

CAPITALIZE ON THRIVING MARKET DEMAND

DEVELOPMENT-READY LAKEWOOD RANCH SITE



PROUDLY PRESENTED BY:



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PROPERTY HIGHLIGHTS

● High-Visibility Retail Opportunity Ready for Immediate Development

**Currently, the property is on a ground lease. The leasehold estate will sell the property, subject to the landlord's agreement to a purchase and/or a purchase option. **

Discover an exceptional opportunity with this prime property located in the coveted Lakewood Ranch area of Bradenton, FL.

Boasting a PD-MU zoning designation, this site offers immense potential for retail and street retail investors seeking to capitalize on the thriving market demand. Positioned within the bustling commercial landscape of Lakewood Ranch, the property offers an advantageous location to maximize visibility and accessibility.

With its strategic zoning and placement, this development-ready site offers an ideal canvas for retail and street retail concepts to flourish in this dynamic, sought-after area.

PROPERTY DETAILS

LOT SIZE	1.2 AC +/-
PRICE	\$2,300,000
ZONING	PD-MU

LOCATION OVERVIEW

About the Location

Discover the vibrant community surrounding the Lakewood Ranch site ready for immediate development in Bradenton, FL.

This sought-after location offers access to a thriving market with a mix of retail, dining, and entertainment options. Minutes away from Main Street at Lakewood Ranch, future tenants or investors will enjoy the dynamic atmosphere and bustling pedestrian-friendly streets.

With close proximity to popular attractions such as The Mall at University Town Center and The Players Centre for Performing Arts, this area presents an exciting opportunity for retail and street retail endeavors. Experience the allure and potential of this prime location in the heart of Lakewood Ranch.



LOCATION OVERVIEW

About Lakewood Ranch, FL

Lakewood Ranch is an award-winning premier master-planned community in Florida, consistently ranked as the nation's top-selling multi-generational community. Built on former ranch land with a focus on sustainability and green space, it offers an upscale, family-friendly lifestyle with exceptional amenities.

Living Options | The community features diverse housing across multiple villages—from luxury estates and family homes to low-maintenance villas—designed to appeal to all ages and lifestyles.

Amenities & Activities | Residents enjoy two distinct downtown areas: Main Street offers small-town charm while Waterside Place provides modern waterfront dining and events. The community includes golf courses, tennis courts, pools, fitness centers, and over 150 miles of trails. It's also home to the Sarasota Polo Club and Premier Sports Campus.

Location & Convenience | Lakewood Ranch offers easy access to I-75, beaches (30-45 minutes away), and major shopping destinations like University Town Center. Sarasota and Tampa are both nearby for work and entertainment.

Investment Considerations | The premium lifestyle comes at a premium price. Expect higher-than-average home prices plus HOA and Community Development District (CDD) fees that support the extensive amenities and maintenance.

Bottom Line | Lakewood Ranch delivers a meticulously maintained, amenity-rich lifestyle in a beautiful setting—ideal for those seeking an active, upscale community environment.



LAKEWOOD RANCH
FLORIDA

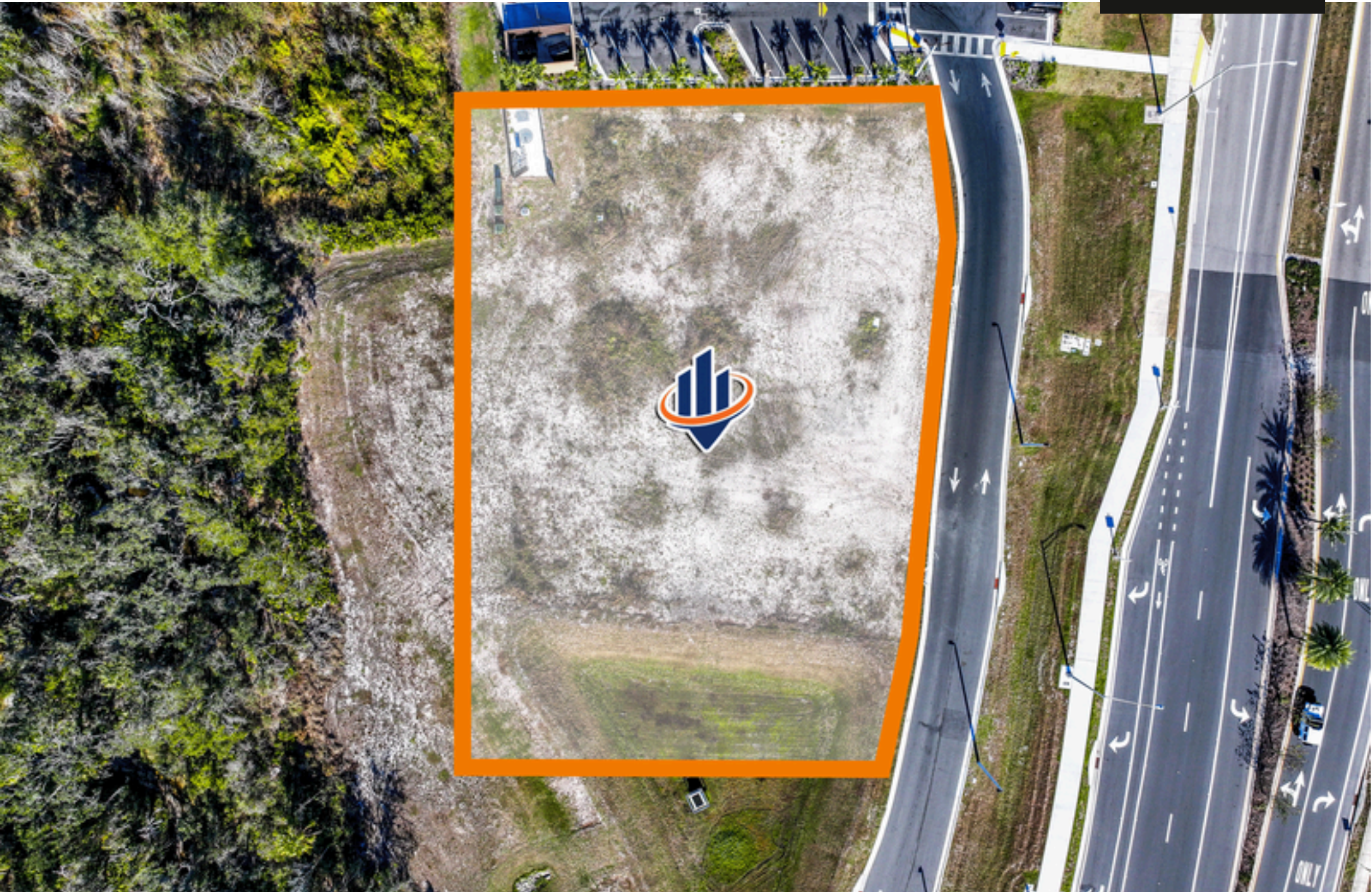


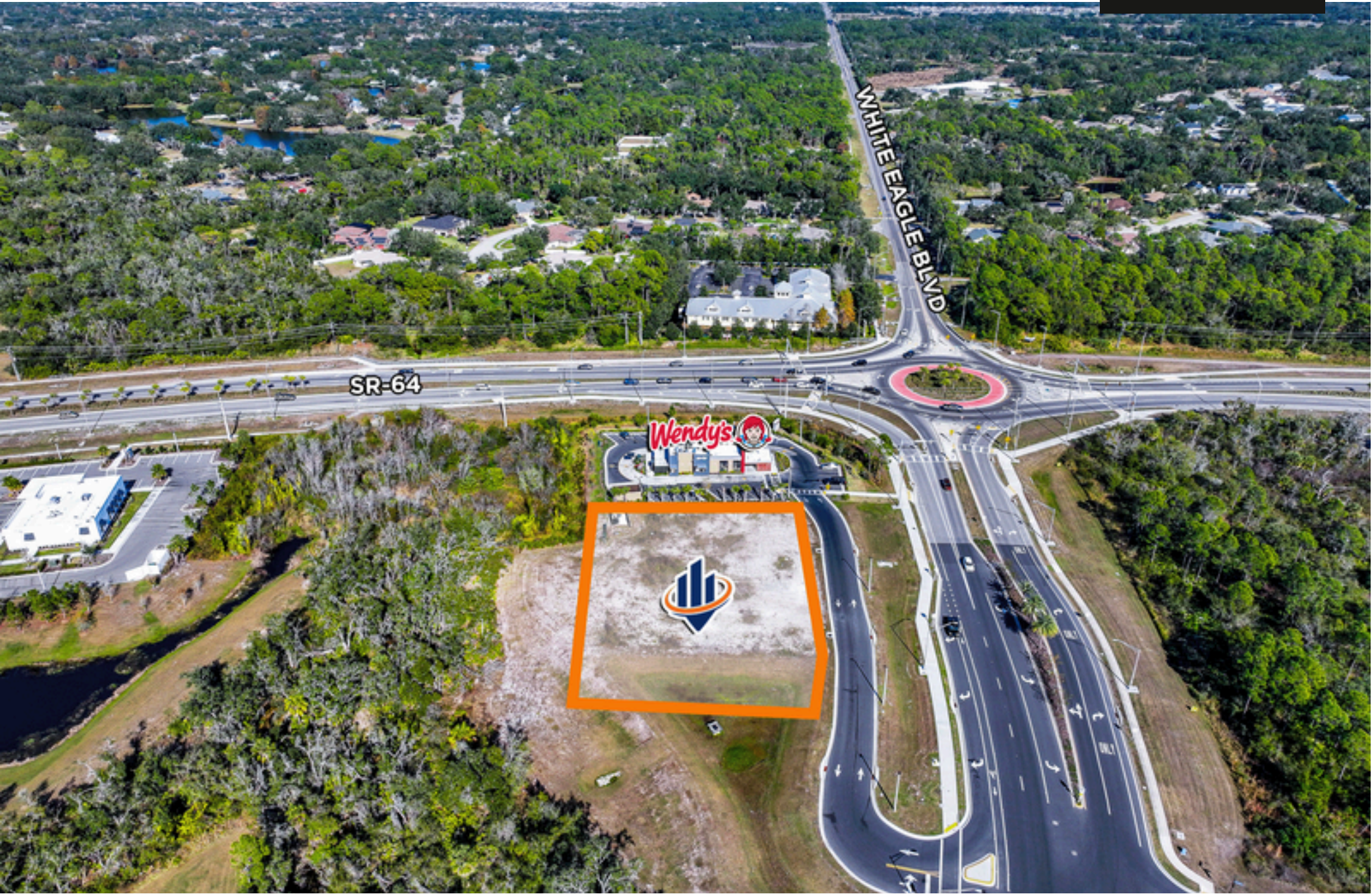
Image Credit: Facebook.com/LakewoodRanch; LakewoodRanch.com

LOCATION OVERVIEW

1924 White Eagle Blvd | Bradenton, FL 34211

		1 MILE	3 MILES	5 MILES
	POPULATION			
	Total Population	4,680	33,863	75,442
	Average Age	42	44	46
	Average Age (Male)	41	44	46
	Average Age (Female)	43	45	46
	HOUSEHOLD & INCOME			
	Total Households	1,669	12,873	29,874
	Average HH Income	\$156,277	\$149,682	\$145,616
	Average House Value	\$662,394	\$631,232	\$591,072







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