



IAN BLACK  
REAL ESTATE

THE PLACE FOR SPACE

# THE SHOPPES AT LAUREL SQUARE

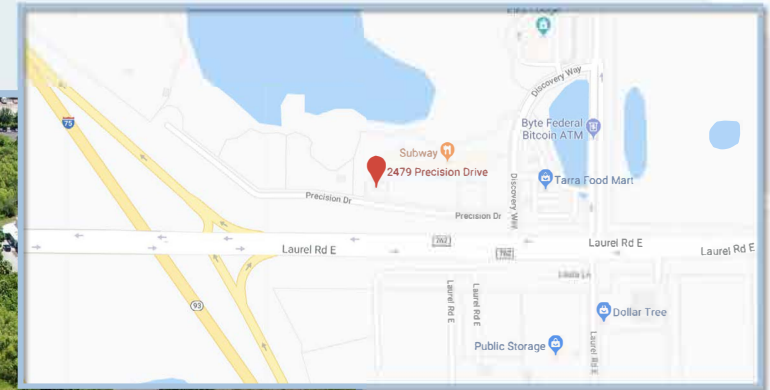
OUTPARCEL AVAILABLE FOR SALE

2479 Precision Drive | Nokomis, FL 34275



# [PROJECT OVERVIEW]

Pad ready sites fronting The Shoppes At Laurel Square strategically located at I-75 Exit 195 in an area of dynamic growth. Close proximity to Sarasota Memorial Hospital's new 178 bed facility.



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

# [PROPERTY SUMMARY]

**Sale Price:** \$495,000

**Lot Size:** 2479 Precision Dr: 7,704SF • Buildable: 4,250SF

**Market:** Sarasota-Venice-Bradenton

**Cross Streets:** Laurel Rd & Knights Trl

## DETAILS

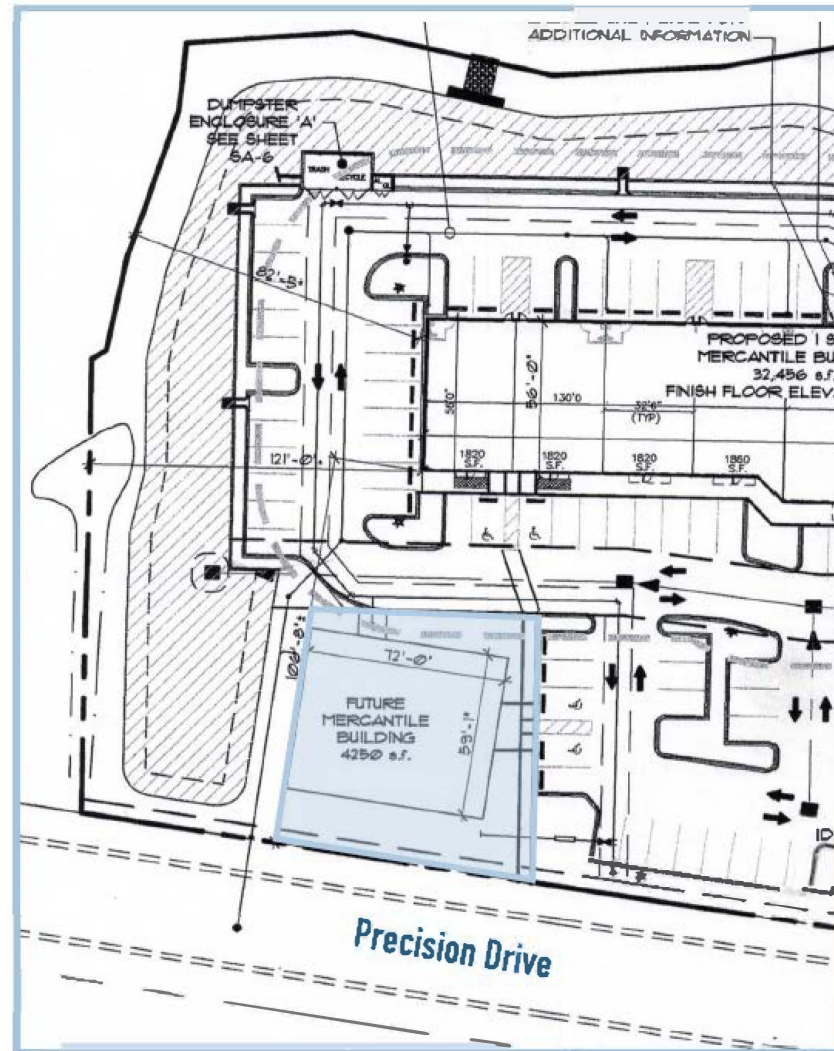
*Available outparcel of 7,704SF: Buildable 4,250 SF includes 14 parking spaces.*

- Visible from Laurel Road & Knights Trail with 27,000 AADT.
- Strategically located at I-75 Exit 195 and Laurel Road in rapidly growing south Sarasota County
- Significant residential development east of the property
- Direct proximity to Sarasota Memorial Hospital's new 178 bed facility
- Just west of the new Treviso Grand 272 Multifamily development and Mirasol Town Center
- Water & sewer connections at the property

**Ideal for  
restaurant or  
freestanding  
building!**

# [PARCELS]

## SITE PLAN: 2479 Precision Drive

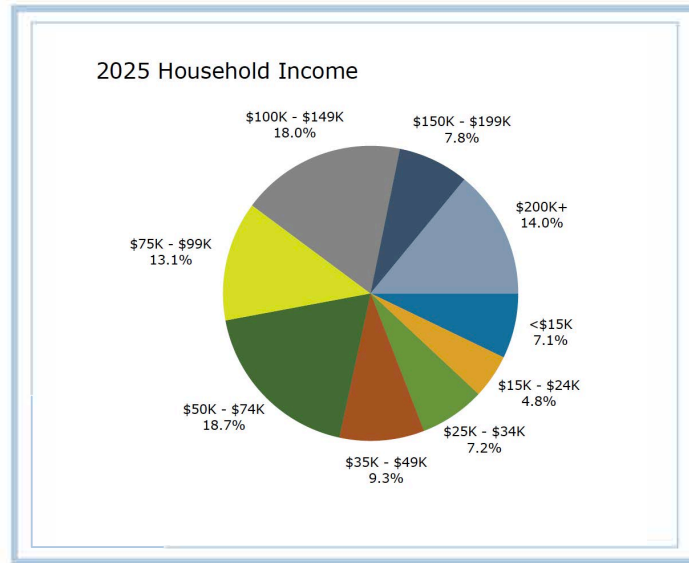


NTS



# [DEMOGRAPHICS]

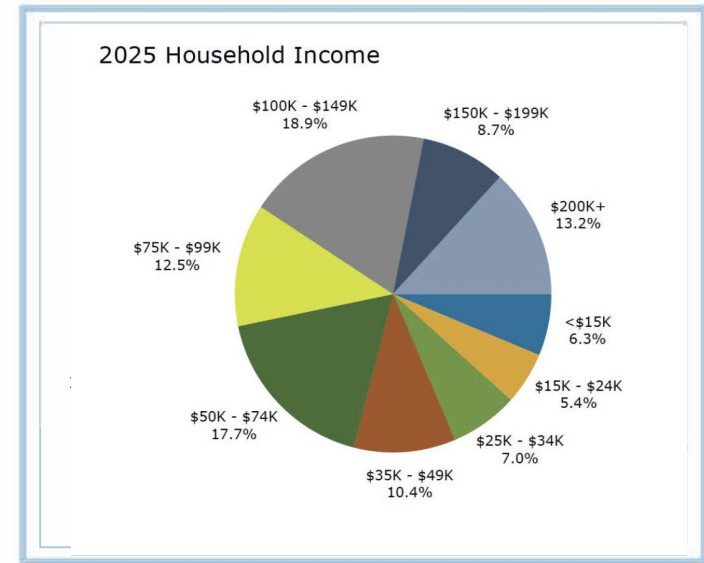
## 2025 Household Income (3 mile)



### 3 MILE POPULATION

**2020:** 25,309    **2025:** 30,571    **2030:** 33,438

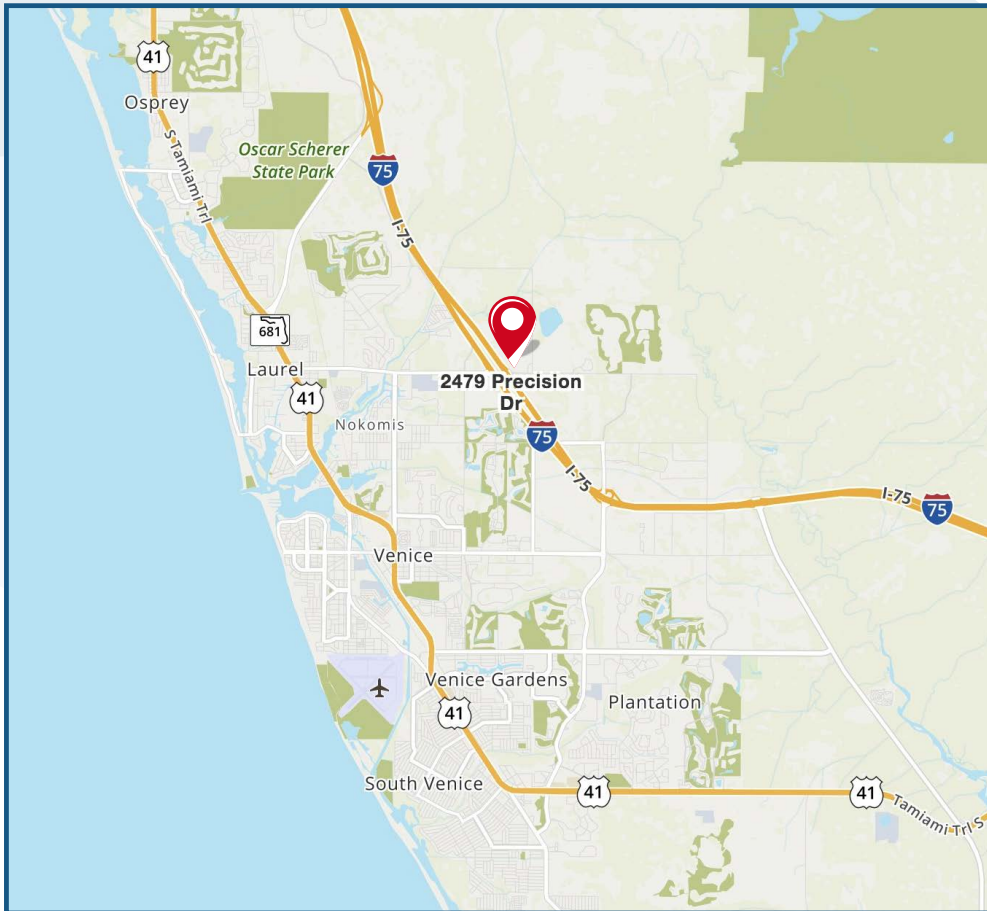
## 2025 Household Income (5 mile)



### 5 MILE POPULATION

**2020:** 62,362    **2025:** 69,438    **2030:** 75,168

# [LOCATION]



Intersection of Knights Trail and Laurel Rd E. Close Proximity to I-75 and Triple Diamond Industrial Park and the new Sarasota Memorial Hospital Campus.



# [AERIAL]



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

The site plan illustrates a proposed multi-family residential development. The building footprint is a long, rectangular structure with several internal courtyards and a central open area. The plan includes numerous parking spaces, some of which are marked with numbers (1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100). The plan also shows a 15-foot wetland buffer along the northern and eastern boundaries, a 60-foot public right-of-way along the southern and western boundaries, and a 15-foot wetland buffer along the eastern boundary. A north arrow and scale bar are located in the upper right corner.



## LOCATION OVERVIEW

