

# THE WEST DISTRICT AT UNIVERSITY TOWN CENTER

SARASOTA-BRADENTON :: FLORIDA

**BENDERSON**  
DEVELOPMENT

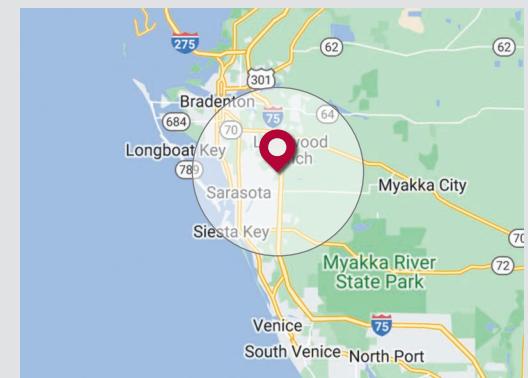
700,000  
SQUARE FEET

101 N. Cattlemen Road  
Sarasota, FL 34243

[benderson.com](http://benderson.com)



## LOCATION



Latitude: 27.385358 Longitude -82.457246

## DEMOGRAPHICS

### POPULATION

**485,042**  
10 MILES

### HOUSEHOLDS

**214,554**  
10 MILES

### AVERAGE HHI

**\$127,110**  
10 MILES

### DAYTIME POP

**514,503**  
10 MILES

Sarasota-Bradenton MSA: 936.1K

# THE WEST DISTRICT AT UNIVERSITY TOWN CENTER SARASOTA-BRADENTON :: FLORIDA

**BENDERSON**  
DEVELOPMENT

## ABOUT THE CENTER

- The West District is part of the University Town Center collection of properties that total over 4 million square feet and generate more than 1 billion in annual sales.
- Strategically located right off I-75 (Exit 213) along University Parkway, the collective sites form the area's dominant shopping and dining destination and serve a 15-mile trade area population of over 655,000 residents.
- This premier mixed-use destination on the border of Sarasota and Manatee counties features 850,000 SF of office space, 550 hotel rooms, 250+ specialty shops and 80+ restaurants.
- UTC has over 16 million visits per year and is directly adjacent to Lakewood Ranch, the second fastest-growing master planned community in the country, providing a large and affluent customer base.
- In the middle of the property is "The Green," which has become a community hub for outdoor fitness, live music, family-friendly fun and more.

