

PRIME 5-ACRE PARCEL IN THE CORE AT LAKEWOOD RANCH

Rangeland Pkwy, Lakewood Ranch, FL 34202



PROPERTY OVERVIEW

PRIME OFFICE/WAREHOUSE SITE. Strategically located within Lakewood Ranch's highly coveted CORE (Collaboration Opportunities for Research and Exploration) district, this 5.32-acre parcel offers a rare opportunity to be part of one of Southwest Florida's most dynamic growth corridors. Positioned on Rangeland Parkway, just minutes from SR 70 and I-75, the site provides exceptional access and visibility for future development. The area is rapidly emerging as a hub for medical offices, research facilities, corporate headquarters, or mixed-use professional development.

The existing anchor development The Green, opened in 2017, is a 38-acre, mixed-use project featuring ~150,000 sqft of office/retail, restaurants, and ~304 residential units anchored by Earth Fare and LA Fitness.

PROPERTY SUMMARY

Sale Price:	\$4,500,000
Lot Size:	5.32 Acres
Zoning:	PD-MU
Market:	Lakewood Ranch
Submarket:	CORE
Price / SF:	\$19.42



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ADDITIONAL PHOTOS

Prime 5-Acre Parcel in the CORE at Lakewood Ranch

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RETAILER MAP

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AERIAL MAP

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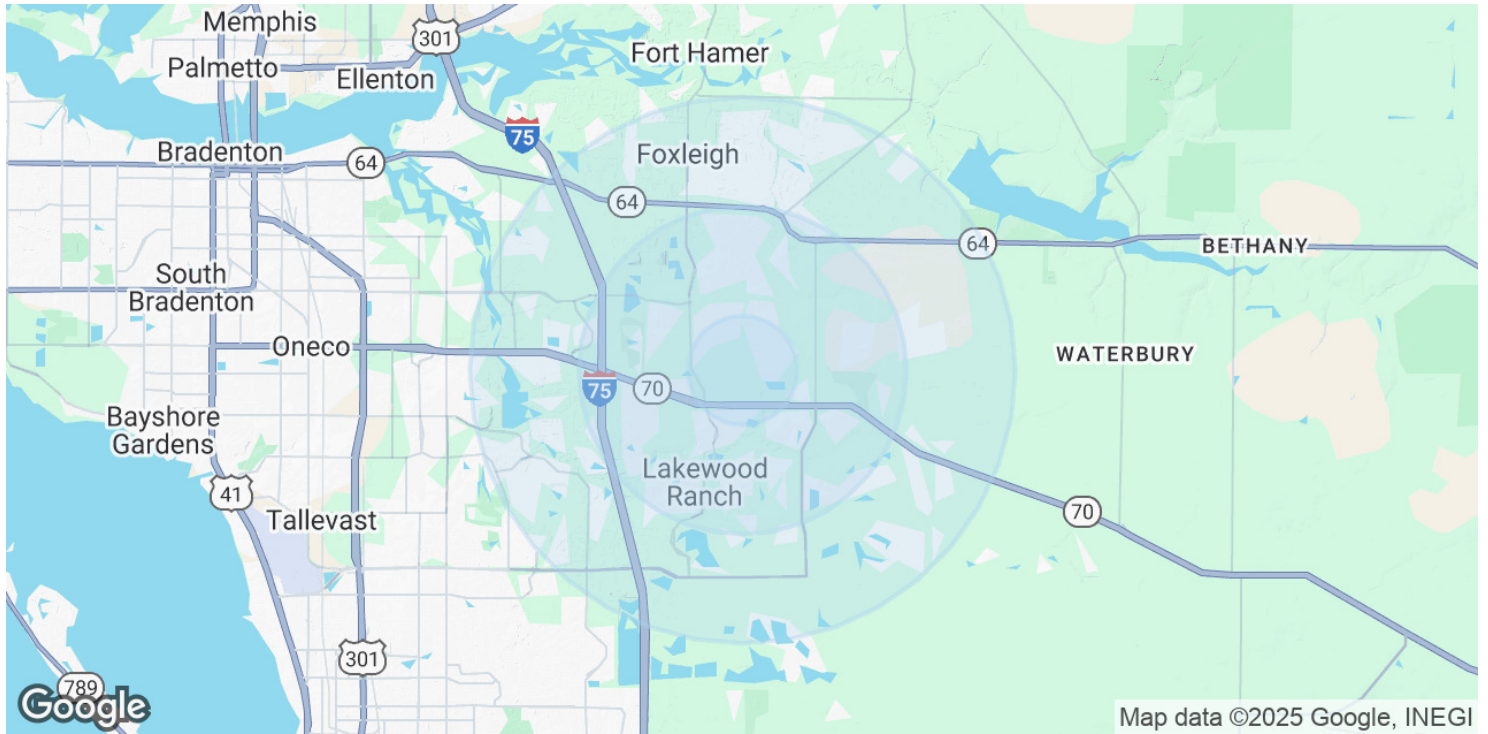
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DEMOGRAPHICS MAP & REPORT

Prime 5-Acre Parcel in the CORE at Lakewood Ranch

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,305	39,875	86,369
Average Age	45	48	50
Average Age (Male)	44	48	50
Average Age (Female)	46	49	51

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,403	16,749	37,085
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$144,196	\$153,957	\$145,254
Average House Value	\$634,643	\$656,451	\$624,273

Demographics data derived from AlphaMap



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