



FOR LEASE

Office Space Available on Main Street in Lakewood Ranch

8130 Lakewood Main Street, Unit D205 | Lakewood Ranch, FL

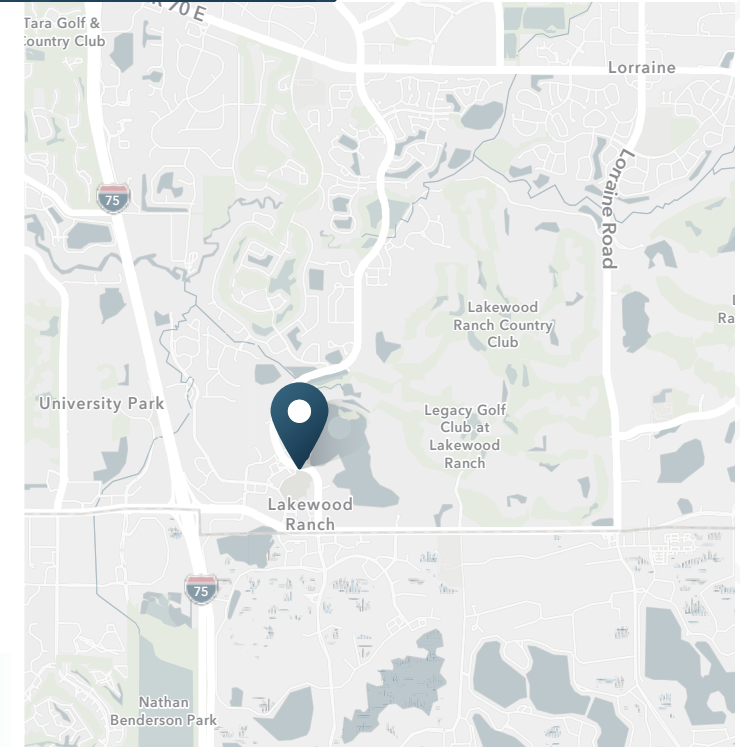


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FOR LEASE



Contact for
Availability:

Caroline Connelly

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727.772.3331

ABOUT THE PROPERTY

- 2,471 sq. ft. office.
- Office space includes a kitchenette.
- 24/7 building access with fob.
- 6 private office/conference rooms.
- Ample parking.

NEARBY RETAILERS



Marshalls



TJ-maxx



HomeGoods



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Waterfront at
Main Street
74 Units

Lakewood
Ranch
Cinema

MAIN STREET
AT LAKEWOOD RANCH

SITE

The Venue
237 Units

Breia
175 Units

The Moorings
at Edgewater
142 Units

14,600 VPD

Future Development





Lake Vista
132 Units

Watercrest
184 Units

Waterfront at
Main Street
74 Units

Colonial Grand
288 Units

Country Club
3,733 Units

MAIN STREET
AT LAKEWOOD RANCH

The Venue
237 Units

The Moorings
at Edgewater
142 Units

Brea
175 Units

Edgewater
661 Units



14,600 VPD

152,000 VPD

61,500 VPD

49,500 VPD

LakewoodRanchBlvd

University Pkwy

THE MARKET AT UTC

- KOHL'S
- THE FRESH MARKET
- Orangetheory
- pure barre
- xfinity
- MISSION BBQ
- ups
- BUFFALO WILD WINGS

THE SQUARE AT UTC

- AMERICAN SIGNATURE FURNITURE
- Staples
- Starbucks
- DOLLAR TREE
- OAK & STONE
- CVS
- CARRABBA'S ITALIAN GRILL

SHOPPES AT UNIVERSITY CENTER

- BJ's
- Total Wine & MORE
- TJ-MAXX
- Marshalls
- TRADER JOE'S
- Glory Days GRILL
- FK
- HomeGoods
- LAIFITNESS

UNIVERSITY TOWN CENTER

- Wawa
- WHOLE FOODS MARKET
- Target
- OLD NAVY
- Michaels
- petco
- BARNES & NOBLE
- HOME DEPOT
- BEST BUY
- ULTA
- REI COOP
- ETHAN ALLEN
- GOLF GALAXY
- DSW
- Ford's GARAGE
- SHAKE SHACK
- BLAZE
- crumbl

THE MALL AT UNIVERSITY TOWN CENTER

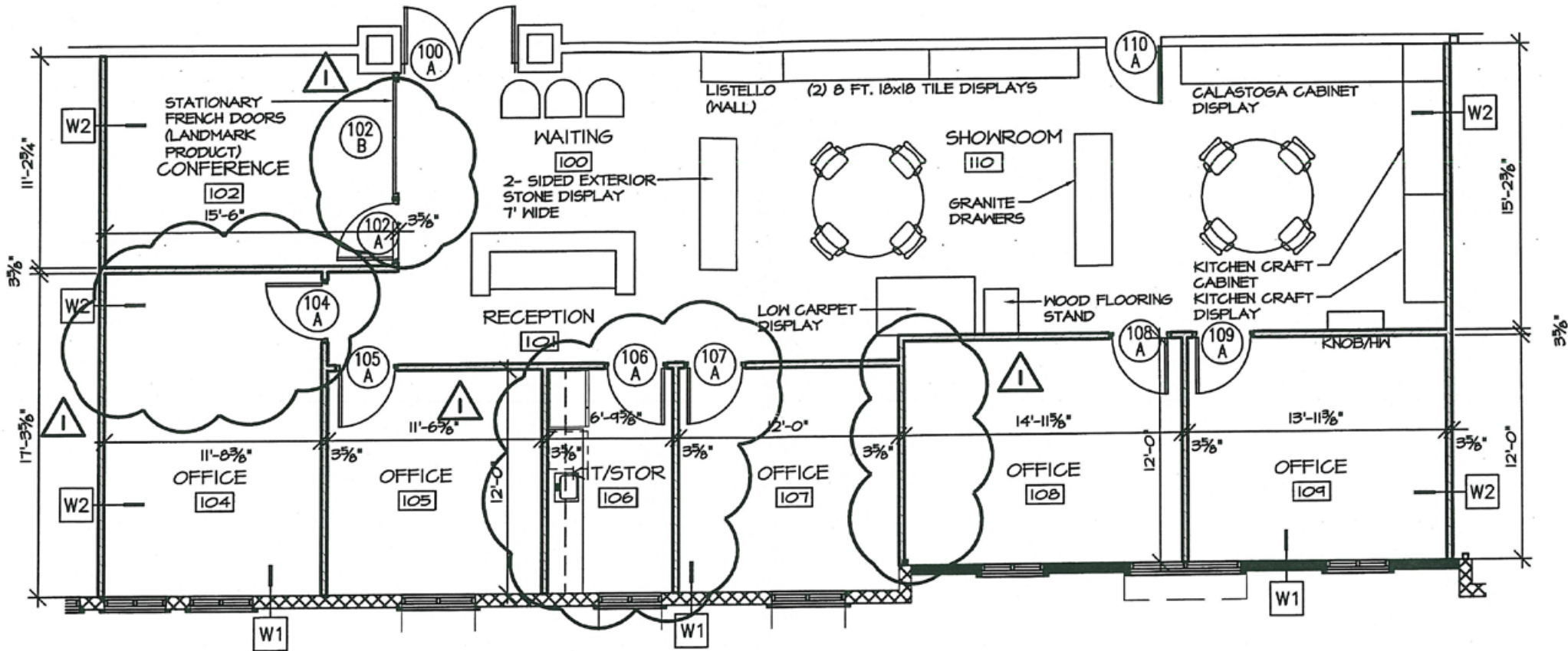
- macy's
- Dillard's
- States Fifth Avenue
- The Cheesecake Factory
- Seasons 52
- Brio
- free people
- FIT2RUN

- RUTH'S CHRIS STEAK HOUSE
- 7-Eleven
- INTERNATIONAL DIAMOND CENTER
- McDonald's
- FIFTH THIRD BANK
- Visionworks
- TD Bank
- SportClips HAIRCUTS



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DEMOGRAPHIC HIGHLIGHTS

2 MILES

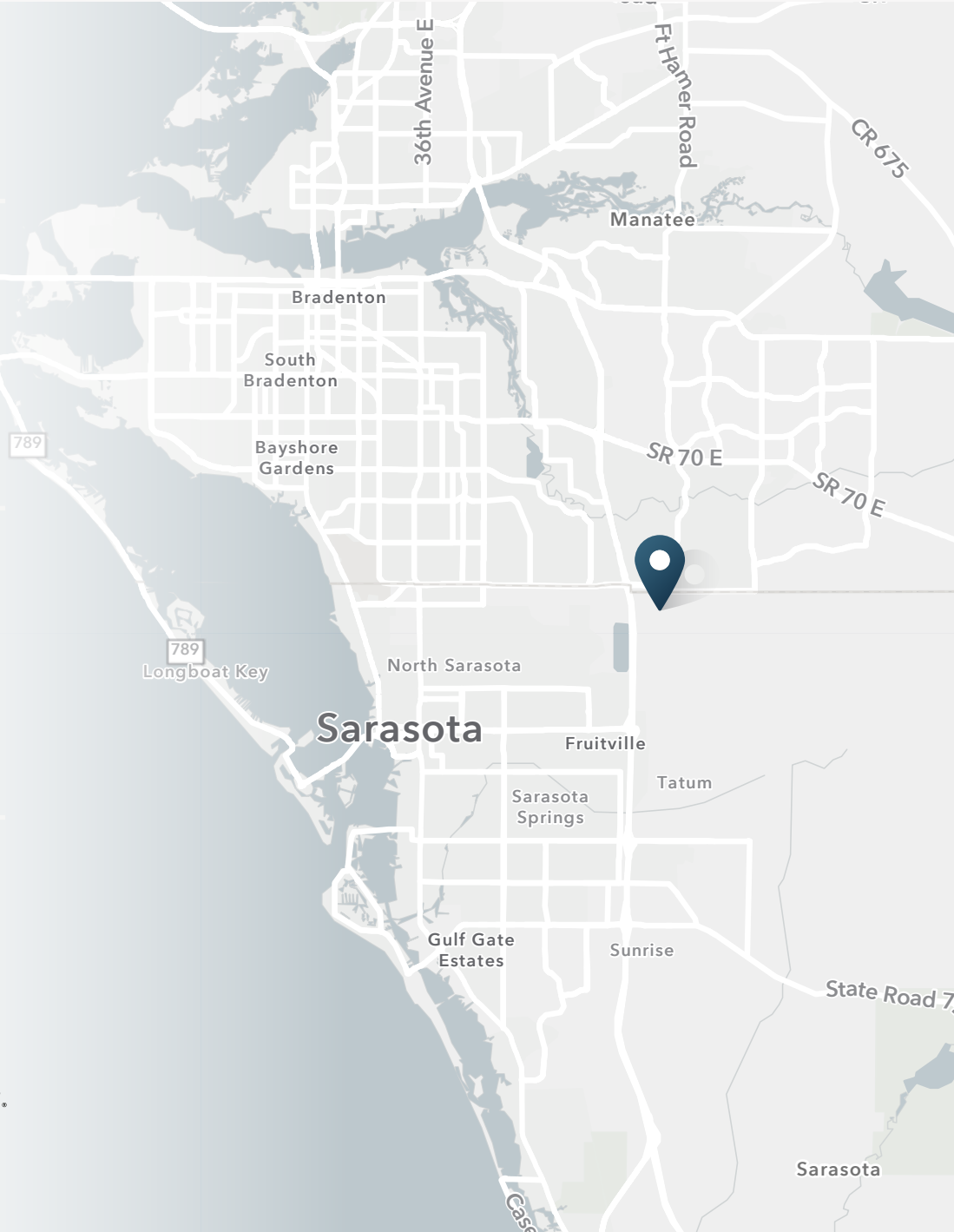
14,807 Population	27,383 Total Daytime Population	\$157,426 Average Household Income	7,136 Total Households
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3 MILES

37,597 Population	47,914 Total Daytime Population	\$152,615 Average Household Income	18,090 Total Households
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5 MILES

114,185 Population	120,141 Total Daytime Population	\$136,521 Average Household Income	52,753 Total Households
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> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.



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MARKET HIGHLIGHTS

#1

best-selling
all-ages
**community in
the nation**
Lakewood Ranch

33,000+

**acres or 55
square miles.**
Lakewood Ranch
has 10,000 AC of
lakes and nature
space, 150 miles
of trails, and 33+
housing villages
Lakewood Ranch

3

towncenters
within Lakewood
Ranch that
include theaters,
shopping and
dining, and more
than 5.5 million
square feet of
commercial
property
Lakewood Ranch

15-18 miles

**from the gulf
coast beaches.**
Siesta Key, Lido Key,
Longbeat Key, and
Anna Maria Island
are all a short drive
away, with Tampa
and St. Pete being
a little over an hour
drive away
Lakewood Ranch

2,120+

companies
currently reside
in Lakewood
Ranch. There
are five business
parks with a
workforce of
over 18,000
individuals
Lakewood Ranch

75%

of Lakewood
Ranch residents
and employees
are **college-
educated**
Lakewood Ranch



LAKEWOOD RANCH

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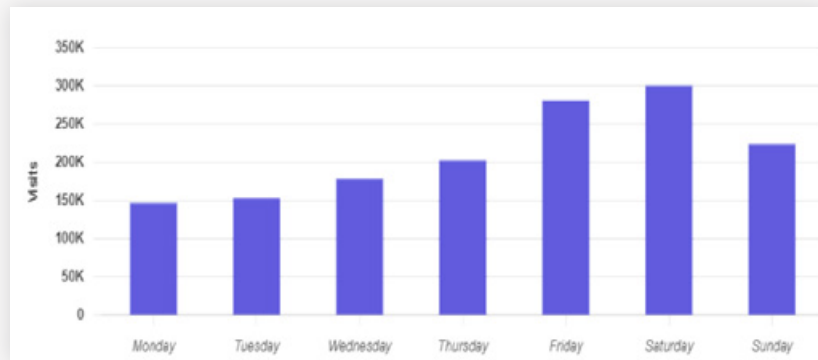
MOBILE DATA & FOOT TRAFFIC INSIGHTS

Estimated Annual Visits

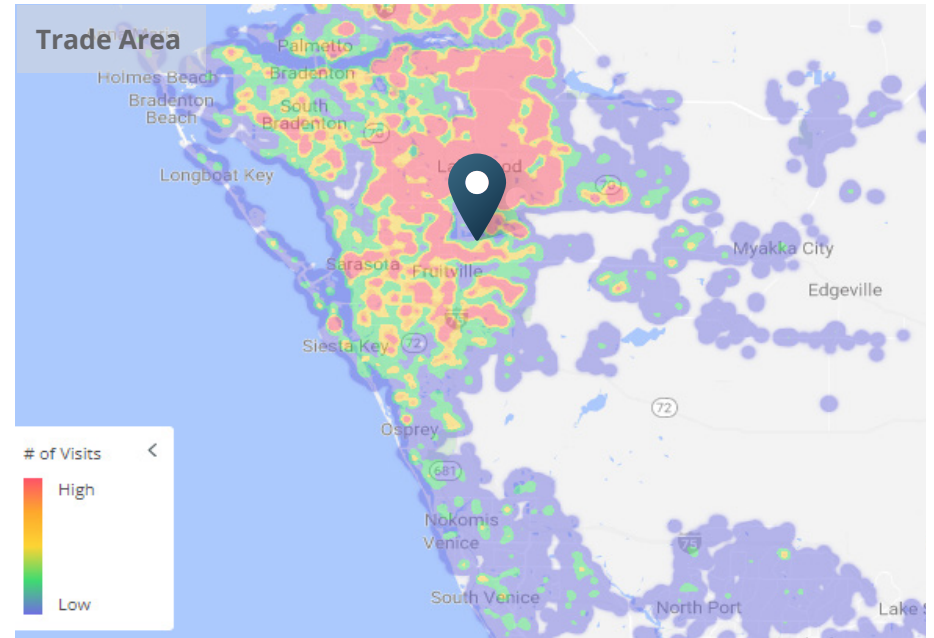
07/27/2023 - 07/27/2024

Estimated # of Customers	Estimated # of Visits	Average Visits/Customer
436.9K	1.5M	3.41

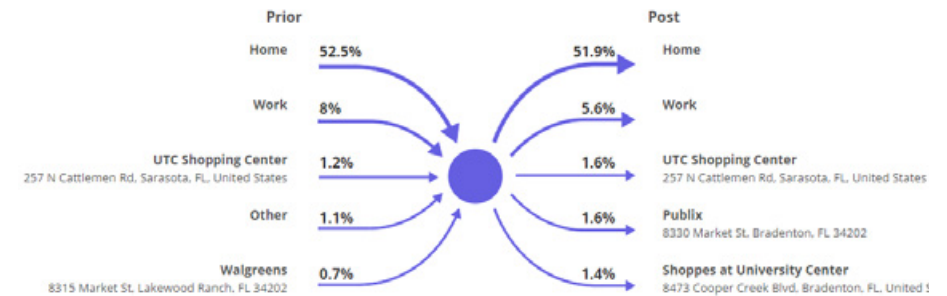
Daily Visits



Hourly Visits



Customer Journey



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