

READY FOR IMMEDIATE DEVELOPMENT  
PUBLIX-ANCHORED OUTPARCEL

# FOR SALE

**\$1,750,000**



## FEATURES:

- Lot size: 1.10 acres
- Maximum floor area: 5,000 sf
- Approximately 260 ft X 187 ft
- Commercial Neighborhood Zone (CN)

## TOP PROPOSED USES:

- Financial Institution
- Office / Medical
- Limited-service restaurant



**Jon Wittner**  
*Founding Director*

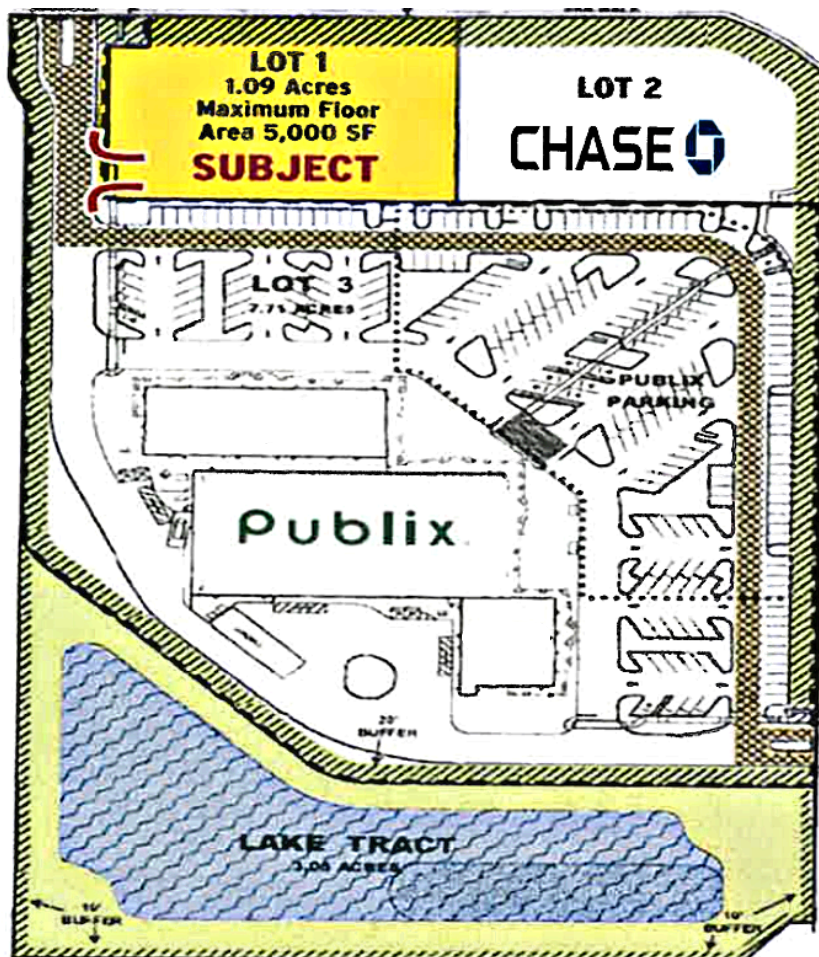
813.610.9777  
wittner@kwcommercial.com

**Justine Fite**  
*CRE Advisor*

214.232.9595  
justine@kwcommercial.com

## READY FOR IMMEDIATE DEVELOPMENT

Join an lineup of thriving retailers, including Publix, Chase Bank, and UPS, on Sarasota's highly-trafficked Bee Ridge Road. This prime location offers a visible and accessible pad-site at the main entrance of the Shopping Center ensuring a steady flow of potential customers. Adjacent to the prestigious Laurel Oaks Country Club and surrounded by several housing developments, this rare opportunity guarantees a consistent and established customer base. Customize the development to suit your specific business needs or explore the ground lease option for added flexibility.



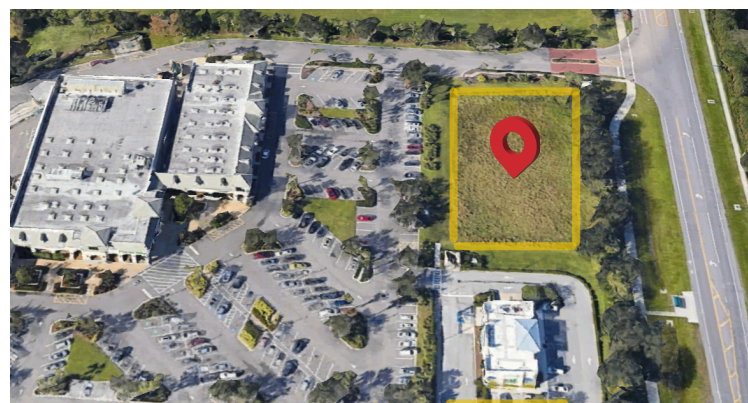
### INVESTMENT HIGHLIGHTS:

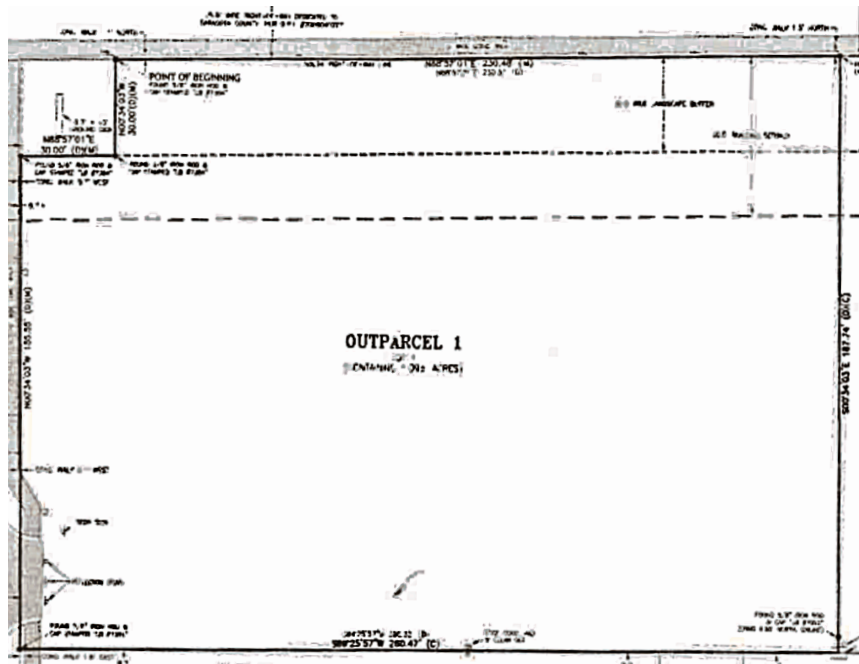
- **Location:** last remaining outparcel available at Publix anchored shopping center
- **Occupancy:** shopping center is 94% leased to a mix of national, regional and local Tenants
- **Consistent traffic:** over 458,600 customers visit shopping center per year
- **Accessibility:** less than 4-minute drive to I-75 with 122,000 average daily traffic count
- **Retention completed:** ready for immediate development with retention completed
- **Site visibility:** frontage on Bee Ridge Road
- **Ingress & egress:** desirable corner lot is direct accessible from the main entrance

### MORE INFORMATION:

[Sarasota Code of Ordinances](#)

[Zone Map](#)






**FINANCIAL INSTITUTION BUSINESS CASE:**

- ▶ **Limited competition:** only 1 FDIC insured institution in a 2-mile radius
- ▶ **High growth:** from 2010 to 2020 households with an income exceeding \$100,000 increased 66% in a 1-mile radius
- ▶ **Established demographics:** median home value of \$495,000 in 1-mile radius
- ▶ **Highly educated:** 76.79% of population in a 1-mile radius attended college
- ▶ **Low unemployment:** 1.35% of the population in a 5-mile radius is unemployed



 **Future development:** according to the Sarasota 2050 Plan, over 50,000 homes have been approved East of I-75

