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UNIVERSITY TOWN CENTER MALL (UTC)
140 UNIVERSITY TOWN CENTER DRIVE
SARASOTA, FL

Second Generation Restaurant



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# SECOND GENERATION RESTAURANT AVAILABLE FOR SUBLEASE

The property is located at the UTC Mall, on the east side of the lifestyle shopping center, with direct visibility from I-75. Easy access via exit 213 diverging diamond interchange.

Prime visibility at the mall entrance, directly adjacent to the highly anticipated Dick's House of Sport, coming soon.

- 7,000 SF restaurant area +
- 2,677 SF patio area
- Double entry door
- Semi-covered patio
- Full service bar
- Liquor license
- All FFE included
- Open concept suitable for a variety of restaurant use

#### PROPERTY FEATURES



Exposure from I-75

Excellent visibility at mall entrance

Adjacent to new upcoming Dick's House of Sport Building signage

2 directional mall parking signs



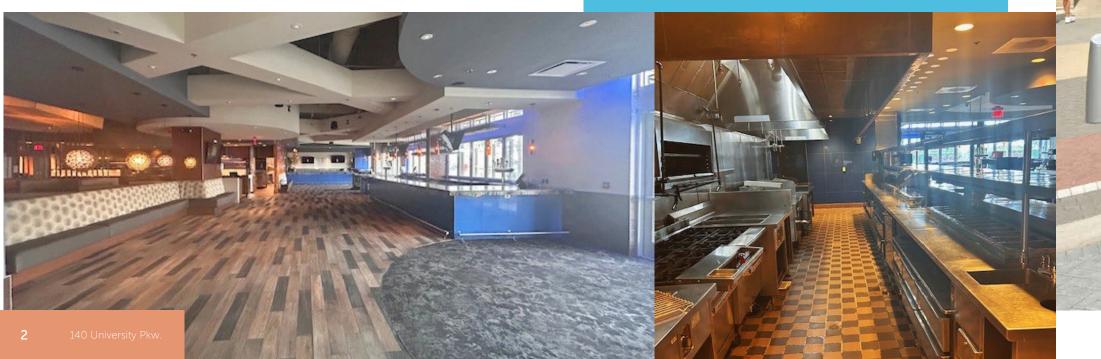
Full Kichen

)pen restaurant floor plan

Bar area



Inquire for rates and terms

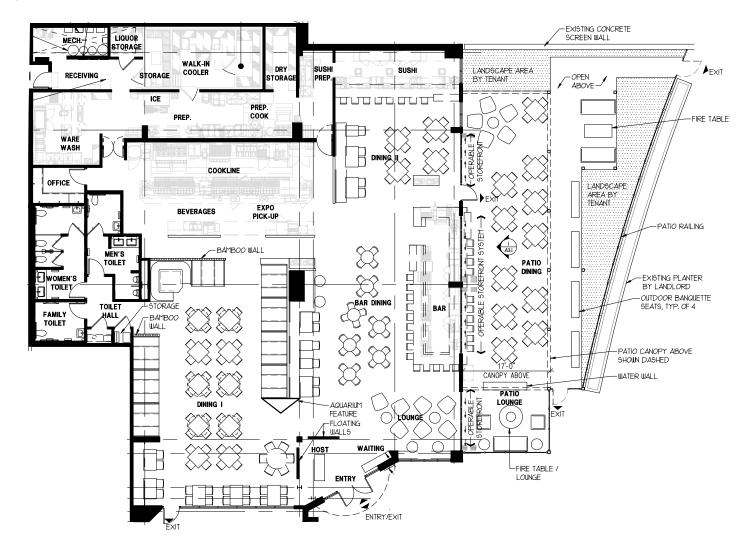


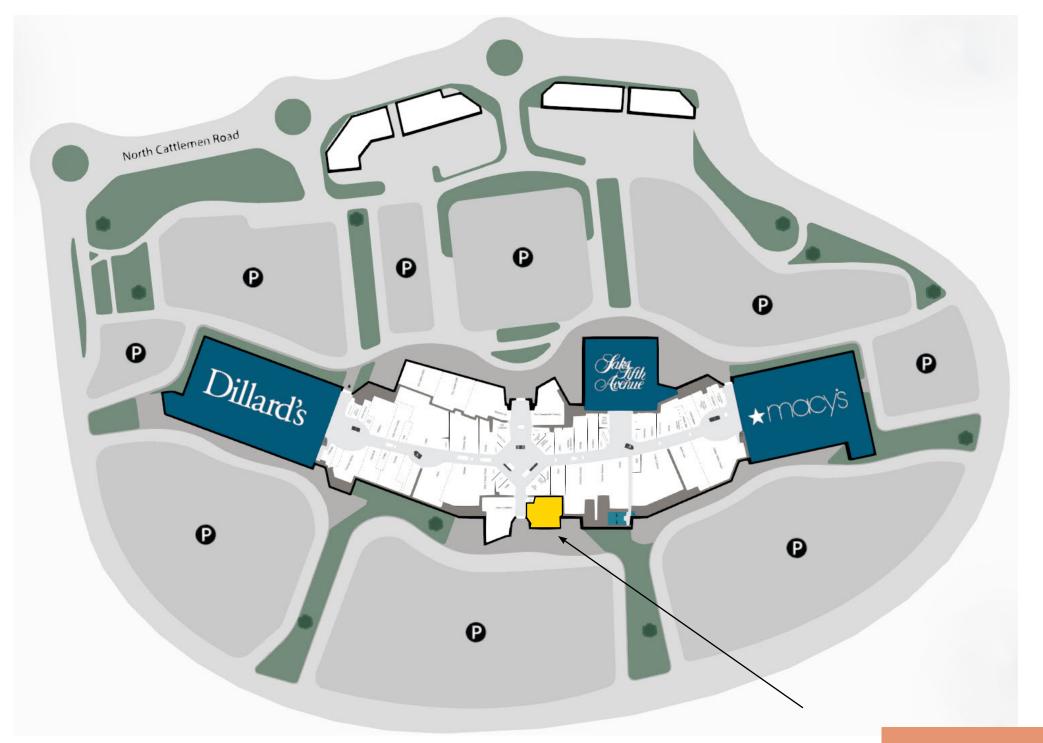


## Floor Plan

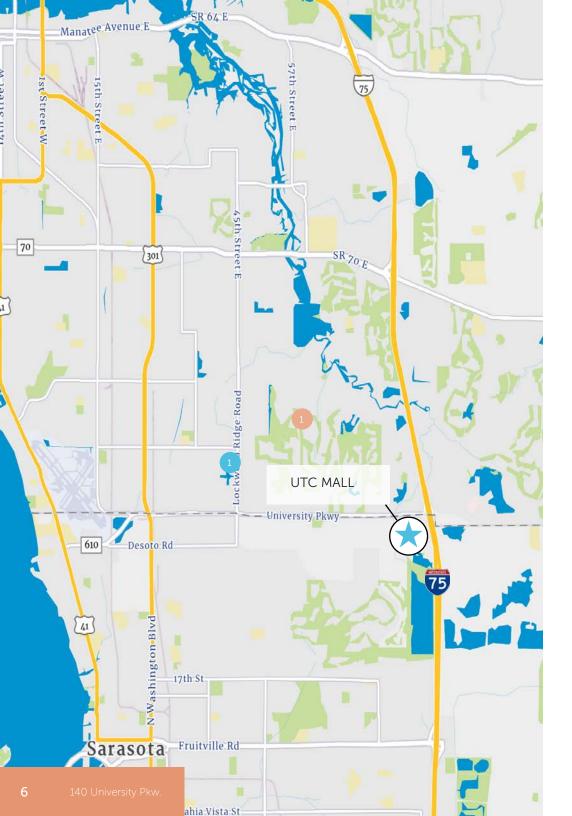
### FIRST FLOOR

Restaurant: 7,000 SF Patio: 2,677 SF





Available For Suble



### The UTC Mall

#### FULL RETAIL AND LIFESTYLE CENTER

The University Town Center (UTC) Mall is a major commercial hub, (500 acres) centrally located in Sarasota, at the junction of I-75 and University Parkway, just south of Manatee County line, near Lakewood Ranch.

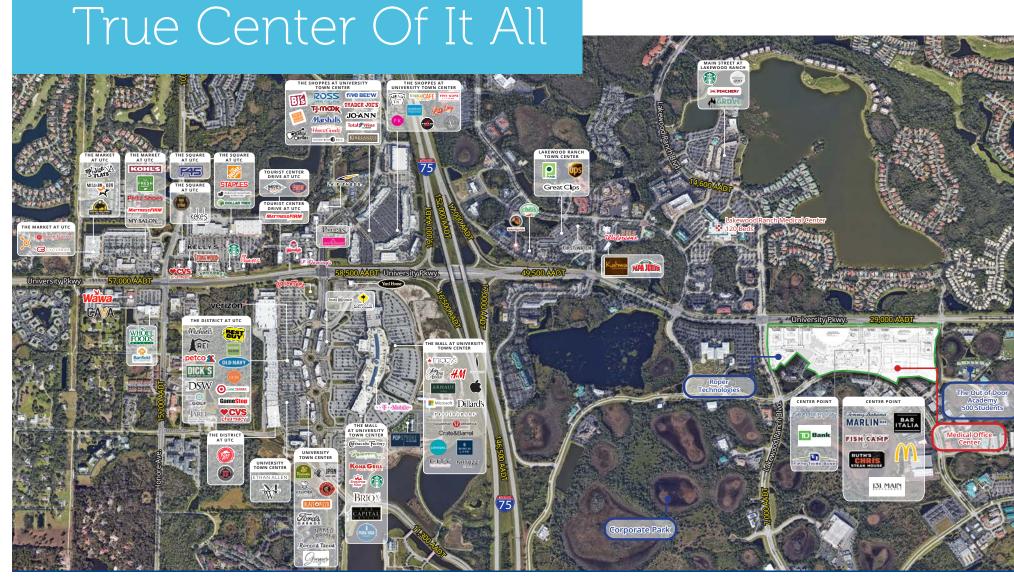
The mall at UTC itself (2014) is an enclosed two-level indoor mall featuring more than 100 stores (Lululemon, Sephora, Crate & Barrel) anchored by Saks Fifth Avenue, Macy's and Dillards, and several high end restaurants (The Cheesecake Factory, Seasons 52, Capital Grille) as well as casual eateries.

The UTC District, all together with the UTC Mall, is a cluster of more than 300 stores, with big box retailers, (Target, REI, PGA Tour Superstore, Ulta, Home Depot, Fresh Market, etc.) restaurants, hotels, offices, the Nathan Benderson Park rowing venue, up coming Mote Science Education Aquarium (Mote Sea), and plans for additional entertainment venues.

Vast parking lots encircle the mall.

Easy access, via Cattlemen Road or exit #213 on I-75.

The UTC Mall and District welcome over 20 million visitors per year.





**Total Population** 5-Mile: 130,075 10-Mile: 462,763 20-Mile: 746,667



**Daytime Population** 5-Mile: 136,120 10-Mile: 494,486 20-Mile: 767,744

Median Age 5 Mile: 54.5 10-Mile: 51.0 20-Mile: 53.0



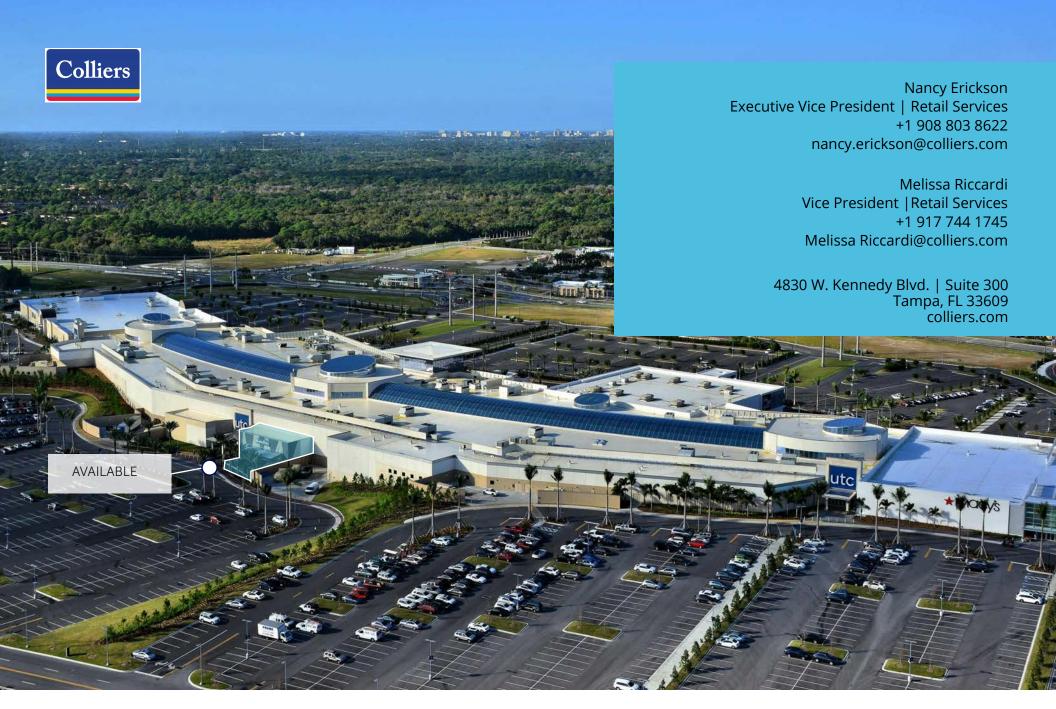
Households 5-Mile: 59,567 10-Mile: 202,776 20-Mile: 329,704



Average HH Income 5 Mile: \$126,847 10-Mile: \$119,341 20-Mile: \$118,865



Population Proj.(24-29) 5-Mile: 4.1% 10-Mile: 5.3% 20-Mile: 7.8%



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