

# COLONIAL VILLAGE SHOPPING CENTER

230 N. LIME AVENUE, SARASOTA,  
SARASOTA COUNTY, FLORIDA 34237

**AVAILABLE  
FOR LEASE**

## KEY HIGHLIGHTS

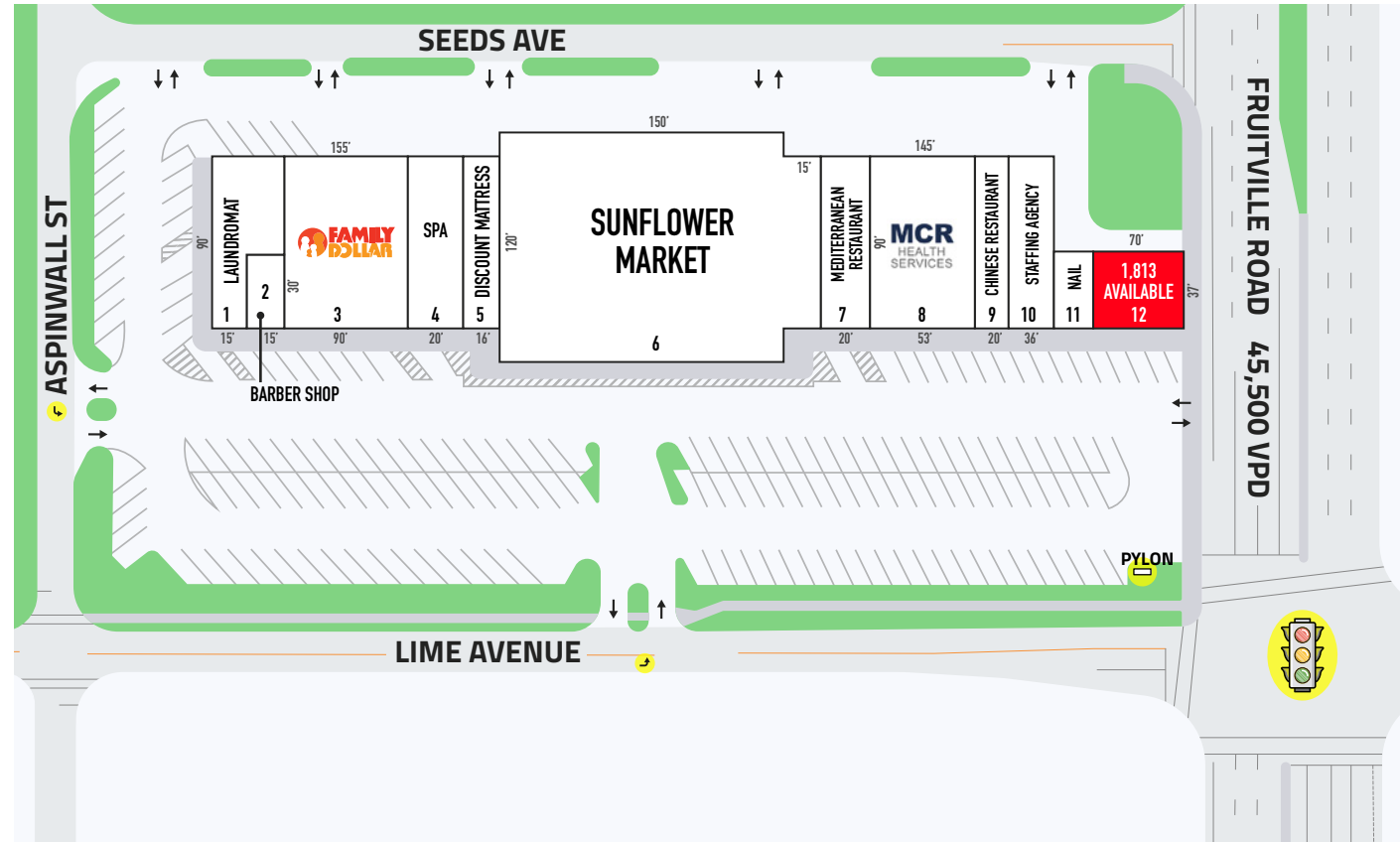
- 47,745 SF GLA Grocery Anchored Neighborhood Center
- Located at a Traffic Signal on the main thoroughfare between I-75 Exit 210 (Less than 5-Miles away) and Lido Key Beach / Sarasota Bay
- Dense non-seasonal infill of over 81,000 Residents within a 3-Mile Radius
- Pylon Sign on Signalized Intersection
- 160 Parking Stalls
- Excellent Access with ingress/egress points on all 4 streets.

## TRAFFIC COUNTS

- 45,500 VPD on Fruitville Rd

## DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population	12,507	82,625	155,589
Avg. HH Income	\$100,019	\$108,834	\$113,881



1	Laundromat 30'x90' Irreg.	2,250 SF	7	Mediterranean Restaurant 20'x90'	1,800 SF
2	Barber Shop 15'x30'	450 SF	8	MCR Health 53'x90'	4,732 SF
3	Family Dollar 90'x90'	8,008 SF	9	Chinese Restaurant 20'x90'	1,830 SF
4	Spa 20'x90'	1,830 SF	10	Staffing Agency 36x90'	3,276 SF
5	Discount Mattress 16'x90'	1,464 SF	11	Nail Salon 22'x37'	814 SF
6	Sunflower Market 165'x120' Irreg.	19,175 SF	12	Available 48'x37'	1,813 SF

**DAVID ROSEN**

**516.281.1550**

**DAVID@ROSENMGMT.COM**

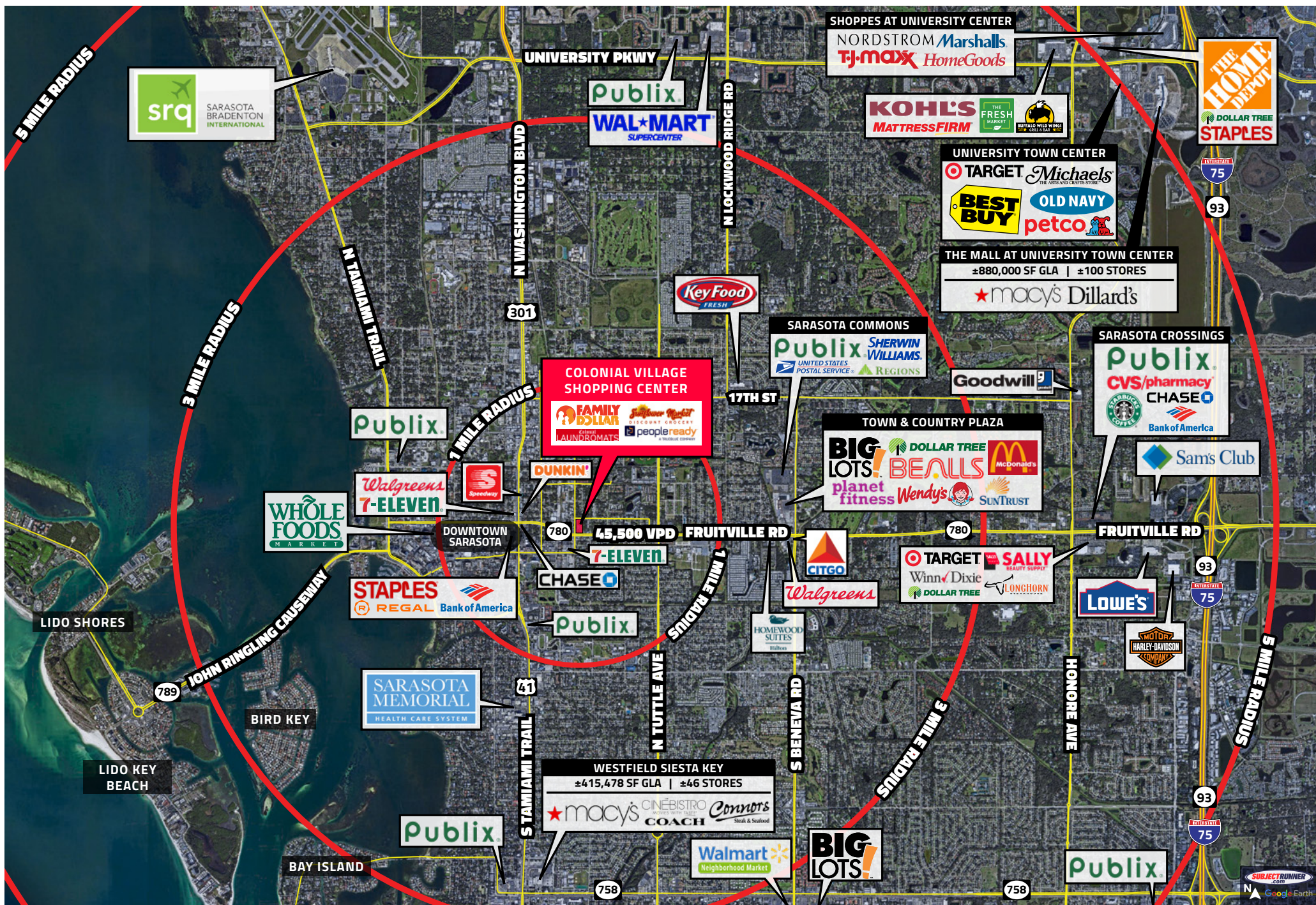


**ROSEN ASSOCIATES  
MANAGEMENT CORP**

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. RAMC has not verified any of this information, nor has RAMC conducted any investigation regarding the material presented in this marketing brochure. RAMC makes no guarantee, warranty, or representation whatsoever about the accuracy or completeness of any information provided. This Marketing Brochure is not a substitute for your thorough due diligence investigation. If and until such time as mutual lease documents have been executed and delivered neither party is bound to the other.

All dimensions and information are approximate, and deemed from the best sources available. No representation is made to the accuracy thereof.





DAVID ROSEN | 516.281.1550 | DAVID@ROSENMGMT.COM



The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. RAMC has not verified any of this information, nor has RAMC conducted any investigation regarding the material presented in this marketing brochure. RAMC makes no guarantee, warranty, or representation whatsoever about the accuracy or completeness of any information provided. This Marketing Brochure is not a substitute for your thorough due diligence investigation. If and until such time as mutual lease documents have been executed and delivered neither party is bound to the other.

All dimensions and information are approximate, and deemed from the best sources available. No representation is made to the accuracy thereof.