

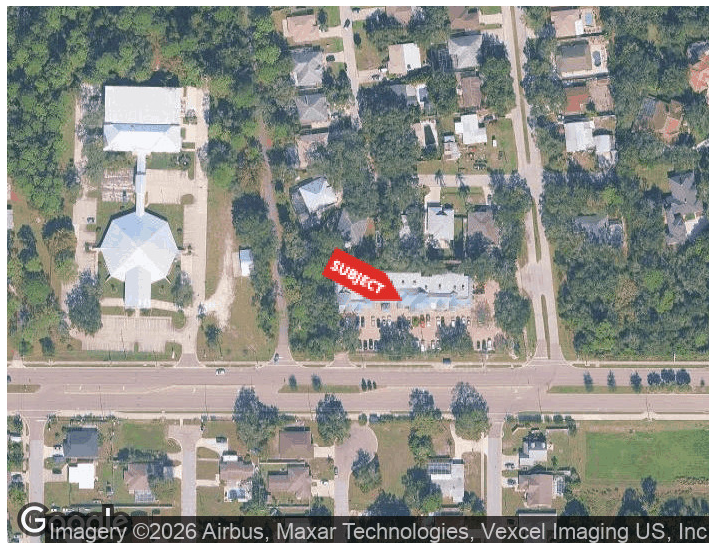


LAUREL RIDGE PLAZA

7257-7277 BEE RIDGE ROAD
SARASOTA, FLORIDA 34240

PROPERTY HIGHLIGHTS

- 2,978 SF office/retail suite
- 6 private offices
- Conference room
- Waiting/reception area
- Open bullpen workspace with data room
- Full kitchen
- 2 restrooms
- East of I-75 on Bee Ridge Rd



DEMOGRAPHICS 1 MILE 5 MILES 10 MILES

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,395	31,088	124,360
Total Population	3,975	75,437	283,108
Average HH Income	\$96,677	\$80,761	\$77,639

For More Information

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OFFICE/RETAIL FOR LEASE ON BEE RIDGE



OFFERING SUMMARY

Lease Rate:	\$6,500 per month (MG)
Building Size:	15,240 SF
Available SF:	2,978 SF
Number of Units:	9
Zoning:	CN

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents Laurel Ridge Plaza – 7273 Bee Ridge Rd, Sarasota, FL 34241

Property Type: Office / Retail

Available Space: 2,978 SF

Nicely situated and well-maintained, Laurel Ridge Plaza is an office/retail building located east of I-75 on the north side of Bee Ridge Road. The property offers strong visibility, good signage, ample parking, and convenient ingress/egress with easy access to surrounding residential rooftops.

This 2,978 SF suite features a thoughtfully designed office layout that balances private offices with collaborative work areas. The space includes six private offices, a dedicated conference room, and a welcoming waiting/reception area. A large bullpen area provides flexible open workspace and is supported by a dedicated data/IT room. The suite also offers a full kitchen and two restrooms, making it well-suited for owner-users, professional offices, medical, or service-based businesses.

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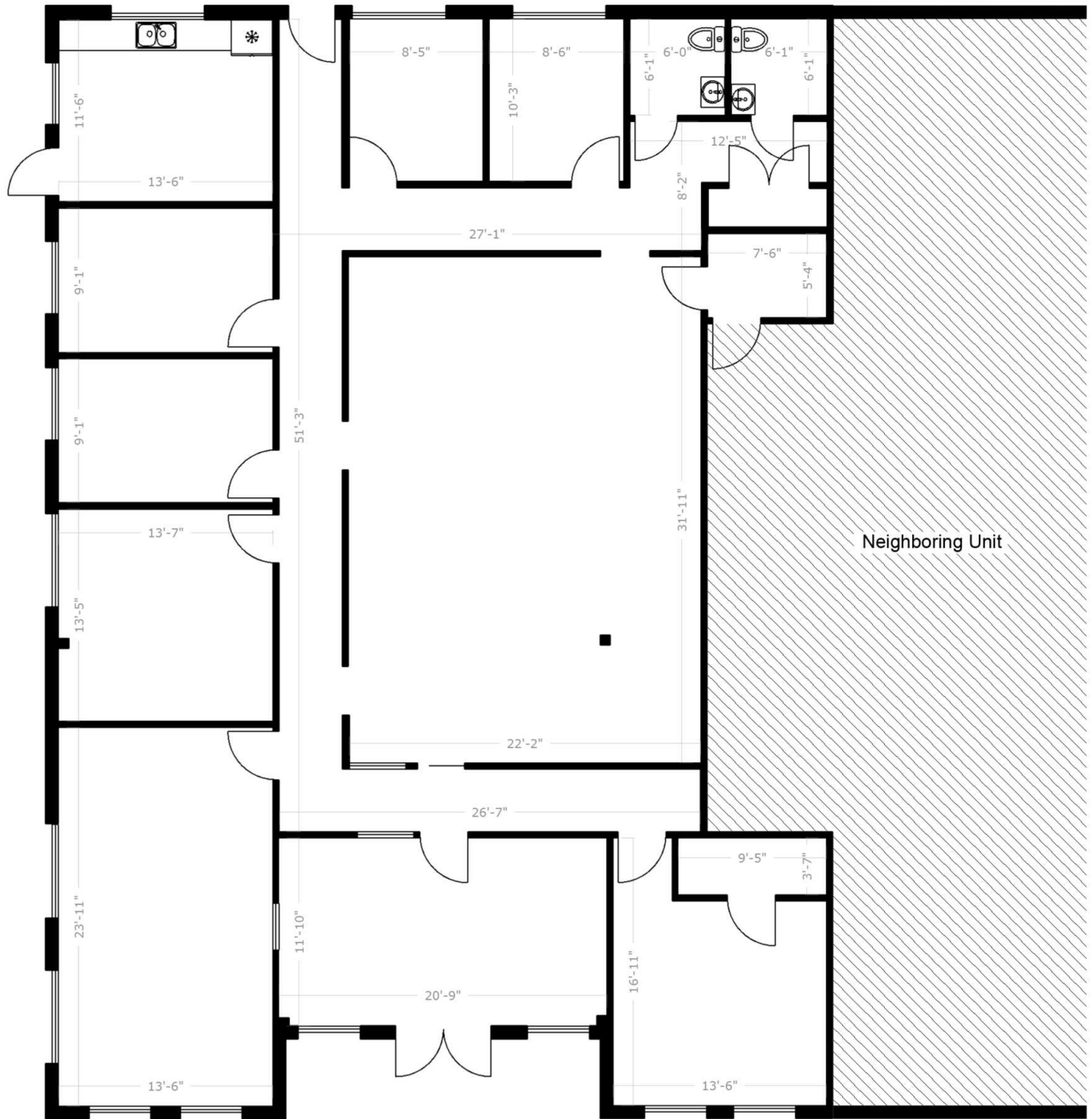


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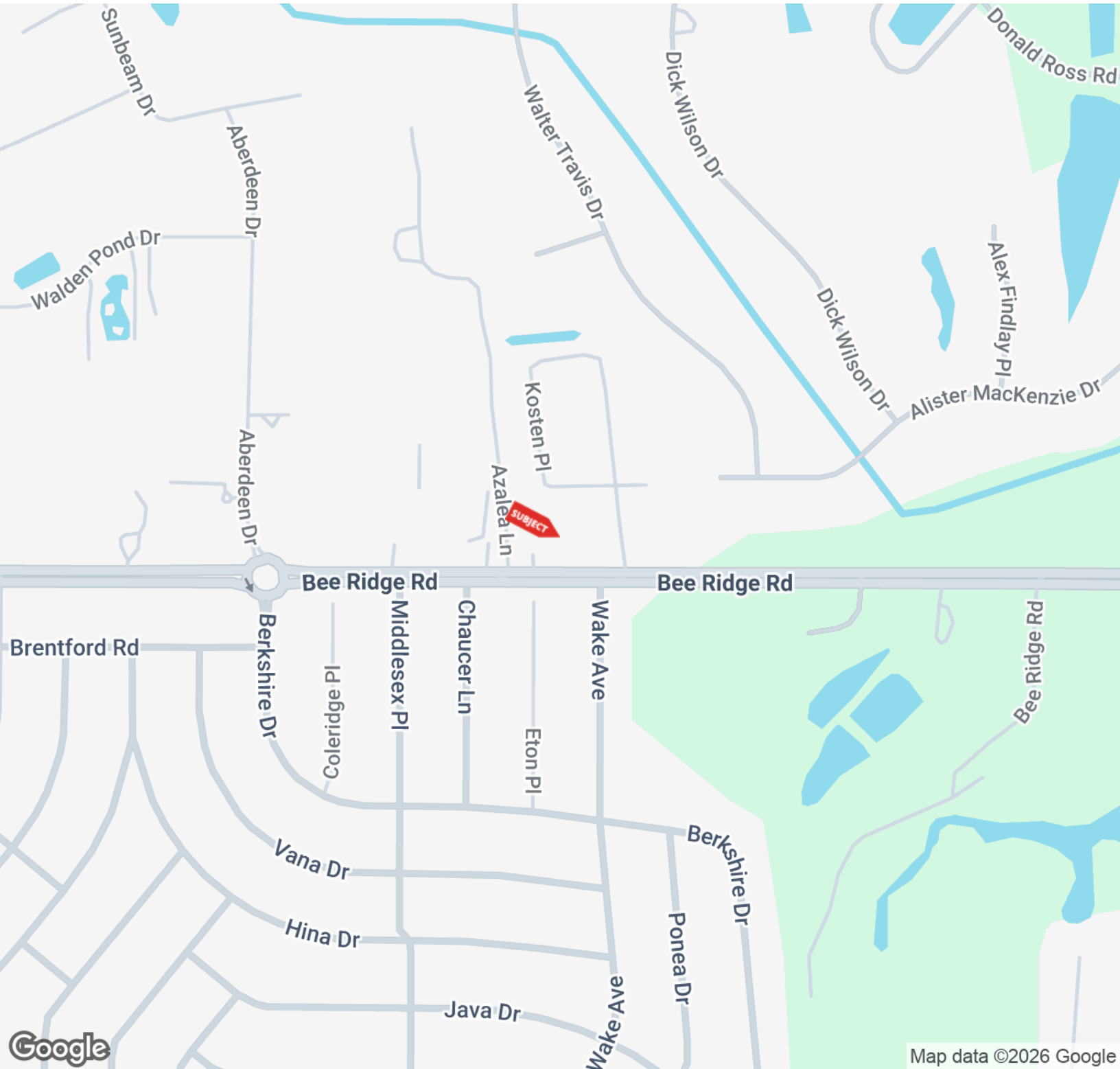
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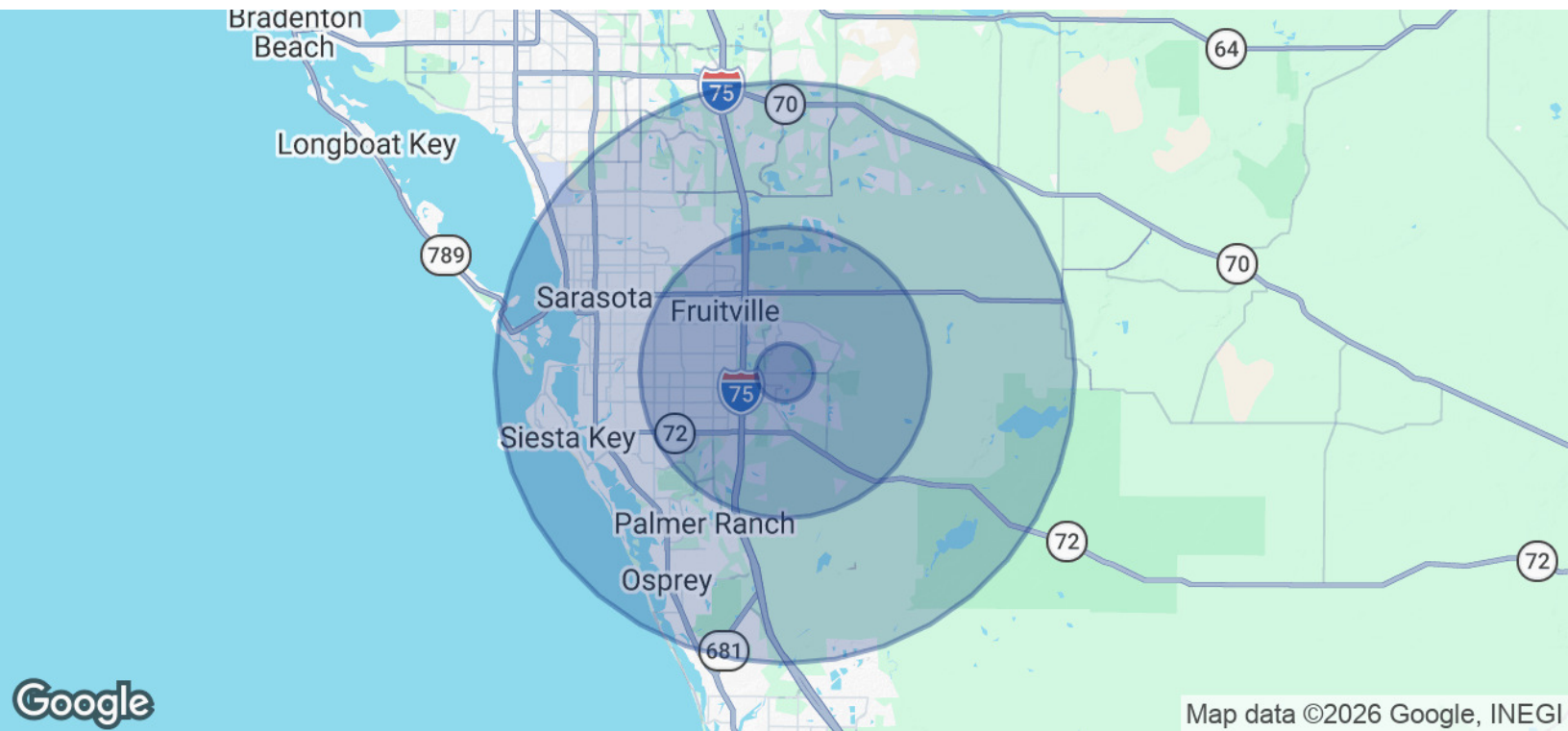


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,975	75,437	283,108
Average Age	43.1	47.4	48.8
Average Age (Male)	42.5	45.9	47.8
Average Age (Female)	45.2	48.5	49.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,395	31,088	124,360
# of Persons per HH	2.8	2.4	2.3
Average HH Income	\$96,677	\$80,761	\$77,639
Average House Value		\$279,619	\$352,444

2020 American Community Survey (ACS)

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