



ADDRESS

**3135 Lakewood Ranch Blvd. Suite 111
Bradenton, FL 34211**

PROPERTY FEATURES

- Sublease available for 18,220 SF warehouse space
- Located in Gatewood Corporate Center within Lakewood Ranch
- Ideal location
- Newly built-out space
- Lease runs thru 9/30/2025
- 30+ foot ceilings
- 4 dock high doors and one grade level door.

	1 Mile	5 Miles	10 Miles
Total Households:	132	20,114	97,474
Total Population:	363	50,824	244,919
Average HH Income:	\$96,883	\$91,403	\$66,865

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It or other conditions, prior sale, lease or financing, or withdrawal without notice.



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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$8.76 SF/yr (NNN)
Available SF:	18,220 SF
Zoning:	PDMU
Market:	Lakewood Ranch
Lease Expiration:	9/30/2025

PROPERTY OVERVIEW

Sublease this newly built-out industrial space with lease running thru September 30th, 2025. Amazing space located in the great Gatewood Corporate Center within Lakewood Ranch. Base Rent currently at \$8.76/SF NNN thru September 30, 2020 with 3% annual escalations starting every October 1st. CAM currently estimated at \$2.40/SF. Warehouse had 30' ceilings and 4 dock high doors plus one grade level door.

LOCATION OVERVIEW

Located along Lakewood Ranch Blvd. inside the Gatewood Corporate Center. Across from the Fire Station and just south of Crowder Plaza.



100 S WASHINGTON BLVD
Sarasota, FL, 34236
941.957.3730 | MSCcommercial.com

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ADDITIONAL PHOTOS



**Michael Saunders
& Company**
LICENSED REAL ESTATE BROKER



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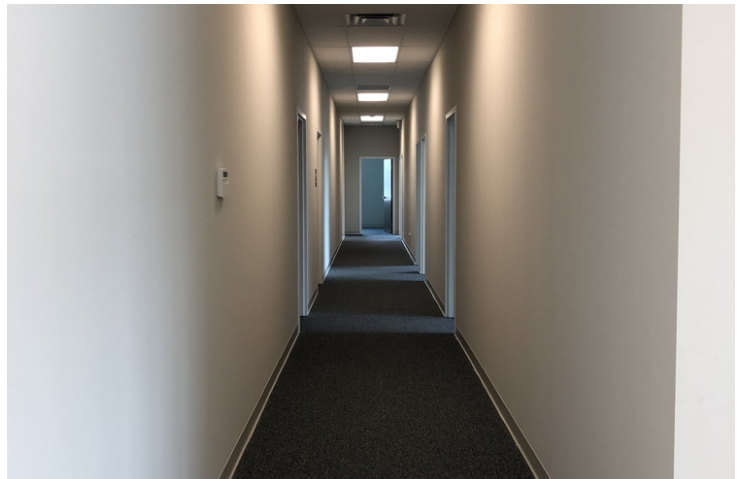
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ADDITIONAL PHOTOS



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TCN
WORLDWIDE
REAL ESTATE SERVICES

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LOCATION MAPS



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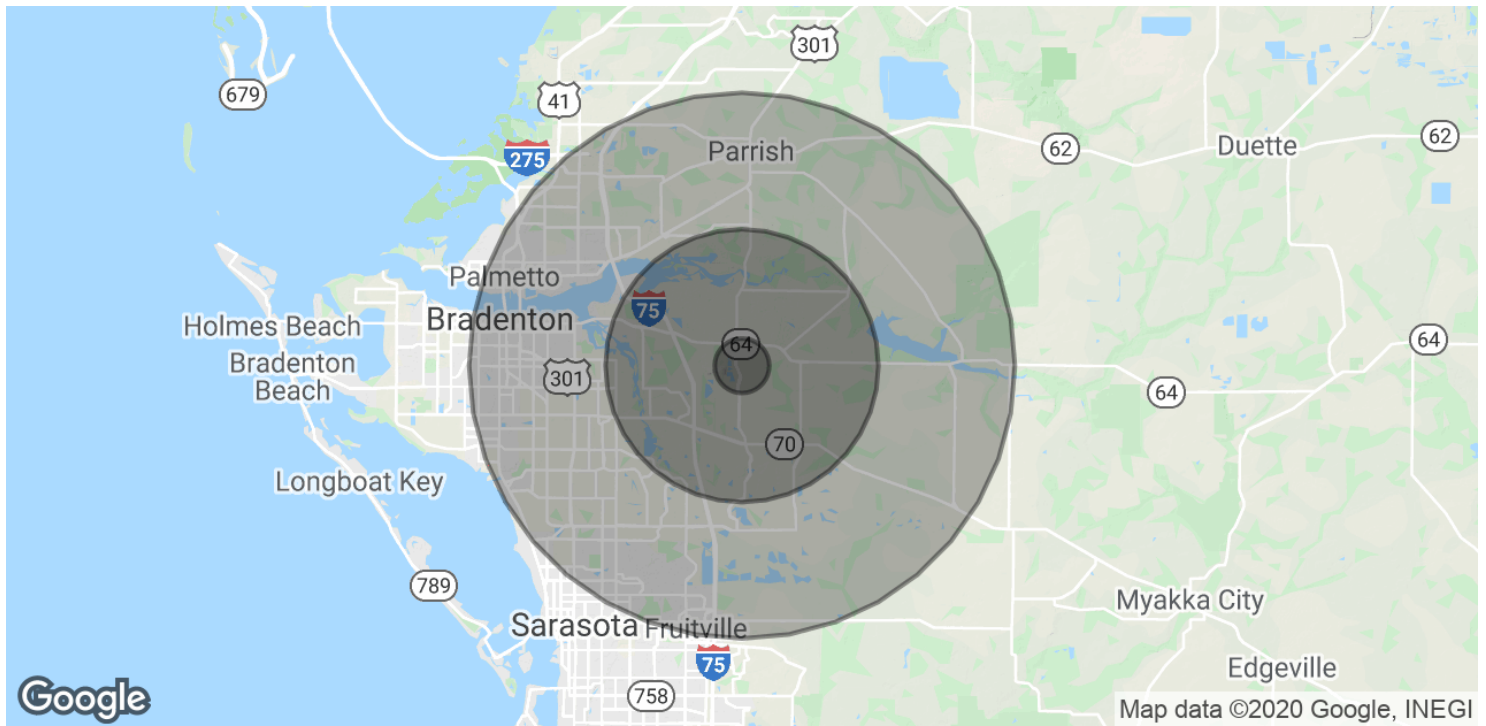
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	363	50,824	244,919
Average age	45.3	46.4	43.5
Average age (Male)	44.3	46.5	43.0
Average age (Female)	45.8	46.4	44.2

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	132	20,114	97,474
# of persons per HH	2.8	2.5	2.5
Average HH income	\$96,883	\$91,403	\$66,865
Average house value		\$374,832	\$319,345

* Demographic data derived from 2010 US Census

BIOGRAPHY I

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PROFESSIONAL BACKGROUND

A real estate sales and commercial specialist for 15+ years, Lee DeLieto Jr. offers a uniquely informed perspective on the Sarasota market, helping clients to make the right decisions about their investment strategies. In 2005, Lee joined his father, a seasoned Michael Saunders associate, to form the Company's top producing Commercial team. To date, this exceptional duo has closed on millions of dollars of commercial property, working diligently to achieve the objectives of clients and investors.

Lee's Commercial real estate services include commercial investment property, land development, site and land acquisition, office space and retail leasing, 1031 exchanges, and asset disposition. The DeLieto Team has the proven ability to make every investment, lease, acquisition/sale a profitable experience. Committed to the community they serve, both Lee Jr. and Sr. are actively involved in local organizations both civic and charitable. Lee Jr currently sits on the board as a community member for the Sarasota School of Arts and Sciences (SSA+S). As an active member in the business community, Lee Jr. is a recent past member of the Board of Directors for the Greater Sarasota Chamber of Commerce and Past Chair of their City Priorities Council. He is also the 2010 Past President of Commercial Investment Division (CID) under the Realtor Association of Sarasota and Manatee.

A graduate of the University of Florida, Lee has lived in Sarasota since 2005. Married to Valerie Wadsworth-DeLieto, a residential agent with Michael Saunders & Company, together they enjoy traveling across the United States on Lee's 2008 Harley Davidson.



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