



IAN BLACK
REAL ESTATE

THE PLACE FOR SPACE

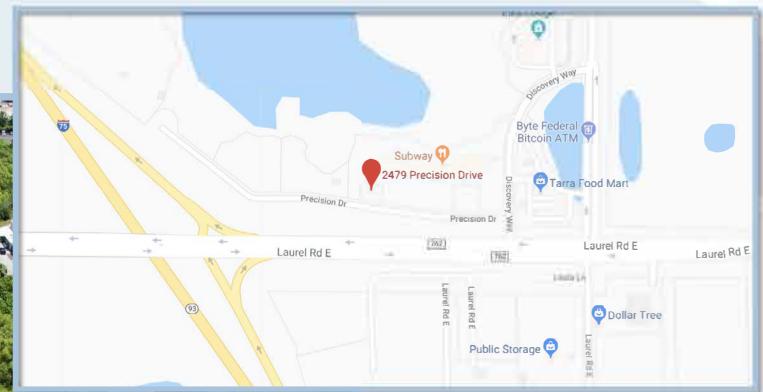
THE SHOPPES AT LAUREL SQUARE

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

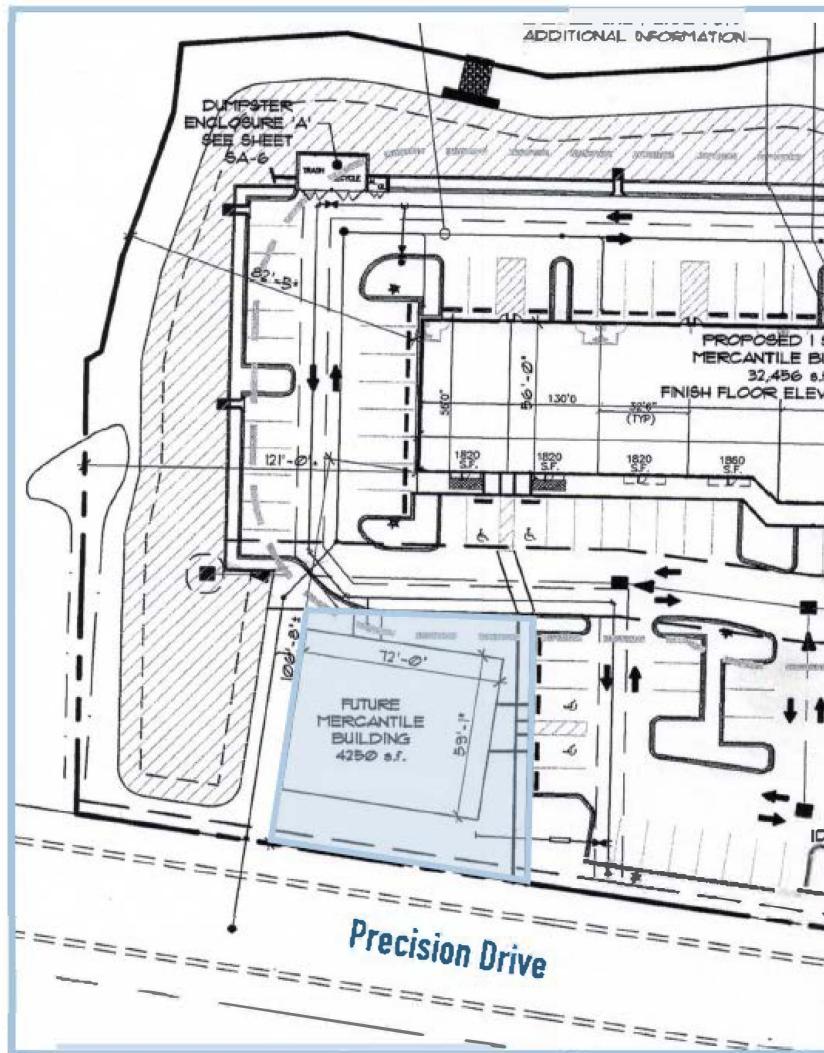
Available outparcel of 7,704SF: Buildable 4,250 SF includes 14 parking spaces.

- 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]

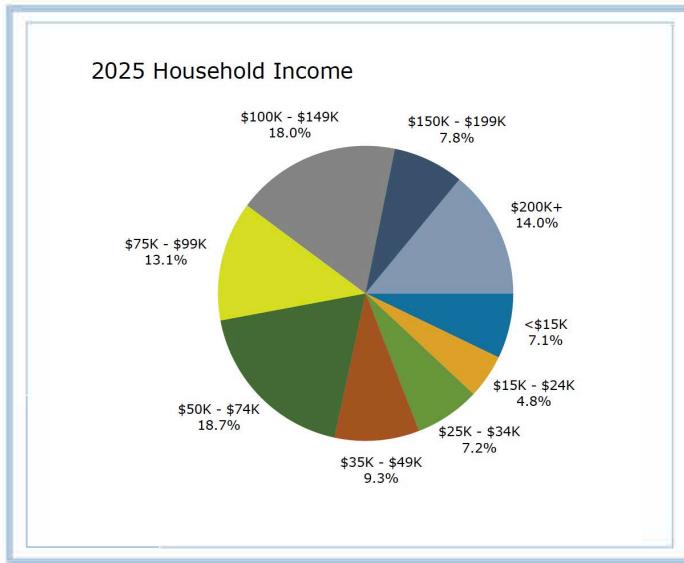
SITE PLAN: 2479 Precision Drive



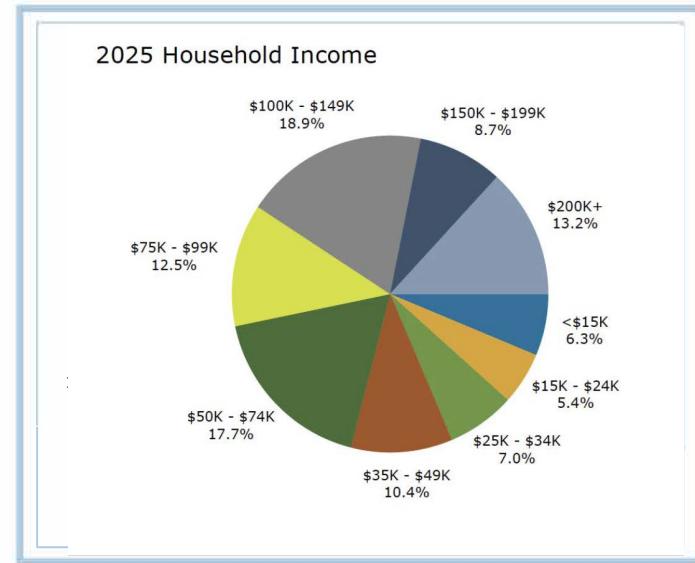
NTS

[DEMOGRAPHICS]

2025 Household Income (3 mile)



2025 Household Income (5 mile)



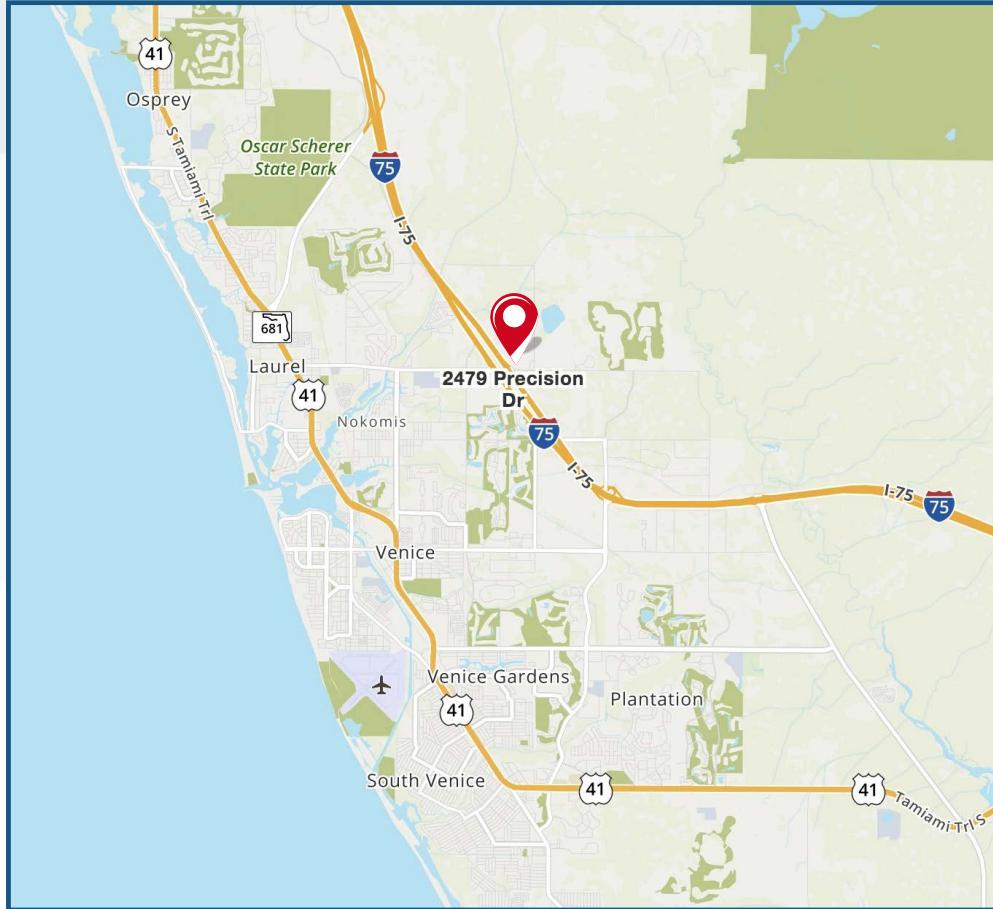
3 MILE POPULATION

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

5 MILE POPULATION

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

[LOCATION]



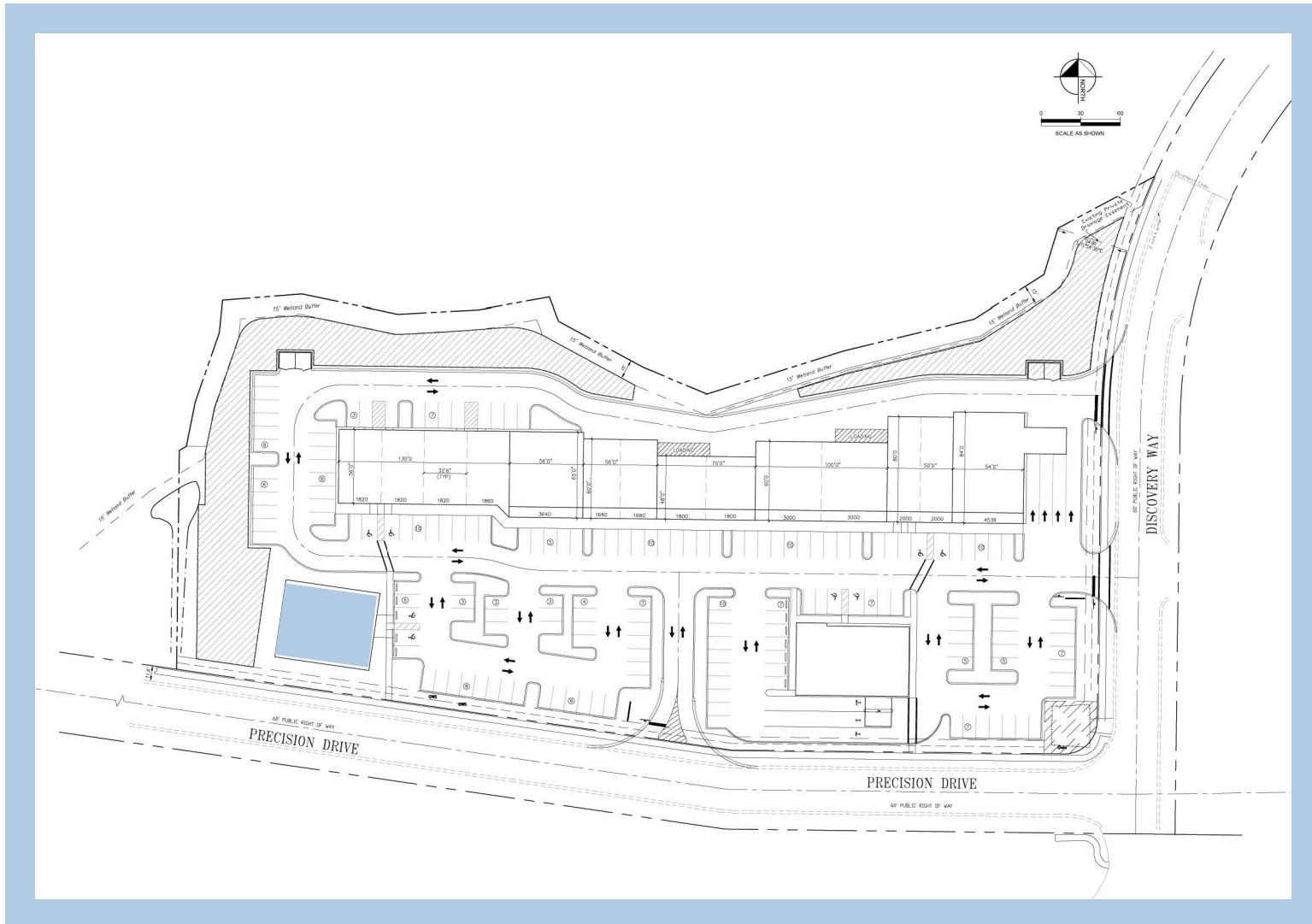
Intersection of Knights Trail and Laurel Rd E. Close Proximity to I-75 and Triple Diamond Industrial Park and the new Sarasota Memorial Hospital Campus.

[AERIAL]



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[SITE PLAN]



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[MIRASOL]



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