

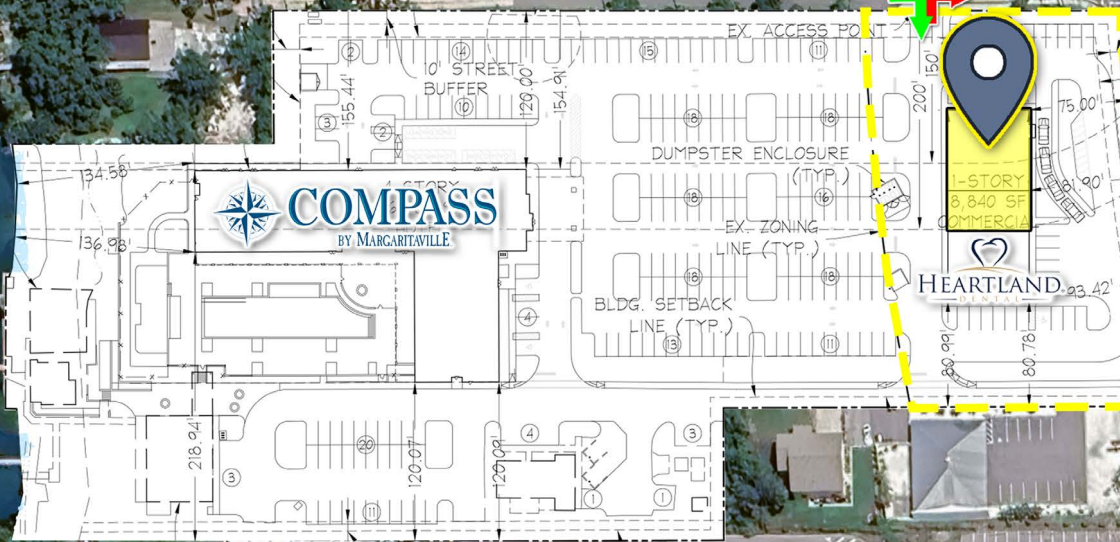


aries

calico
Designer Fabrics | Window Treatments | Blinds & Shutters
Sarasota - Naples - Orlando

7,400 VPD ('24)

Bay St



41

45,500 VPD ('24)

FLOWERS
On Bay Street

MAX'S
TABLE

MURPHY
USA

RETAIL SPACE FOR LEASE SPANISH POINT RETAIL - 5,140 SF AVAILABLE

135 Bayview Dr | Osprey, FL

Jeffrey A. White
Partner & Principal Broker
jwhite@ariescre.com
978.821.8396

LOCATION

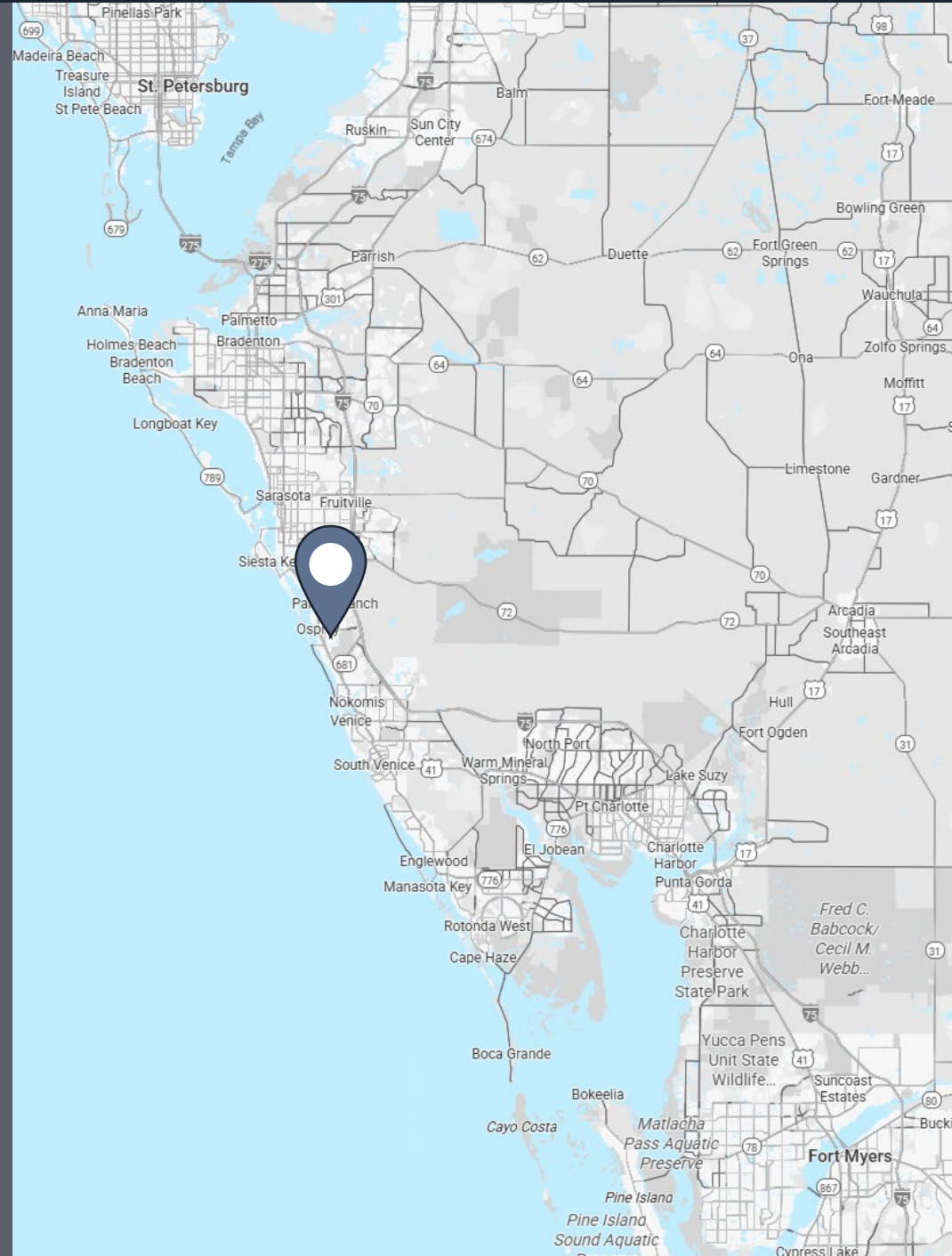
135 Bayview Dr | Osprey, FL 34229

AVAILABLE

5,140 SF (Divisible) with drive through available

PROPERTY HIGHLIGHTS

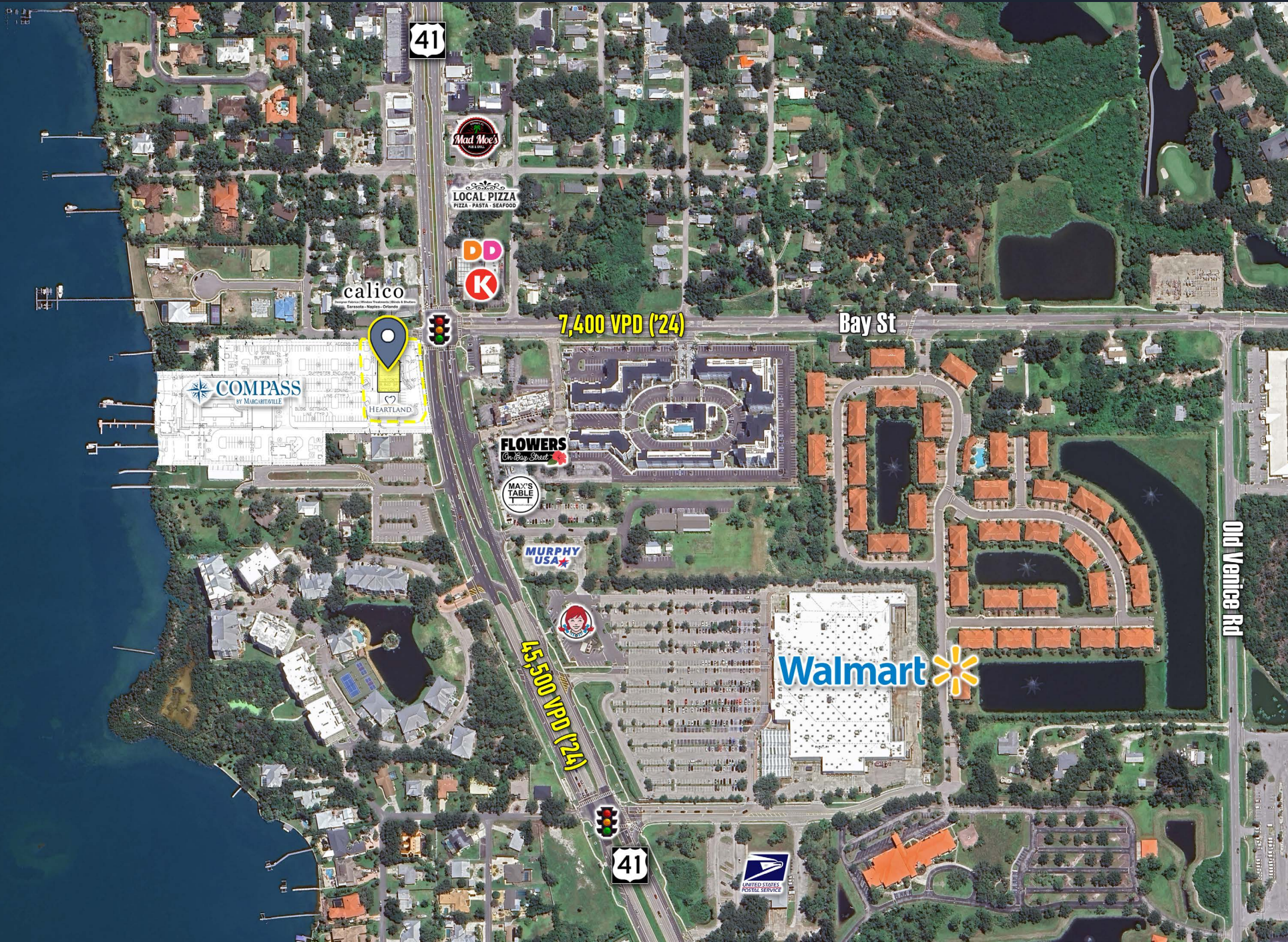
- End cap space with drive through
- Ideal for Bank/Retail/QSR users with synergistic co-tenancy
- Local ownership and property management
- 120 room Compass by Margaritaville Hotel at rear of site
- 45,000+ Average Daily Traffic
- Signalized intersection of US-41 & Bay St
- Benefits from heavy traffic in a highly desirable and growing area

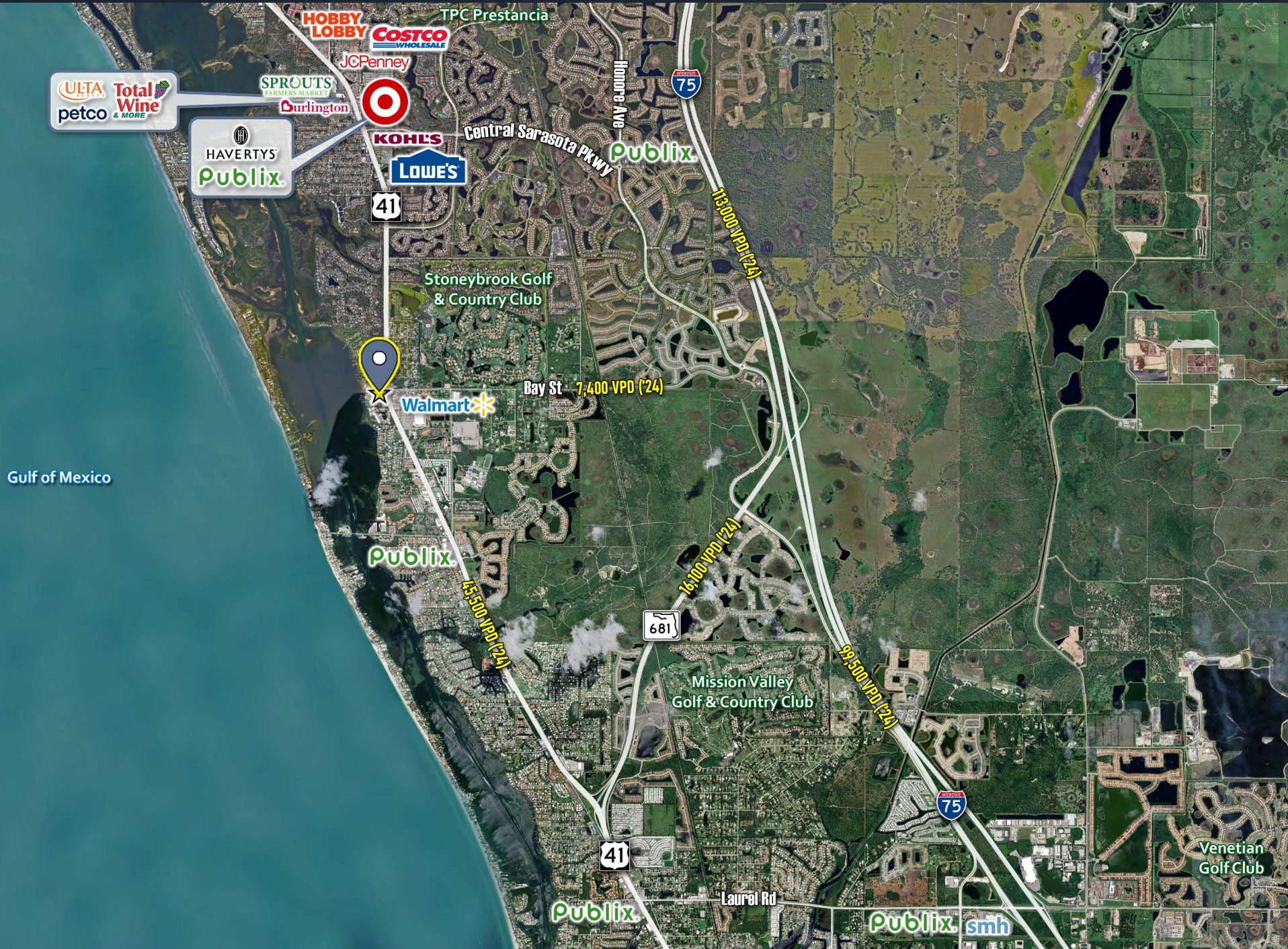


aries

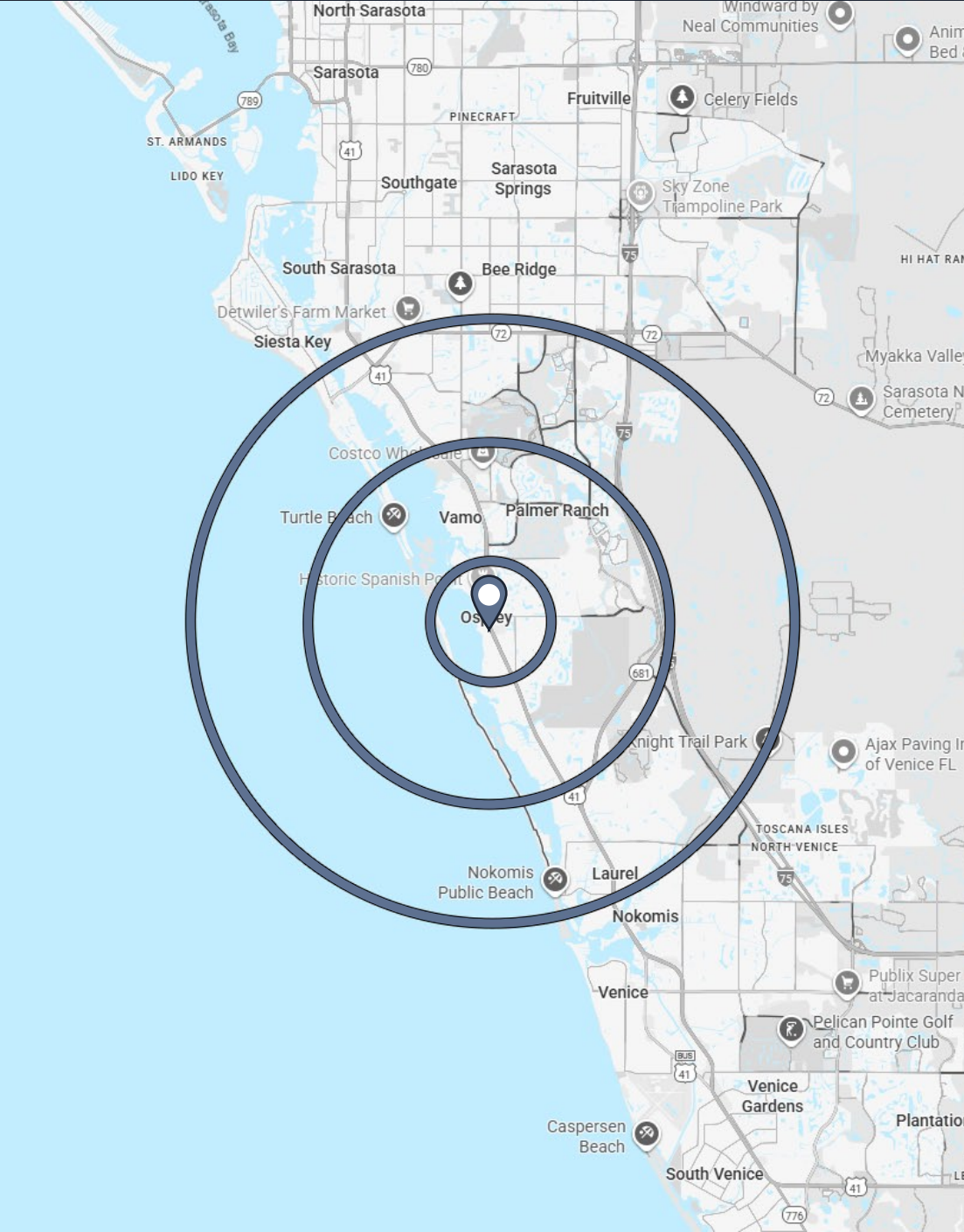
135 Bayview Dr | Osprey, FL

CLOSE AERIAL





DEMOGRAPHICS



2025 SUMMARY	1 MILE	3 MILES	5 MILES
Population	3,392	26,626	58,782
Households	1,811	13,903	30,202
Families	1,098	8,322	17,690
Average Household Size	1.87	1.90	1.92
Owner Occupied Housing Units	1,622	11,137	24,327
Renter Occupied Housing Units	530	6,769	14,473
Median Age	64.7	65.0	64.5
Median Household Income	\$88,730	\$96,283	\$94,321
Average Household Income	\$150,167	\$146,577	\$142,599

