



PRIME LOCATION WITH HIGH VISIBILITY AND TRAFFIC

Retail/Office Space Available | Cobia Bay Plaza

5045 Fruitville Rd., Sarasota, FL 34232

MSC | COMMERCIAL
REAL ESTATE

1605 Main Street Suite 500 | Sarasota, FL
941.957.3730 | MSCcommercial.com

PRESENTED BY:

Melinda Garrett

Commercial Real Estate Advisor

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**COBIA BAY PLAZA – PRIME COMMERCIAL HUB WITH
HIGH VISIBILITY AND TRAFFIC**

5045 FRUITVILLE RD., SARASOTA, FL

**PROPERTY DESCRIPTION:**

Cobia Bay Plaza is a dynamic commercial center in Sarasota, FL, offering versatile retail and office spaces in a high-traffic location. Built in 2011, this well-maintained plaza features lush landscaping, ample parking, and a diverse mix of tenants, fostering a vibrant shopping and business environment. Strategically positioned near the I-75 and Fruitville Road interchange, the plaza provides seamless connectivity to Sarasota and surrounding areas. Just minutes from downtown Sarasota, it boasts excellent exposure and visibility. Surrounded by thriving retail hubs anchored by Target and Publix, the location attracts consistent foot traffic — ideal for retail, office, or service-oriented businesses. With direct frontage on Fruitville Road and over 54,000 vehicles passing daily, Cobia Bay Plaza offers exceptional signage and branding opportunities.

LOCATION HIGHLIGHTS:

- **Strategic Accessibility:** Conveniently located near the I-75 and Fruitville Road interchange, providing seamless connectivity to Sarasota and surrounding areas.
- **High Traffic Location:** Near downtown Sarasota and I-75, with excellent exposure. Surrounded by Target and Publix anchored centers, making it ideal for retail, office, or service businesses.
- **Proximity to Key Amenities:** Close to major retailers like Target and Publix, driving consistent foot traffic.
- **High Visibility:** Direct exposure to Fruitville Road with over 54,000 vehicles passing daily, offering excellent signage and branding opportunities.

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COBIA BAY PLAZA
PROPERTY DETAILS

5045 FRUITVILLE RD., SARASOTA, FL

LOCATION INFORMATION

Building Name	Cobia Bay Plaza
Street Address	5045 Fruitville Rd.
City, State, Zip	Sarasota, FL 34232
County	Sarasota
Market	Tampa/St Petersburg
Sub-market	Sarasota/Bradenton

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Neighborhood Center
Zoning	CG
APN #	0044151001

BUILDING INFORMATION

Building Size	32,314 SF
Tenancy	Multiple
Year Built	2011

PARKING & TRANSPORTATION

Parking Type	Surface
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COBIA BAY PLAZA SITE PLAN

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COBIA BAY PLAZA
AVAILABLE LEASE SPACES

5045 FRUITVILLE RD., SARASOTA, FL



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	5 Years
Total Space:	1,697 SF	Lease Rate:	\$29.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 153	Available	1,697 SF	NNN	\$29.00 SF/yr	This open-concept retail space offers a flexible layout perfect for various businesses. Features include a private restroom and large windows for display & natural light.



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COBIA BAY PLAZA
RETAIL PROPERTY

5045 FRUITVILLE RD., SARASOTA, FL



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Sublease Terms
Total Space:	1,125 SF	Lease Rate:	\$27.12 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Sublease - Suite 123B	Available	1,125 SF	NNN	\$27.12 SF/yr	This space is available for immediate occupancy and features two private offices/exam rooms with sinks, a kitchenette, a large reception/work area, and two half baths. It is equipped with LED lighting, making it a bright and efficient choice for various professional or medical uses.



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RETAILER MAP



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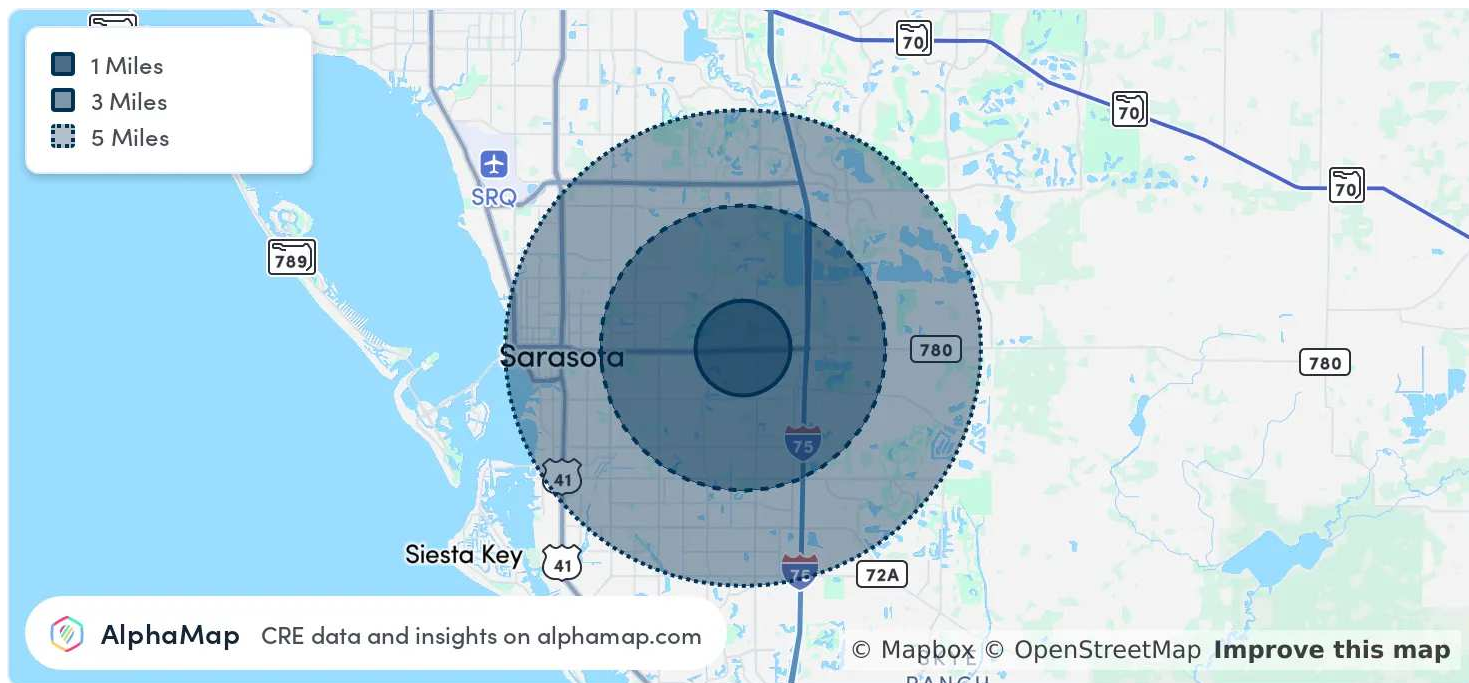
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COBIA BAY PLAZA AREA ANALYTICS

5045 FRUITVILLE RD., SARASOTA, FL



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,010	67,418	183,626
Average Age	46	49	49
Average Age (Male)	45	47	48
Average Age (Female)	48	50	51

HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,576	29,822	82,443
Persons per HH	2.2	2.3	2.2
Average HH Income	\$99,151	\$97,944	\$103,872
Average House Value	\$413,467	\$381,693	\$466,249
Per Capita Income	\$45,068	\$42,584	\$47,214

Map and demographics data derived from AlphaMap

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**MELINDA GARRETT**

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PROFESSIONAL BACKGROUND

Melinda Garrett has been immersed in the commercial real estate sector since early 2012, fueled by a combination of skills and a profound passion for the industry.

Prior to joining Michael Saunders & Company, she practiced commercial real estate appraisal and consulting for a reputable firm where she worked closely with developers, investors and lenders. She specialized in the valuation and assessment of commercial properties, employing in-depth analysis techniques to determine accurate market values for various types of real estate assets.

Throughout her career, Melinda has honed exceptional customer service skills, coupled with a strong work ethic and a vibrant personality, which have been key in fostering and nurturing essential relationships. Her unwavering commitment to client satisfaction is evident through her emphasis on open communication, transparency, and integrity in all engagements.

Leveraging her comprehensive expertise and local market knowledge, she ensures that every transaction is not only successful but also maximizes profitability. To maintain her competitive edge, she remains diligently informed about the latest market trends and their implications on the commercial real estate landscape in Sarasota and Manatee counties.

MEMBERSHIPS

Realtor Association of Sarasota & Manatee Member (RASM)

Commercial Real Estate Alliance of RASM Member (CREA)

Board of Directors RASM CREA, 2025

Manatee Chamber of Commerce- Downtown Redevelopment Committee

Manatee Chamber of Commerce- Better Business Council

Sarasota Chamber of Commerce

MSC Foundation Council Member

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