



HARRY E.  
**ROBBINS**

ASSOCIATES, INC. / REALTOR



# OFFERING MEMORANDUM

## NEW CONSTRUCTION - FLEX SPACE

8191 UZITA DRIVE | SARASOTA, FL 34240

# FOR LEASE

Kevin Robbins  
O: 941.924.8346 x42  
C: 941.724.2321  
E: Kevin@RobbinsCommercial.com

[www.robbscommercial.com](http://www.robbscommercial.com)

# EXECUTIVE SUMMARY

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 NEW CONSTRUCTION

 4 BUILDINGS

 2,100 - 24,300 SF  
DIVISIBLE

Join Sarasota's newest flex space project "Paleo Park" located off Fruitville Rd. Premier office warehouse project with tilt wall construction. Total of four buildings in complex. Max Contiguous space is 24,300 sf. Each building has multiple units starting at 2,100 sf. Each unit will offer a storefront entrance into a waiting/reception area, multiple offices and a large warehouse. 12x14 roll up door into warehouse.

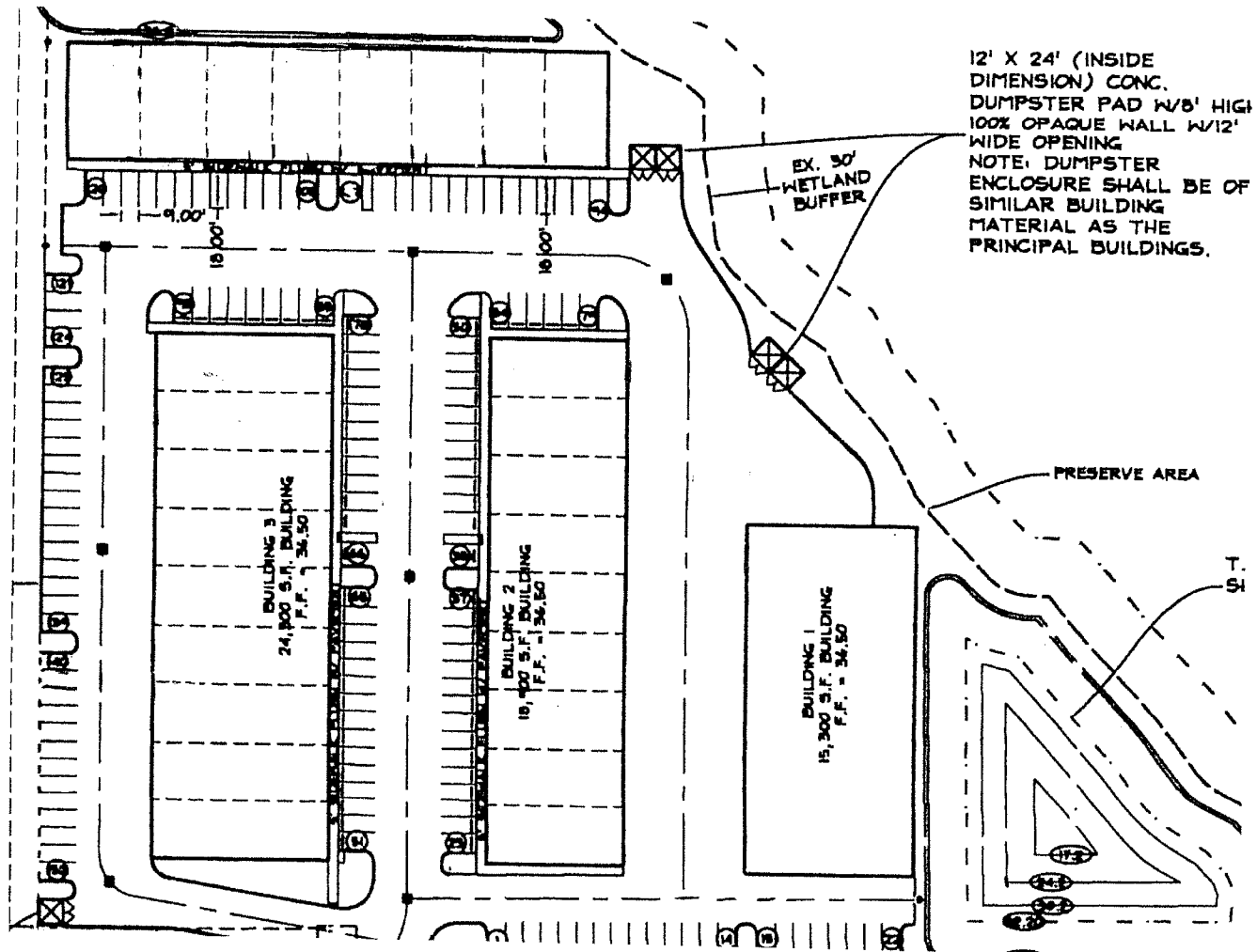
Paleo Park is located on Fruitville east of I-75. Easy access to Lakewood Ranch and other high-end communities.

Excellent ingress and egress for large trucks. Ample parking surrounding the complex.

Completion estimate is third quarter 2023.



# SITE PLAN



# RENDERING



# PHOTOS



# RETAIL MAP



WINDWARD NEAL COMMUNITIES



FRUITVILLE RD



# DEMOGRAPHICS

2022 SUMMARY	1 MILE	3 MILES	5 MILES
Population	2,182	13,661	67,564
Households	867	5,230	29,446
Families	694	4,151	19,919
Avg HH Size	2.48	2.60	2.26
Median Age	49.0	49.7	52.0
Median HH Income	\$101,632	\$101,896	\$90,891
Avg HH Income	\$145,385	\$151,246	\$131,640

## BUSINESS



**4,673**

TOTAL BUSINESSES



**45,966**

TOTAL EMPLOYEES

## INCOME



**\$90,891**

MEDIAN  
HH INCOME



**\$57,185**

PER CAPITA  
INCOME



**\$392,504**

MEDIAN  
NET WORTH

## EMPLOYMENT



WHITE COLLAR

**71%**



BLUE COLLAR

**17%**



SERVICES

**12%**

**2.7%**

UNEMPLOYMENT  
RATE

# SARASOTA, FL

Located along Florida's Suncoast, Sarasota is situated adjacent to the sparkling blue waters of the Atlantic Ocean on Lido Key. Positioned one hour south of Tampa/St. Petersburg, the region has evolved from a winter escape for "snow birds" from the North to a flourishing tourist destination complemented by a thriving business environment. The region's superb quality of life has led CNN/Money Magazine to choose Sarasota as America's Best Small City and one of the nation's top eight Best Places to Retire. Additionally, Sarasota's Siesta Key recently earned the accolade of "#1 Best Beach in the U.S." and "#5 Best Beach in the World" by TripAdvisor.

The city of Sarasota exudes an air of relaxed sophistication with a storied history rich with culture, arts, and entertainment. The Ringlings and other wealthy families fostered development in the urban center that has blossomed into a diverse cultural offering that includes the 66-acre Ringling Museum of Art, Marie Selby Botanical Gardens, Sarasota Opera House, FSU Center for the Performing Arts, Mote Marine Aquarium, Sarasota Orchestra, and Van Wezel Performing Arts Hall. Retail pursuits are supported by the newly constructed University Town Center which features over 100 stores anchored by Saks Fifth Avenue, Dillard's, and Macy's, as well as the chic high-street retail found in St. Armand's Key. Residents can find a host of local recreational attractions, whether they wish to explore the nature trails and beautiful lagoons, indulge in deep sea fishing excursions, play on one of Sarasota's 60 golf courses, or soak up the Florida sun on the Gulf of Mexico's unparalleled sandy beaches.

The area benefits from a centralized, strategic location within Florida between two of the state's largest business centers, Miami and Tampa. The region's burgeoning tourism and healthcare industries are fueled by a rising tech manufacturing and entrepreneurship scene. Major employers in Sarasota include the Sarasota Memorial Health Care System, PGT Industries, L-3 Aviation Recorders, Zenith Insurance, and Boar's Head Provisions. Interstate 75 provides ease of access from Sarasota to the major Florida employment centers of Tampa and Miami, as well as to the Midwestern United States. Located just 15 minutes to the north, Sarasota-Bradenton International Airport handles nearly 1.26 million passengers annually and serves as a connecting hub for US Airways, American Airways, Delta, JetBlue, United, and Air Canada. In addition, Tampa International Airport, the 31st busiest in the nation, lies about one hour to the north.



## ECONOMY

Tourism contributes significantly to the economy of Sarasota. Companies based in Sarasota include the Boar's Head Provision Company. Major employers include Sarasota Memorial Hospital, Doctors Hospital of Sarasota, APAC Customer Services, The Zenith. Diversified industrial company Roper Technologies is based in Sarasota.



## WEATHER

Sarasota has a humid subtropical climate, with hot, humid summers, and warm, drier winters. There are distinct rainy and dry seasons, with the rainy season lasting from June to September, and the dry season from October to May. The most recent recorded freeze in Sarasota took place on January 18, 2018, when the temperature dropped to 30 °F at the Sarasota-Bradenton International Airport.



## EDUCATION

Ringling College of Art & Design is a private college located in Sarasota, Florida. It is a small institution with an enrollment of 1,605 undergraduate students. Admissions is somewhat competitive as the Ringling Art & Design acceptance rate is 64%. Popular majors include Animation, Video Graphics and Special Effects, Illustration, and Cinematography and Video Production.



# SARASOTA, FL

## TOP RANKING RETIREMENT DESTINATION

"Sarasota has a great downtown with many interesting neighborhoods. An impressive array of cultural facilities is available in Sarasota. Barrier islands like Siesta offer great beaches and developments where retirees can put their feet up." – The Herald Tribune

"Warm temperatures year-round, award-winning beaches and a thriving arts and cultural scene have made Sarasota a go-to place for retirees and families. This southwest Florida region, which is about an hour from Tampa and two hours from Orlando, continues to attract new residents with great restaurants and plenty of shopping options" – U.S. News

## QUICK FLORIDA FACTS

#4 Workforce Training in the U.S.

#2 Best State for Business

5th Best Tax Climate for Business in the U.S.

0% Personal Income Tax

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