

**FOR LEASE - RETAIL OR OFFICE**

4,152 SF AVAILABLE

LAKEWOOD RANCH

RETAIL/OFFICE SPACE

Key Features

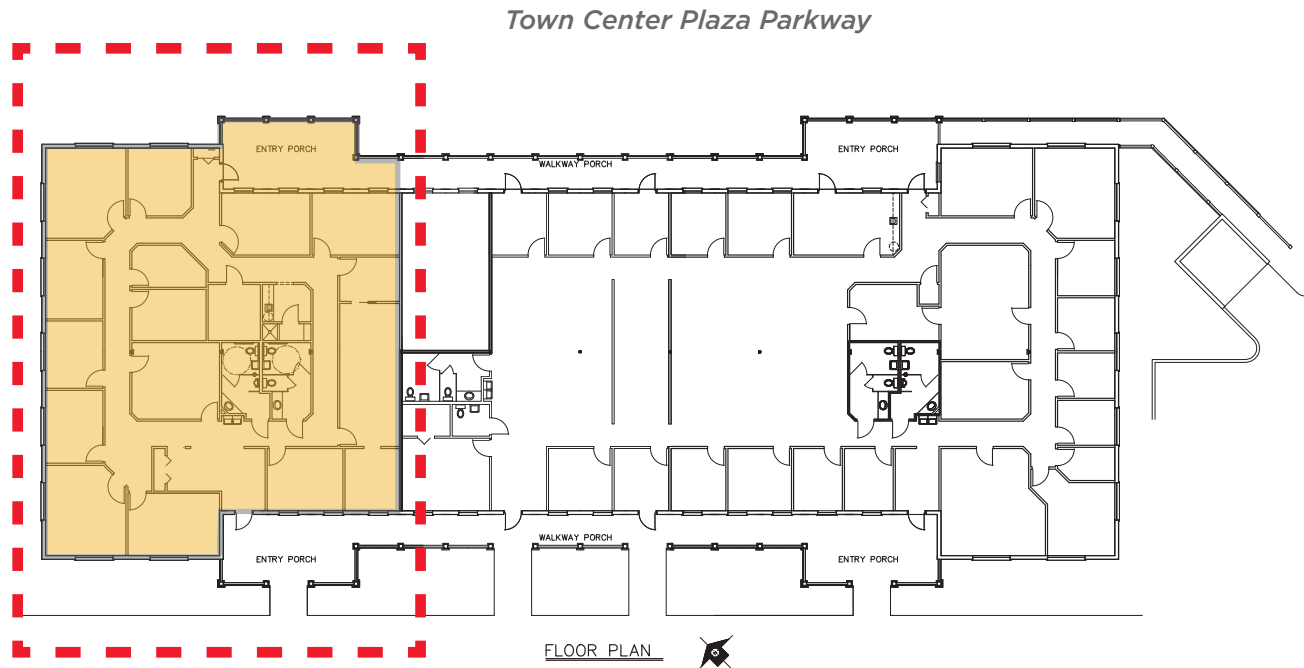
- Lakewood Ranch Retail/Office Space is located within the Lakewood Ranch community in Manatee City in Sarasota-Bradenton area, only minutes to shopping, dining and entertainment hub, Main Street at Lakewood Ranch, as well as The Mall at University Town Center.
- Nearby major tenants include The Home Depot, Ross, Publix, Trader Joe's, Bonefish Grill and Ruth Chris' Steakhouse.
- Community amenities feature Lakewood Ranch Medical Center, Lakewood Ranch Business Park, and top-rated public and private schools in the Manatee County school district.
- The area is home to several major employers in the surrounding Bradenton-Sarasota region, particularly in healthcare, manufacturing, retail and education; like, Tropicana Products (PepsiCo), Simmons Bedding Company, Sarasota Memorial Health Care System and University of South Florida Sarasota-Manatee.



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*Ideal-Living*2024: TOP 100 AMENITY COMMUNITIES
AMERICA'S 100 BEST PLACES TO LIVE

Building Description

- **Address:** 9021 Town Center Pkwy, Lakewood Ranch, FL 34202
- **Property Details:** Single-story Retail or Office Space
- **Size:** 4,152 SF
- **Signage:** Monument sign
- **Access:** Full access from Town Center Parkway
- **Co-Tenancy:** SMG Property Management, Inc., Arsenault Aesthetics, Fitness Quest Physical Therapy, EchoGuarad Insurance Agency FL, Berlin Packaging
- **Major Thoroughfares:** I-75 (1.2 mi), University Parkway (1.0 mi), SR-70 (5.2 mi)



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Area Demographics

	1 MILE	3 MILE	5 MILE
Population	3,721	39,054	122,040
Households	1,836	18,538	54,932
Avg HH Income	\$101,318	\$116,485	\$107,181
Employees	11,343	22,247	55,262