



FOR LEASE

For Lease | Office

Freestanding Building Fronting SR 70 In The Center Of Lakewood Ranch

11121 State Road 70 E, Lakewood Ranch, FL 34211

Michael Saunders & Company



Licensed Real Estate Broker

1605 Main Street Suite 500 | Sarasota, FL |
941.957.3730 | MSCcommercial.com

PRESENTED BY:

SUSAN H. GOLDSTEIN LLC, CCIM, MBA

Senior Commercial Advisor
941.957.3730
susangoldstein@michaelsaunders.com



11121 SR 70 EAST OFFICE BUILDING

11121 STATE ROAD 70 E, LAKEWOOD RANCH, FL



OFFERING SUMMARY

Available SF: 4,356 SF

Lease Rate: \$25.50 SF/yr (NNN)

Year Built: 2005

Zoning: PD-O

PROPERTY OVERVIEW

Prime freestanding office building with high visibility and direct frontage on SR 70. Ideally located near a variety of restaurants, banks, and essential amenities, an outparcel of the Publix-anchored Lakewood Walk Shopping Center. The property features prominent monument signage along SR 70, offering excellent exposure for your business. Convenient access to I-75 makes commuting a breeze. Perfect for businesses seeking a strategic, accessible location.

PROPERTY HIGHLIGHTS

- 4,356± SF Freestanding Office Building
- Ample Surface Parking Spaces
- Large Open Area with Naturally-Lit Private Offices
- Large Break Area
- Two Private Bathrooms
- Convenient to Lakewood Walk Shopping Center, Restaurants and Banks
- Oversized Monument Signage on SR 70
- Excellent Access to I-75

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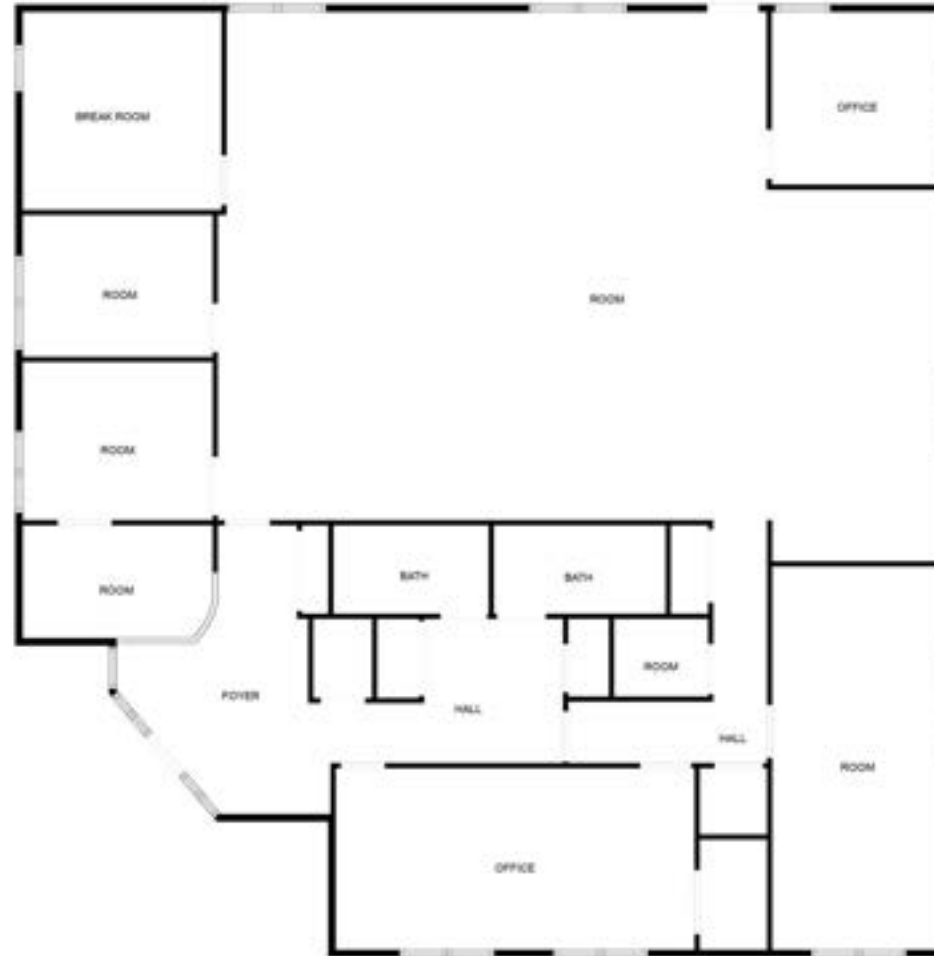
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FLOOR PLAN CREATED BY CUBICASA API. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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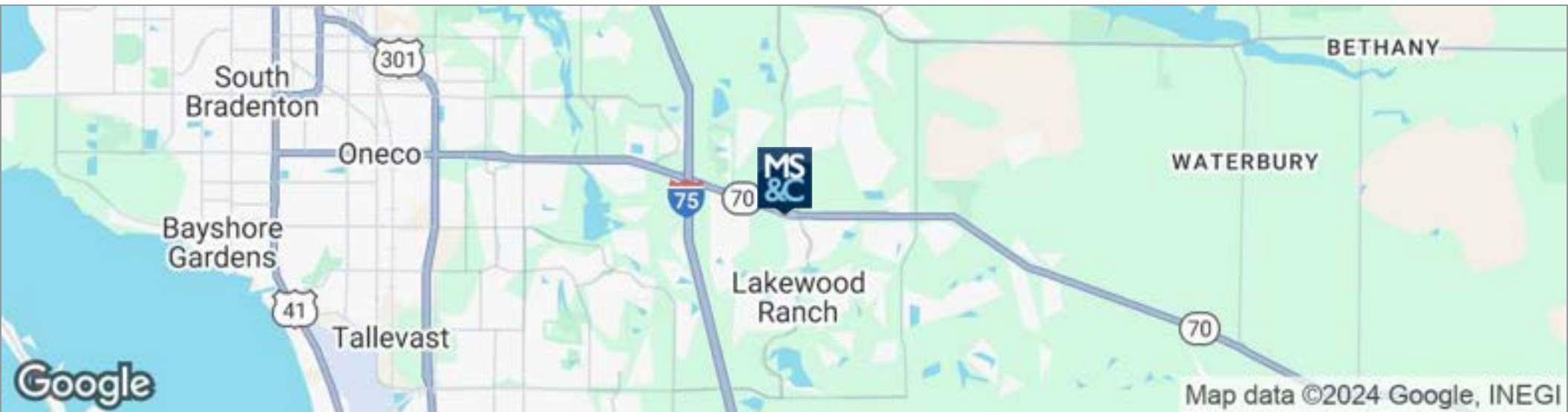
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DEMOGRAPHIC SUMMARY

11121 State Road 70 E, Lakewood Ranch, Florida, 34202
Ring band of 0 - 1 miles

KEY FACTS

5,890
Population

45.9
Median Age



2,647
Households

\$98,037
Median Disposable Income

EDUCATION

3.5%
No High School Diploma



17.7%
High School Graduate



31.6%
Some College/ Associate's Degree



47.2%
Bachelor's/Grad/Prof Degree

INCOME



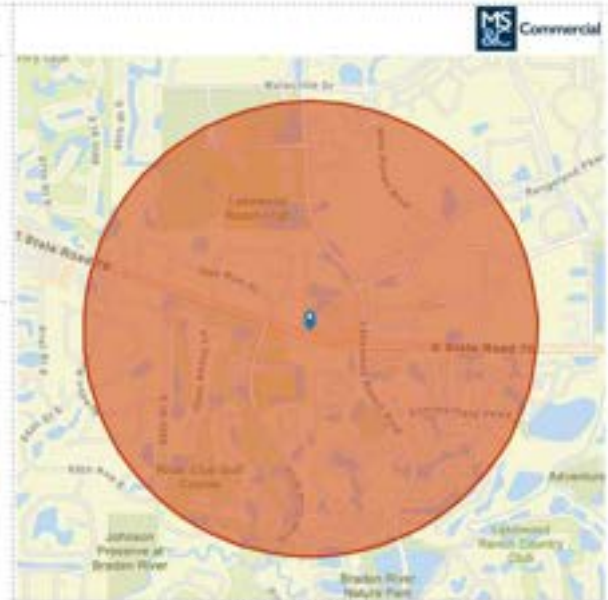
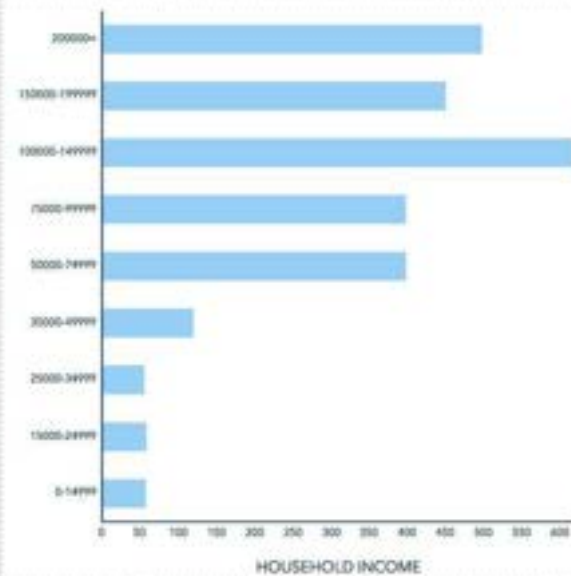
\$114,377
Median Household Income



\$62,985
Per Capita Income



\$557,416
Median Net Worth



EMPLOYMENT

74.8%
White Collar

11.7%
Blue Collar

15.6%
Services

0.9%
Unemployment Rate

Source: This infographic contains data provided by Esri (2024, 2022). © 2024 Esri

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DEMOGRAPHIC SUMMARY

11121 State Road 70 E, Lakewood Ranch, Florida, 34202
Ring band of 1 - 3 miles

KEY FACTS

41,804

Population



18,077

Households

53.5

Median Age

\$93,172

Median Disposable Income

EDUCATION

3.3%

No High School Diploma



18.0%

High School Graduate



26.0%

Some College/
Associate's Degree



52.8%

Bachelor's/Grad/Prof Degree

INCOME



\$109,467

Median Household Income



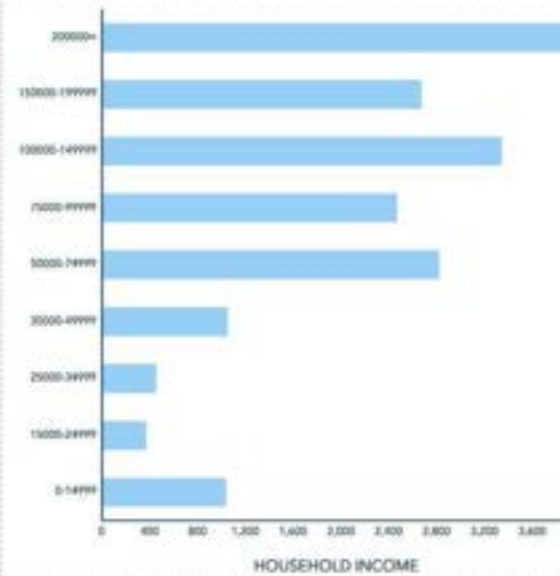
\$68,502

Per Capita Income



\$667,721

Median Net Worth



EMPLOYMENT



White Collar

80.3%



Blue Collar

8.7%



Services

12.6%

2.7%

Unemployment Rate

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DEMOGRAPHIC SUMMARY

11121 State Road 70 E, Lakewood Ranch, Florida, 34202
Ring band of 3 - 5 miles

KEY FACTS

63,655

Population



28,840

Households

56.7

Median Age

\$82,608

Median Disposable Income

EDUCATION

4.3%

No High School Diploma



21.7%
High School Graduate



25.7%
Some College/
Associate's Degree



48.3%
Bachelor's/Grad/
Prof Degree

INCOME



\$97,971

Median Household Income



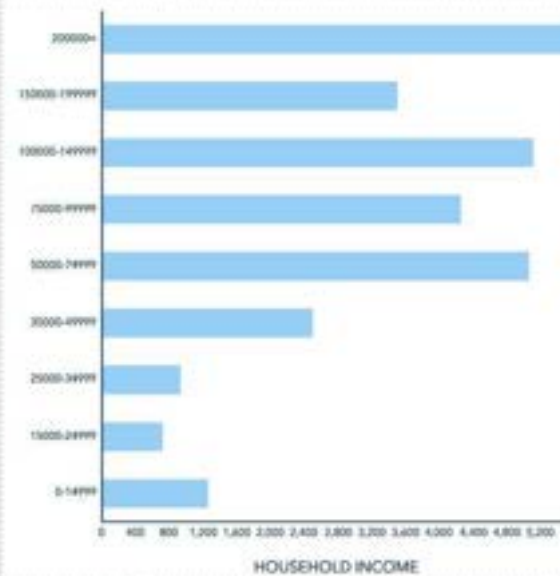
\$65,877

Per Capita Income



\$630,518

Median Net Worth



EMPLOYMENT



White Collar

74.9%



Blue Collar

12.8%



Services

15.0%

2.8%

Unemployment Rate

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PROFESSIONAL BACKGROUND

Susan Goldstein has repeatedly earned the position of MS&C's Top Producing Commercial Agent. She focuses on sales and leasing in the Sarasota and Manatee County marketplace. Susan provides superior service to her clients.

Balancing an understanding of client needs and objectives with dynamics of the market, the financial realities of all parties, and a willingness to work hard to get the job done contribute to Susan's success. Susan has been involved in a multitude of transactions with clients ranging from national corporations to local businesses and developers. Susan is considered an important player in the vibrant commercial real estate arena.

With an MBA from Columbia University, strong marketing experience with companies such as American Express and Proctor & Gamble, along with the CCIM Designation, the highest level of Commercial Realtor educational achievement, Susan ensures her clients the most professional and profitable real estate transaction.

EDUCATION

CCIM Designation
Columbia University Business School MBA
Duke University BA

MEMBERSHIPS & AFFILIATIONS

The Commercial Real Estate Association (CREA) of the Realtor Association of Sarasota and Manatee, 2019 President, Board Member
Lakewood Ranch Business Alliance Governmental Affairs Committee Chair and Executive Committee Member
Columbia University Alumni Club Past President
Realtor Association of Sarasota & Manatee: Past Public Policy Chair, Attorney/ Realtor Committee Chair
The Sarasota and Manatee County Economic Development Corporation Real Estate Office Oversight Committee