



THE ASCOM BUILDING

9024 Town Center Parkway, Lakewood Ranch (Bradenton), FL 34202



PROPERTY OVERVIEW

The Subject Property is a 2 Story, Class A office building located in the heart of Lakewood Ranch. It has excellent visibility on Town Center Parkway and can also be seen from I-75. Just moments away from Lakewood Ranch Medical Center and the Mall at University Town Center, this location can't be beat.

Don't miss the opportunity to Lease 4,771 SF of ground floor premier office space in a well-maintained building. Operating expenses are currently estimated at \$7.80/SF. Call us for more information!

PROPERTY SUMMARY

Lease Rate:	\$24.00 SF/yr (NNN)
Available SF:	4,771 SF
Lot Size:	1.9 Acres
Year Built:	2006
Building Size:	18,524
Zoning:	PCD
Market:	Sarasota Bradenton North Port
Submarket:	Lakewood Ranch



Presented By:

NICK DEVITO II, SIOR
941.928.1243
nick@ian-black.com

BRIE TULP, RPA®
551.206.4390
brie@ian-black.com

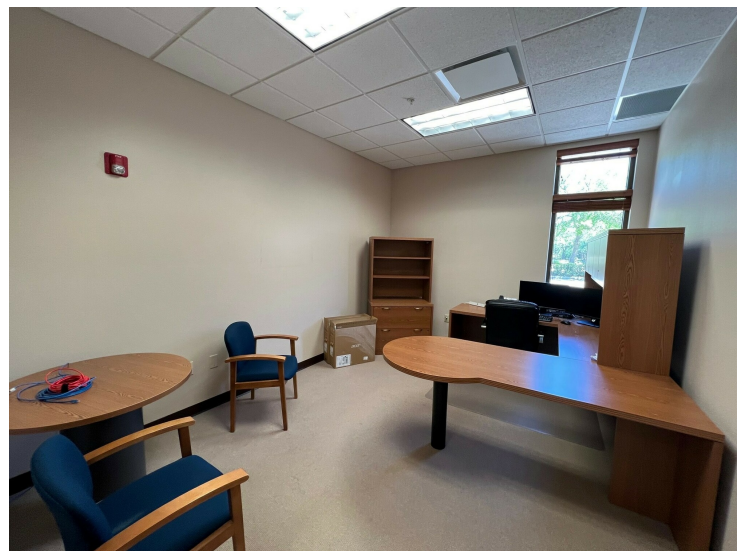
IANBLACK
REAL ESTATE
THE PLACE FOR SPACE

Information deemed reliable but not guaranteed. Prices subject to change without notice.

Ian Black Real Estate | 1 South School Avenue | Suite 600 | Sarasota, FL 34237 | ian-black.com

THE ASCOM BUILDING

9024 Town Center Parkway, Lakewood Ranch (Bradenton), FL 34202



Presented By:

NICK DEVITO II, SIOR
941.928.1243
nick@ian-black.com

BRIE TULP, RPA®
551.206.4390
brie@ian-black.com

Information deemed reliable but not guaranteed. Prices subject to change without notice.

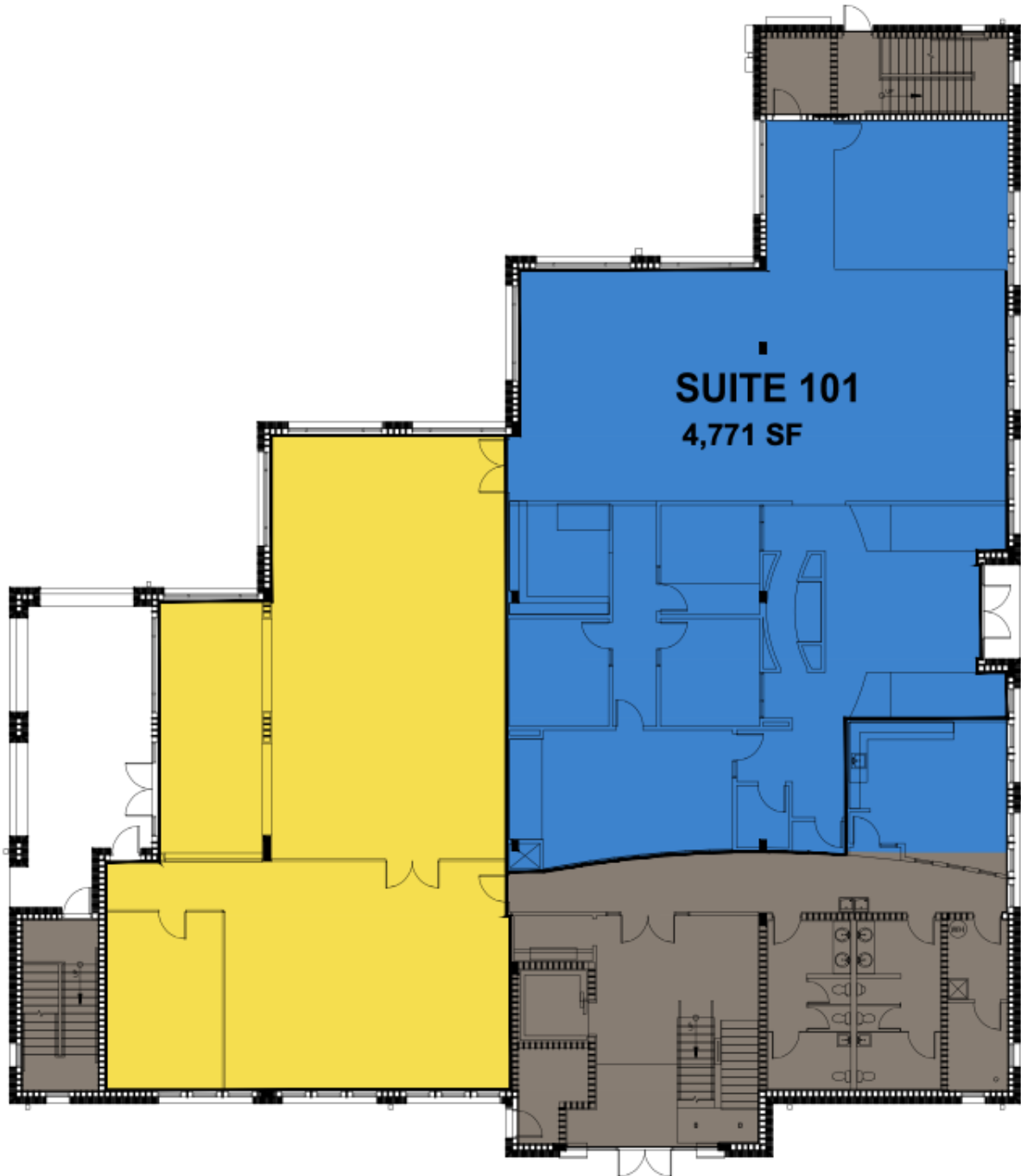
Ian Black Real Estate | 1 South School Avenue | Suite 600 | Sarasota, FL 34237 | ian-black.com

IANBLACK
REAL ESTATE

THE PLACE FOR SPACE

THE ASCOM BUILDING

9024 Town Center Parkway, Lakewood Ranch (Bradenton), FL 34202



Presented By:

NICK DEVITO II, SIOR
941.928.1243
nick@ian-black.com

BRIE TULP, RPA®
551.206.4390
brie@ian-black.com

IANBLACK
REALESTATE

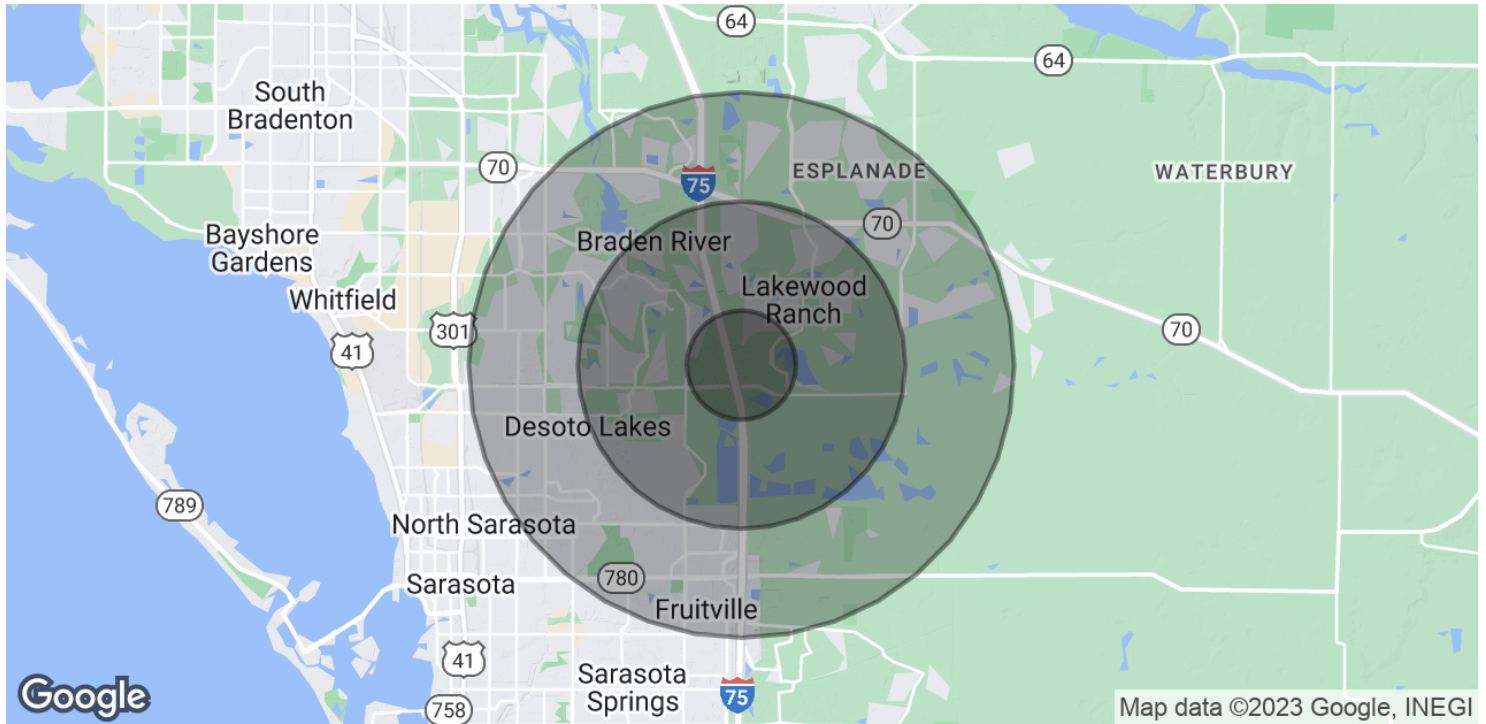
THE PLACE FOR SPACE

Information deemed reliable but not guaranteed. Prices subject to change without notice.

Ian Black Real Estate | 1 South School Avenue | Suite 600 | Sarasota, FL 34237 | ian-black.com

THE ASCOM BUILDING

9024 Town Center Parkway, Lakewood Ranch (Bradenton), FL 34202



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,298	27,289	78,137
Average Age	48.2	49.8	48.1
Average Age (Male)	45.8	50.1	47.8
Average Age (Female)	48.6	49.1	48.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	935	11,928	33,592
# of Persons per HH	2.5	2.3	2.3
Average HH Income	\$109,717	\$96,970	\$84,090
Average House Value	\$592,529	\$491,006	\$401,770

* Demographic data derived from 2020 ACS - US Census

Presented By:

NICK DEVITO II, SIOR
941.928.1243
nick@ian-black.com

BRIE TULP, RPA®
551.206.4390
brie@ian-black.com

IANBLACK
REAL ESTATE

THE PLACE FOR SPACE

Information deemed reliable but not guaranteed. Prices subject to change without notice.

Ian Black Real Estate | 1 South School Avenue | Suite 600 | Sarasota, FL 34237 | ian-black.com