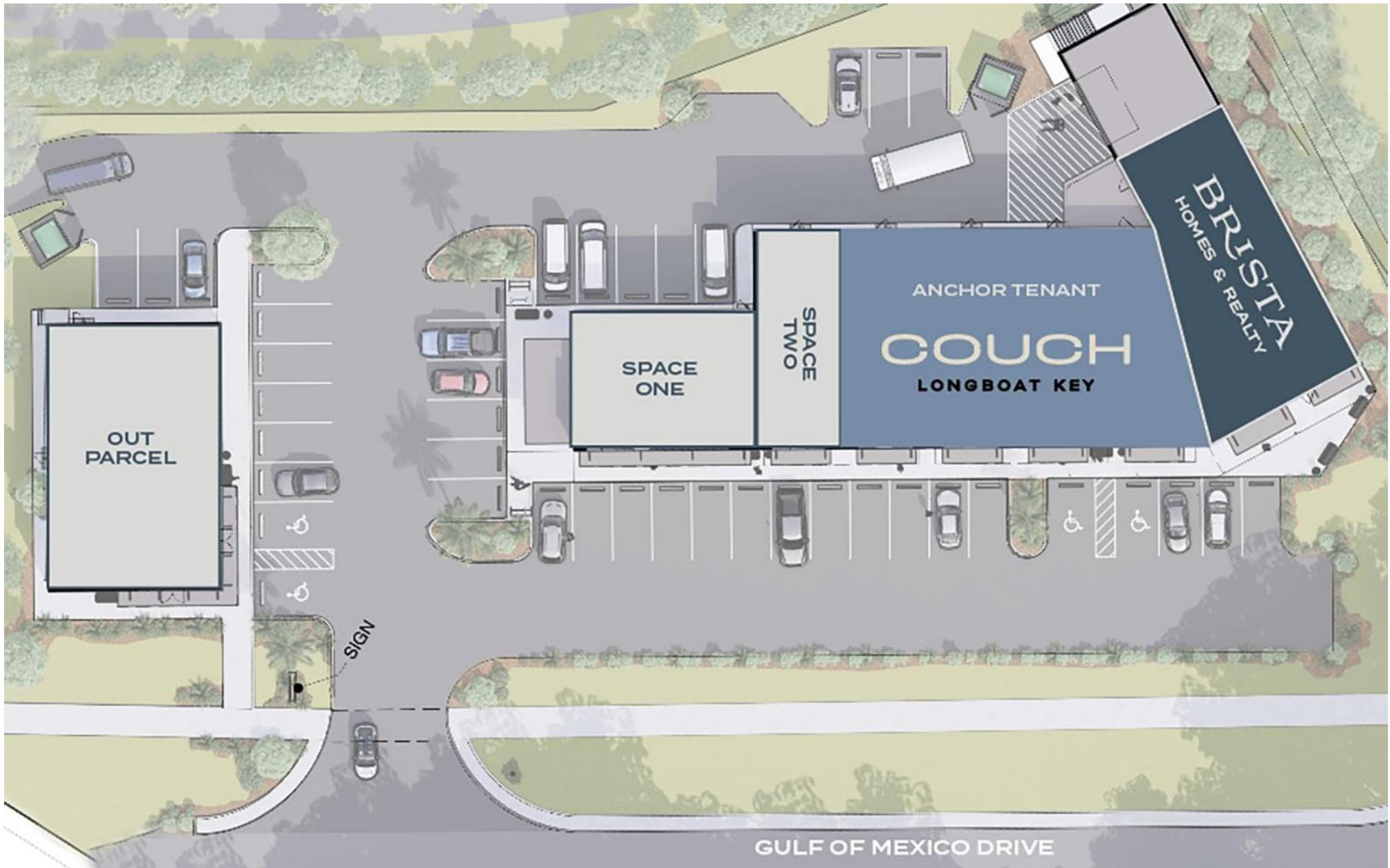
We know every business is different, which is why Brista Commons offers build-to-suit solutions tailored to your requirements. Our flexible spaces give you the freedom to create the perfect setting that truly reflects your brand. Whether you need a spacious storefront or a cozy office, we've got you covered.

Developer has received **all approvals** and permits have been submitted, making this the perfect time to secure your space in this premier plaza and elevate your business on Longboat Key.





# AVAILABLE SPACES





# VISUAL CONCEPTS





# OUTPARCEL VISUAL CONCEPT





# ZONING INFORMATION

## 158.069 C-1 (Limited Commercial District).

(A) Description of District and District Policies. Established for commercial sites accessible to major thoroughfares near residential neighborhoods. Such development is intended to provide essential tourist or household services in locations highly accessible to residential areas. For instance, sites within this district are intended to accommodate neighborhood shops with limited inventory or goods as well as selected resort commercial uses. Such shops generally cater to the following markets: 1) neighborhood residential markets within the immediate vicinity as opposed to Town-wide or regional markets; 2) a specialized market with customized market demands; or 3) a tourist- or resort-oriented market in the immediate vicinity.

Areas designated for limited commercial development are not intended to accommodate large-scale retail sales, service and market. Such stores would usually differ from limited commercial shops since the former would usually require a large floor area, carry a relatively larger inventory and require a substantially greater parking area.



# ZONING INFORMATION

## Permitted Uses With Site Development Plan Review

1. Uses permitted with Site Development Plan review and Special Exception uses in OI districts.
2. Neighborhood convenience store.
3. Small limited-item shop and stores restricted to retail sales of convenience items and services including barber-beauty care and other personal services.
4. Small-scale drugstores and specialty shops as defined in Sec. 158.006 - Definitions.
5. Photography, art or music studios.
6. Youth recreation centers.
7. Florist shops.
8. Personal wireless service facility, not including a freestanding facility.
9. Laundry and dry cleaning pickup stations.
10. Small-scale tourist-oriented activities associated with safeguarding the stability and integrity of adjacent residential areas.

## Accessory Uses

1. Off-street parking and loading.
2. Other accessory uses customarily incidental to use permitted with Site Development Plan review use or Special Exception use.
3. Private noncommercial dish antennas.

## Special Exception Uses

1. Restaurants (but no drive-in restaurants) including restaurants with lounges or outdoor dining (subject to the standards contained in § 158.110). (Ord. 95-19, passed 1-8-96)
2. Grocery stores.
3. Rental of bicycles, canoes, kayaks, paddle boards and other non-motorized recreational equipment.
4. Continuing education centers.
5. Laundry and dry cleaning pickup stations. Private noncommercial dish antennas.
6. Boat dock in excess of 500 square feet.
7. Personal wireless service freestanding facility.
8. Enclosed elevator shaft and vestibule, enclosed stairwell and landing, and enclosed mechanical equipment area exceeding allowed height subject to the standards contained in § 158.098(C)(2).



# TRADE AREA MAP



GRAND BAY  
COMMUNITY

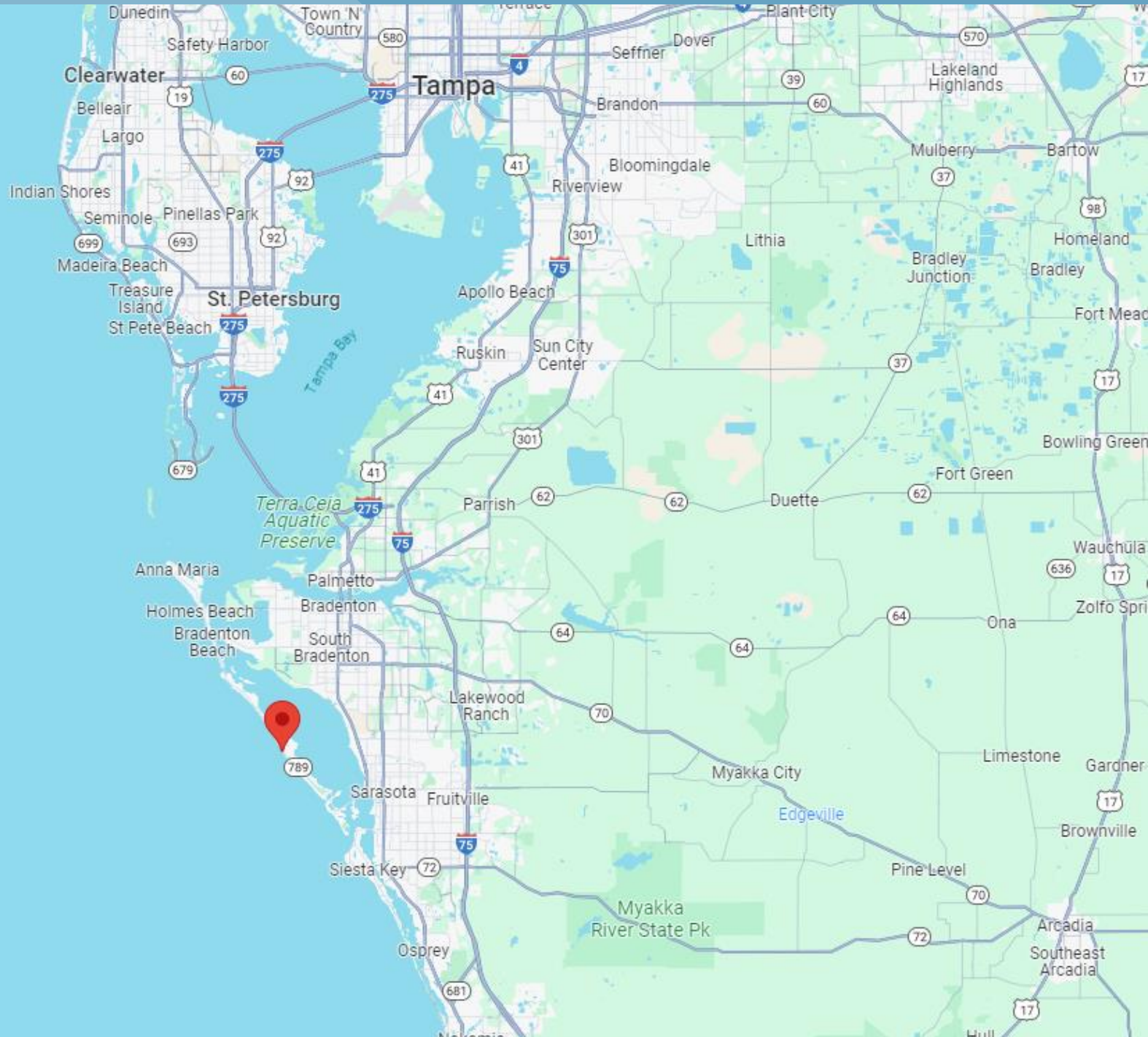
BRISTA  
COMMONS

HARBOURSIDE  
GOLF COURSE

Publix. CVS pharmacy TRUIST   
Bank of America 



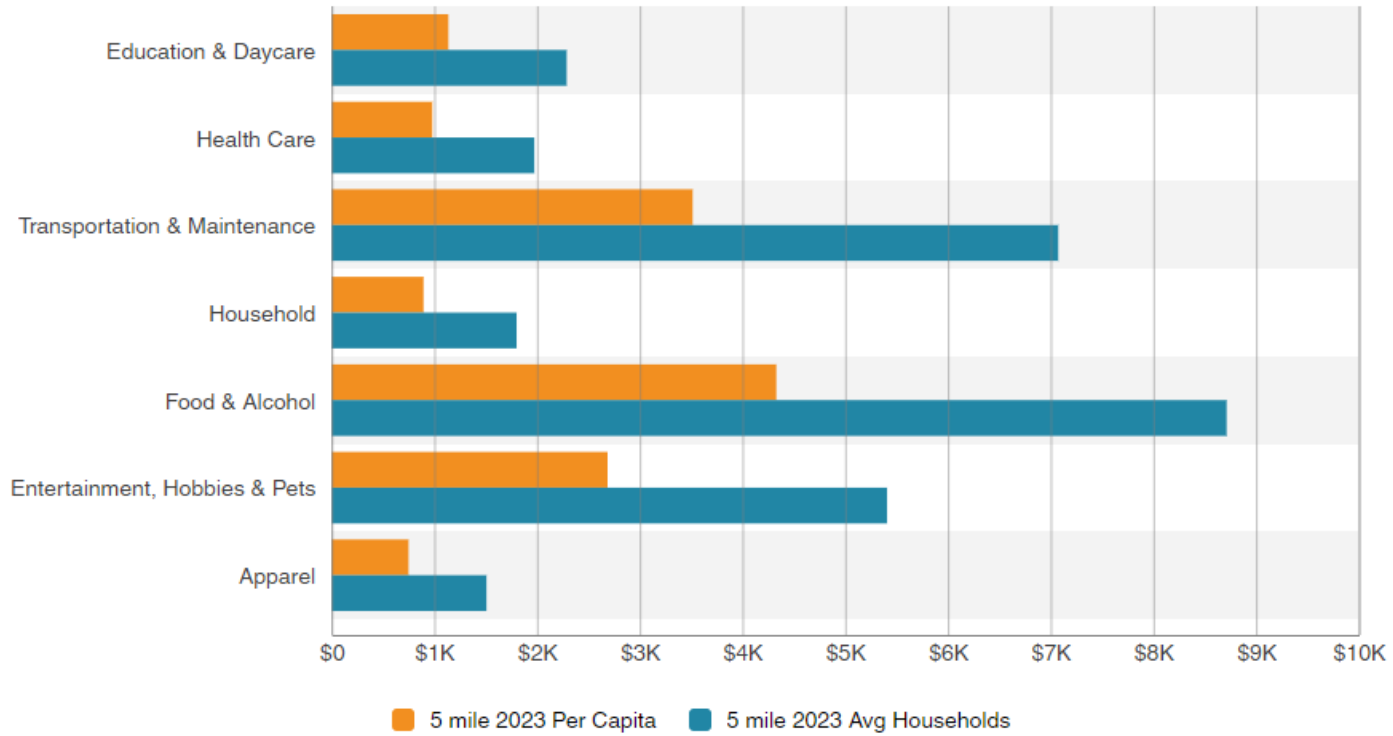
# REGIONAL MAP





# DEMOGRAPHICS

## Per Capita & Avg Household Spending



### Consumer Spending Details

2023

Radius	2 mile			5 mile			10 mile		
	Total Spending	Avg Household	Per Capita	Total Spending	Avg Household	Per Capita	Total Spending	Avg Household	Per Capita
Apparel	\$3,166,678	\$1,663	\$951	\$19,501,329	\$1,508	\$749	\$213,306,493	\$1,428	\$641
Entertainment, Hobbies & P...	\$12,622,268	\$6,629	\$3,790	\$69,937,677	\$5,408	\$2,687	\$691,705,771	\$4,629	\$2,078
Food & Alcohol	\$19,289,320	\$10,131	\$5,793	\$112,687,820	\$8,713	\$4,330	\$1,179,037,581	\$7,890	\$3,543
Household	\$15,545,943	\$8,165	\$4,668	\$81,522,067	\$6,303	\$3,132	\$753,957,276	\$5,046	\$2,265
Transportation & Maintenance	\$14,409,391	\$7,568	\$4,327	\$91,487,773	\$7,074	\$3,515	\$967,353,910	\$6,474	\$2,907
Health Care	\$4,869,018	\$2,557	\$1,462	\$25,527,099	\$1,974	\$981	\$245,888,739	\$1,646	\$739
Education & Daycare	\$6,329,007	\$3,324	\$1,901	\$29,599,686	\$2,289	\$1,137	\$251,077,929	\$1,680	\$754
<b>Total Specified Consumer S...</b>	<b>\$76,231,625</b>	<b>\$40,038</b>	<b>\$22,892</b>	<b>\$430,263,451</b>	<b>\$33,269</b>	<b>\$16,531</b>	<b>\$4,302,327,699</b>	<b>\$28,793</b>	<b>\$12,928</b>

# DEMOGRAPHICS

<b>RADIUS</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
	1,549	26,027	332,802
<b>2023 Estimated Population</b>	1,513	29,986	342,414
<b>2028 Projected Population</b>	1,925	21,640	296,623
<b>2010 Census Population</b>			
<b>2023 Estimated Households</b>	913	12,933	149,425
<b>2028 Projected Households</b>	898	13,415	153,780
<b>2010 Census Households</b>	1,102	10,715	132,734
<b>2023 Estimated White</b>	1,524	23,385	281,752
<b>2023 Estimated Black or African American</b>	3	1,433	34,534
<b>2023 Estimated Hawaiian &amp; Pacific Islander</b>	0	8	377
<b>2023 Estimated American Indian or Native Alaskan</b>	1	118	2,047
<b>2023 Estimated Other Races</b>	9	480	7,152
<b>2023 Estimated Average Household Income</b>	\$149,673	\$109,409	\$84,495
<b>2023 Estimated Median Household Income</b>	\$120,205	\$77,104	\$60,359
<b>Median Age</b>	75.6	62.3	50.9
<b>Average Age</b>	72.0	54.6	47.4