

Property Summary



PROPERTY DESCRIPTION

Uncover the potential of this prime property offering 8000 square feet of retail/showroom space at a competitive rate of \$12 per square foot, NNN. Benefit from excellent visibility and signage, catering to a high-traffic volume of 45,000 AADT, ensuring maximum exposure for your business. In addition to the expansive indoor area, the property includes an outside space, enhancing the potential for showcasing products or creating an inviting environment for customers. Don't miss this opportunity to secure a strategically positioned property that is poised to elevate your business and provide a compelling platform to engage with your target audience.

PROPERTY HIGHLIGHTS

- 8000 sf retail/showroom space, \$12 psf nnn
- plus outside area
- Excellent visibility and signage
- 45,000 AADT

OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Available SF:	8,000 SF
Building Size:	8,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,623	29,888	68,074
Total Population	10,616	69,043	159,052
Average HH Income	\$78,749	\$69,144	\$74,546

Diane Lawson

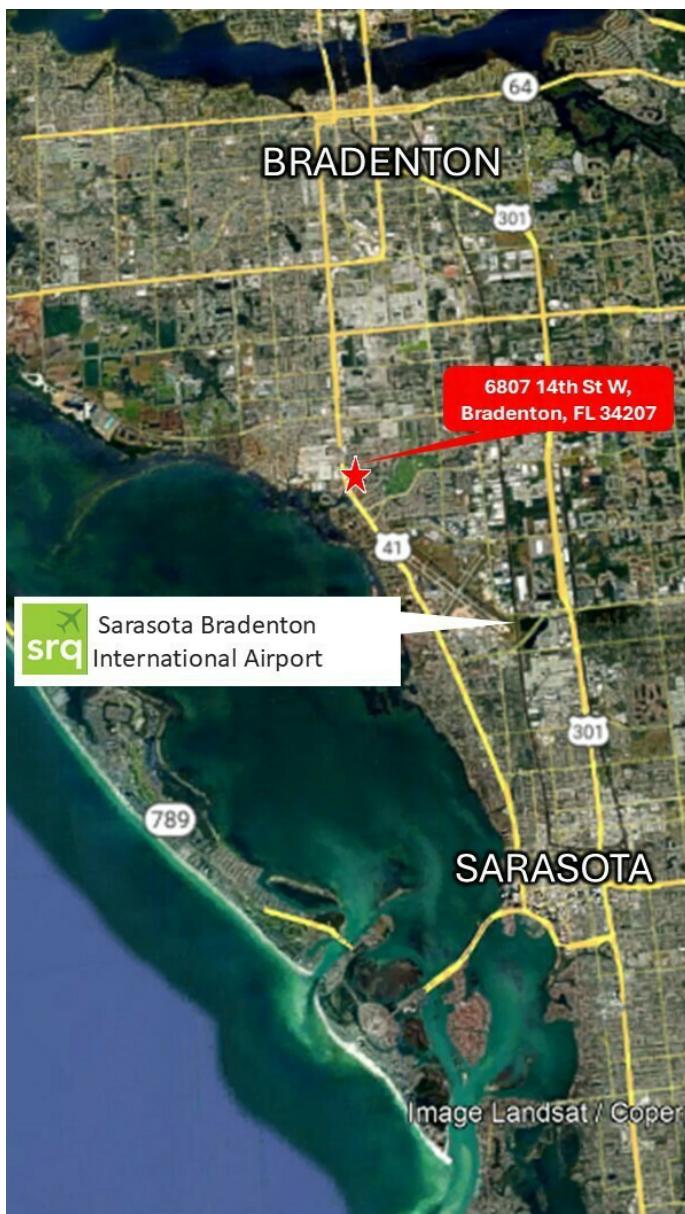
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Ryan Edwards

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 **Core**
Commercial Group

Property Description



LOCATION DESCRIPTION

Conveniently located at the Sarasota/Manatee County's border. Super close to the airport. Easy access to downtown Sarasota or downtown Bradenton and the beaches. In close proximity, the picturesque Gulf beaches offer an alluring backdrop for leisure and relaxation, while the dynamic mix of local boutiques and restaurants in the vicinity creates a compelling destination for retail experiences. With its strategic location and the allure of Bradenton's thriving commercial landscape, this area presents an exceptional opportunity for retail tenants seeking to captivate a diverse and discerning clientele.

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Lease Spaces



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	8,000 SF	Lease Rate:	\$12.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
6807	Available	8,000 SF	NNN	\$12.00 SF/yr	-

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Additional Photos



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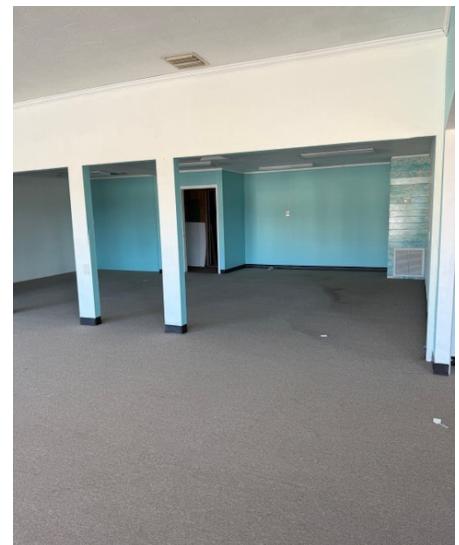
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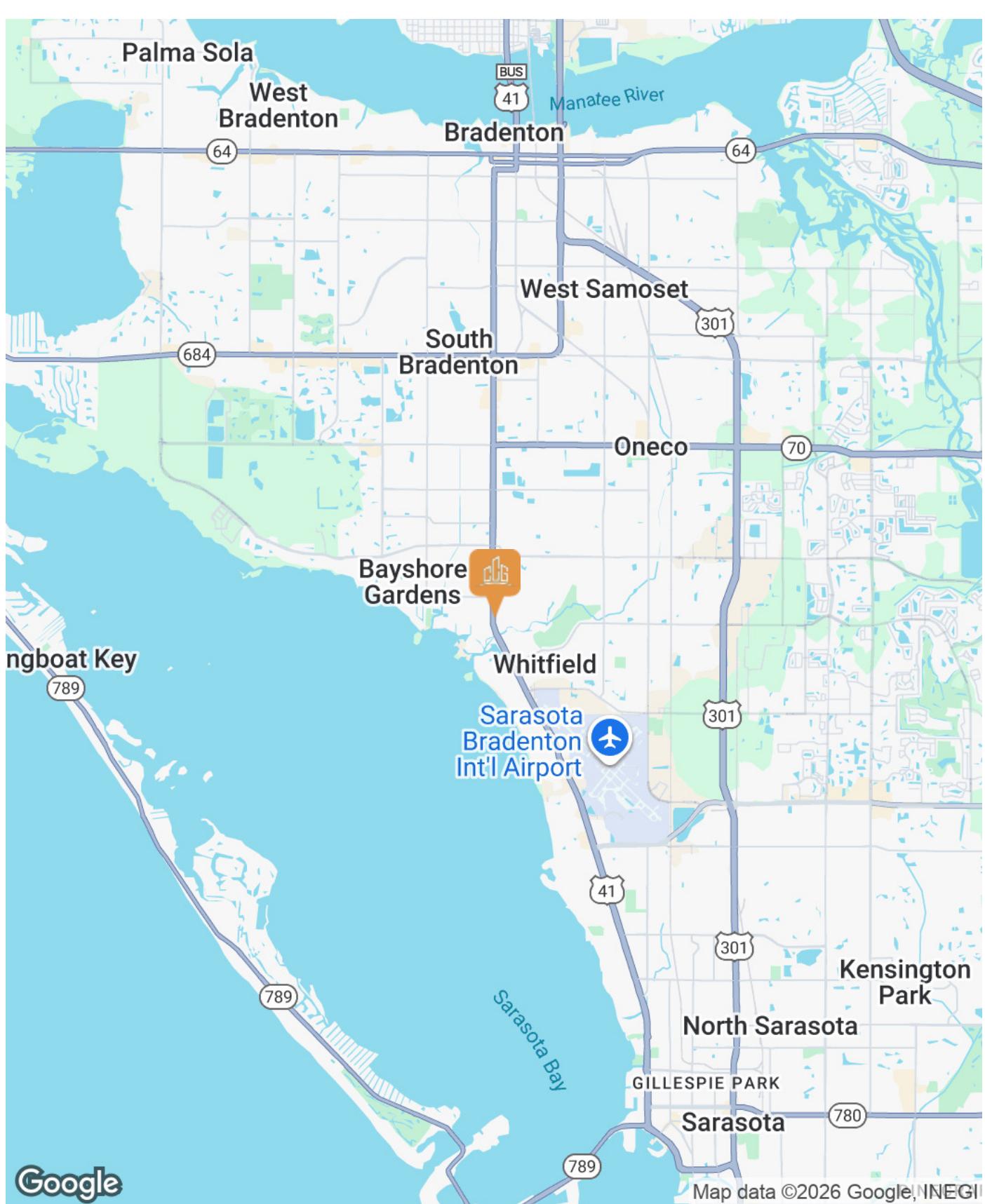
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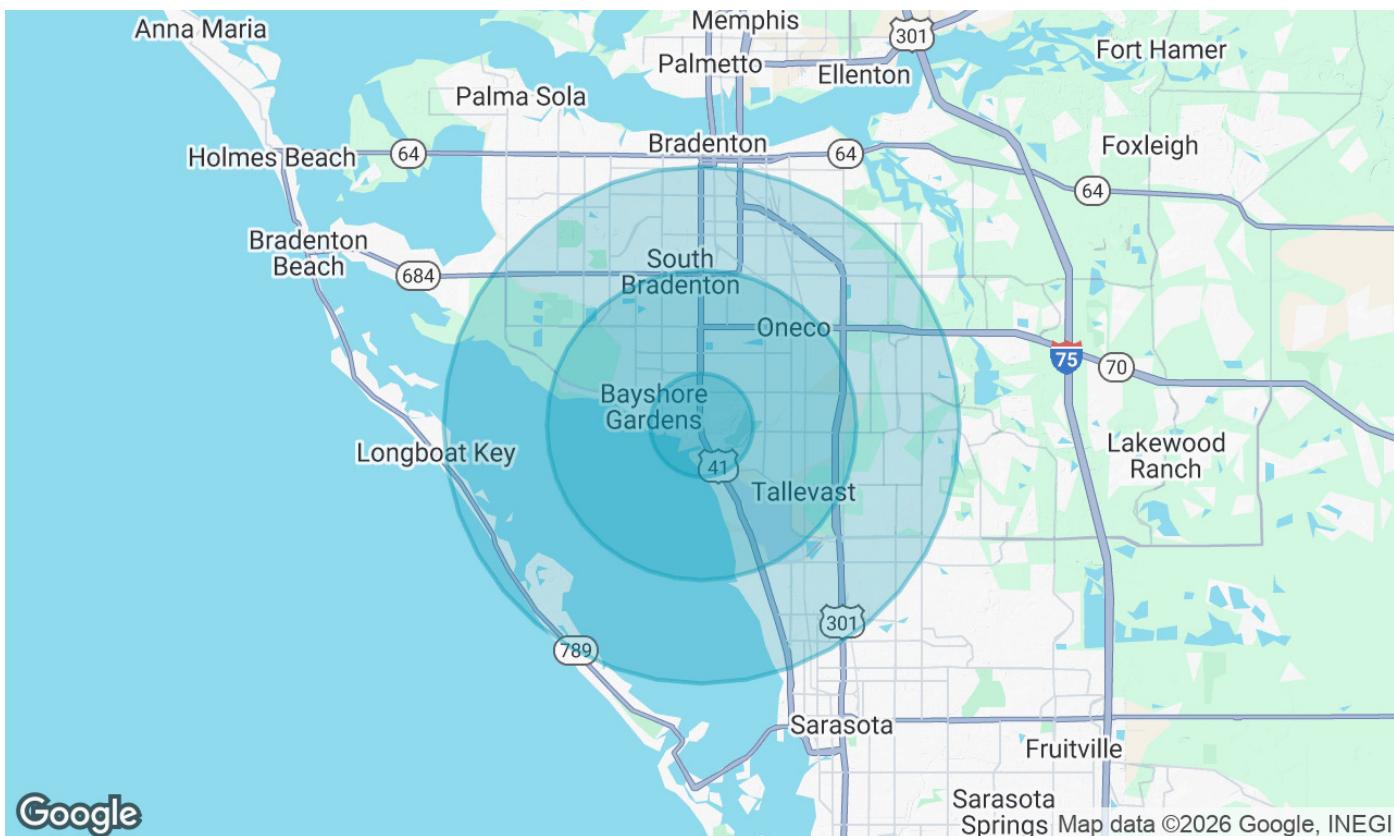
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,616	69,043	159,052
Average Age	49	45	46
Average Age (Male)	48	44	45
Average Age (Female)	49	46	47

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,623	29,888	68,074
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$78,749	\$69,144	\$74,546
Average House Value	\$280,754	\$244,521	\$279,810

Demographics data derived from AlphaMap

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Bios



DIANE LAWSON

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Direct: **941.780.6136**

PROFESSIONAL BACKGROUND

Diane Lawson has been in the commercial real estate industry for 35 years, specializing in the sales and leasing of office and retail space. Starting out in property management and leasing she has extensive experience in the office market providing consult to both property buyers and sellers with their acquisition and disposition requirements. Diane takes a forensic approach to her analysis all the while keeping a keen eye on the big picture. Her ability to challenge and be challenged, her attention to detail while welcoming creativity, to listen and to be heard are just a few qualities that brings successful results to her clients. Diane holds a broker's license and is one of only 6% of commercial brokers nationwide to have earned and be honored as a Certified Commercial Investment Member (CCIM) designee.

Diane lives in Bradenton and enjoys spending time with family, traveling and ejoying the gulf waters and beaches.

MEMBERSHIPS

Certified Commercial Investment Member (CCIM) designee

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Bios



RYAN EDWARDS

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PROFESSIONAL BACKGROUND

Ryan Edwards is an Advisor with Core Commercial Group in Sarasota, FL, specializing in the sales and leasing of retail, office, medical, and industrial properties across Southwest Florida. Over the past four years, Ryan has successfully represented a diverse range of landlords, tenants, buyers, and sellers—consistently helping clients maximize value through strategic marketing, data-driven insights, and hands-on deal execution. Known for his persistence, integrity, and results-driven mindset, Ryan takes pride in getting deals across the finish line and building long-term relationships rooted in trust and performance.

Before launching his career in commercial real estate, Ryan spent eight years in 3rd party logistics and technology sectors, where he honed a consultative approach to business and developed a sharp understanding of operational efficiency and client service.

Originally from Northfield, Illinois, Ryan earned his bachelor's degree in Political Science from the University of Dayton. He now resides in Sarasota's Arlington Park neighborhood and enjoys golf, fishing, and exploring Florida's Gulf Coast.

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