

6009 EXCHANGE WAY

6009 Exchange Way, Lakewood Ranch, FL 34202



PROPERTY OVERVIEW

Exceptional 2.11-acre commercial tract in fast-growing Lakewood Ranch near Interstate 75, ideal for both a variety of restaurant concepts and retail space. Located just off the University Parkway and the highway interchange, this high-visibility property is in close proximity to seven hotels containing more than 810 rooms and numerous office buildings and residences. The site is also directly adjacent to a new Home 2 Suites by Hilton hotel and a recently completed Hyatt Place hospitality project. In all, more than 140,000 vehicles pass by this site daily, providing excellent exposure for restaurants aiming to capture travelers and locals alike.

PROPERTY SUMMARY

Sale Price:	\$1,950,000
Lot Size:	2.11 Acres
Zoning:	PD-MU
Market:	Lakewood Ranch
Price / SF:	\$21.22



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ADDITIONAL PHOTOS

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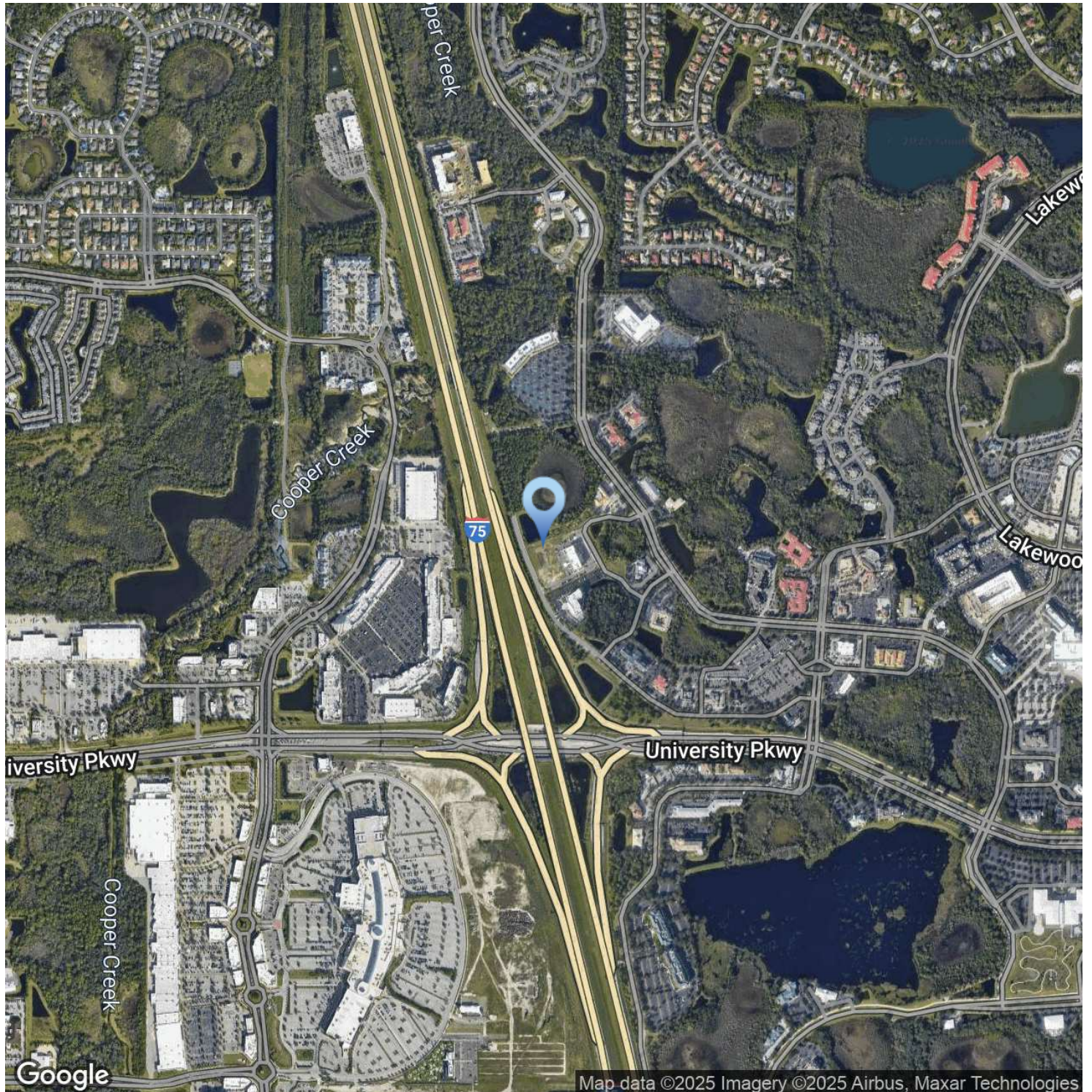
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AERIAL MAP

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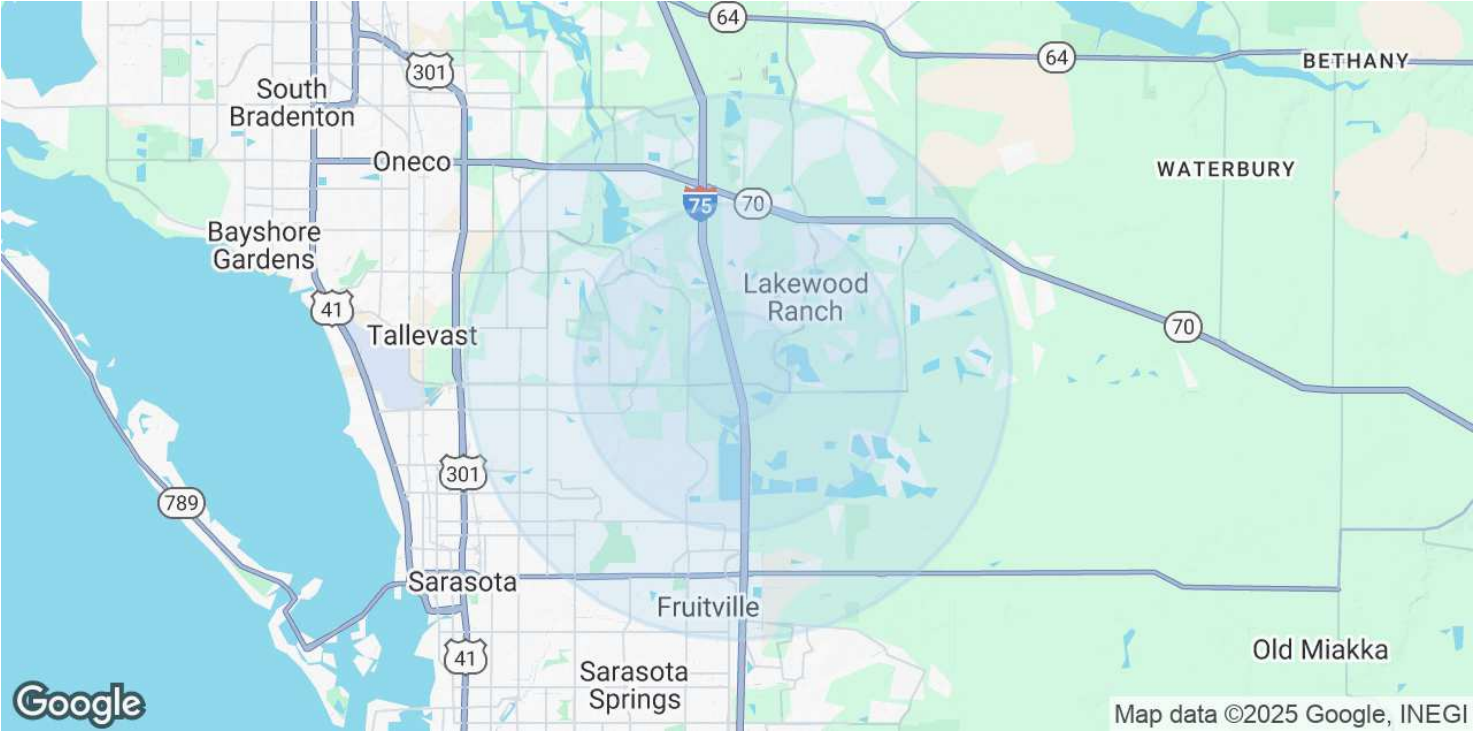
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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,196	41,443	130,193
Average Age	53	55	51
Average Age (Male)	50	54	50
Average Age (Female)	55	55	52
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,151	20,153	59,234
# of Persons per HH	2	2.1	2.2
Average HH Income	\$114,324	\$131,529	\$118,954
Average House Value	\$555,932	\$558,612	\$494,814

Demographics data derived from AlphaMap



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