

FOR LEASE

6355 Initiative Blvd.

Sarasota FL, 34241



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3,596 SF
RETAIL SPACE FOR LEASE
\$40/SF NNN

preferred
SHORE
COMMERCIAL
REAL ESTATE



PROPERTY OVERVIEW

- Pre Construction
- 3,596 SF Space perfect for Retail, Office, Medical or Food
- Surrounded by National and Regional Tenants
- Surrounded by Fruitville Common Apartments
- Ready for Occupancy Feb./March '25



Revision	Description

1	PROPOSED FINISH: CONCRETE WALL
2	EXISTING FINISH: CONCRETE WALL BY OTHERS TO BE REFINISHED BY OTHERS
3	EXISTING FINISH: BRICK WALL
4	EXISTING FINISH: STUCCO WALL
5	EXISTING FINISH: METAL PANEL WALL
6	EXISTING FINISH: GLASS WALL
7	EXISTING FINISH: WOOD WALL
8	EXISTING FINISH: OTHER



B SW 3D VIEW
 SCALE: 1/8" = 1'-0"



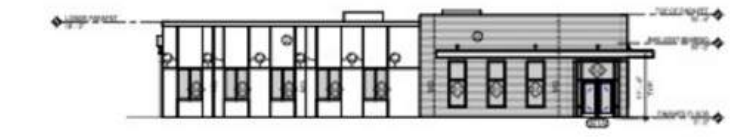
A NW 3D VIEW
 SCALE: 1/8" = 1'-0"



4 SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



3 WEST ELEVATION
 SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



1 EAST ELEVATION
 SCALE: 1/8" = 1'-0"

FEATURE	REQUIRED	PROPOSED	TOTAL
WALL	2	2	2
GLAZING	1	1	1
ROOFING	1	1	1
MECHANICAL	1	1	1
FINISH	1	1	1

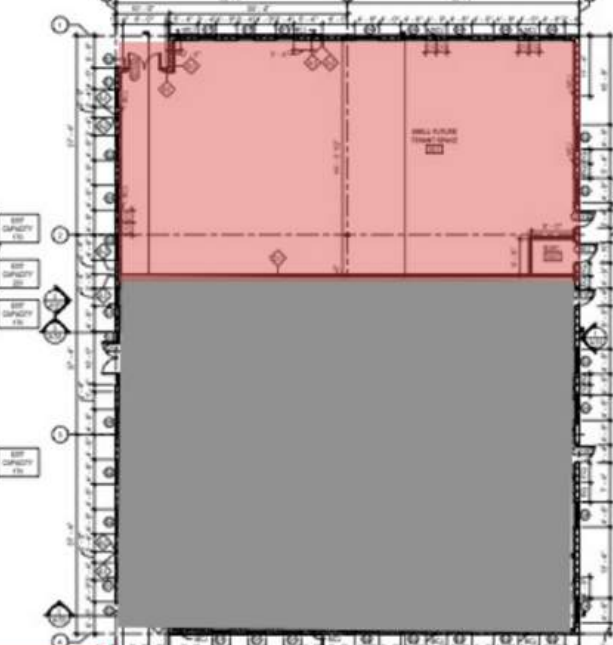
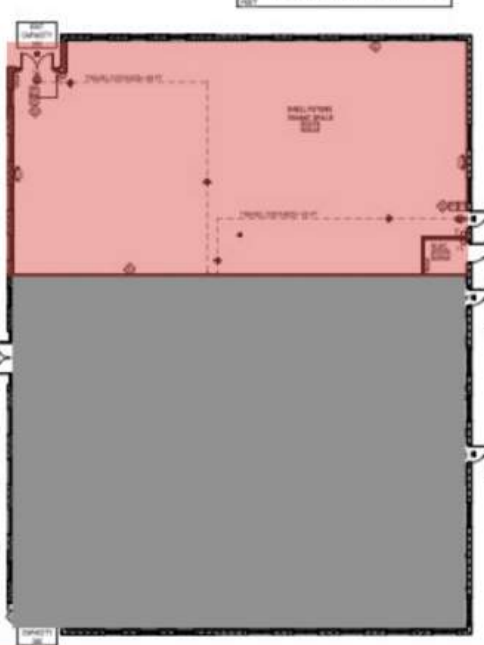
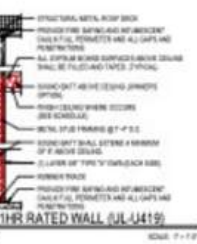
SYSTEM	DESCRIPTION	LOCATION
1	SMOKE DETECTOR	CEILING
2	SMOKE EXHAUST FAN	ROOF
3	SMOKE EXHAUST DUCT	ROOF
4	SMOKE EXHAUST INTAKE	ROOF
5	SMOKE EXHAUST CONTROL	ROOF
6	SMOKE EXHAUST MOTOR	ROOF
7	SMOKE EXHAUST ELECTRICAL	ROOF
8	SMOKE EXHAUST PIPING	ROOF

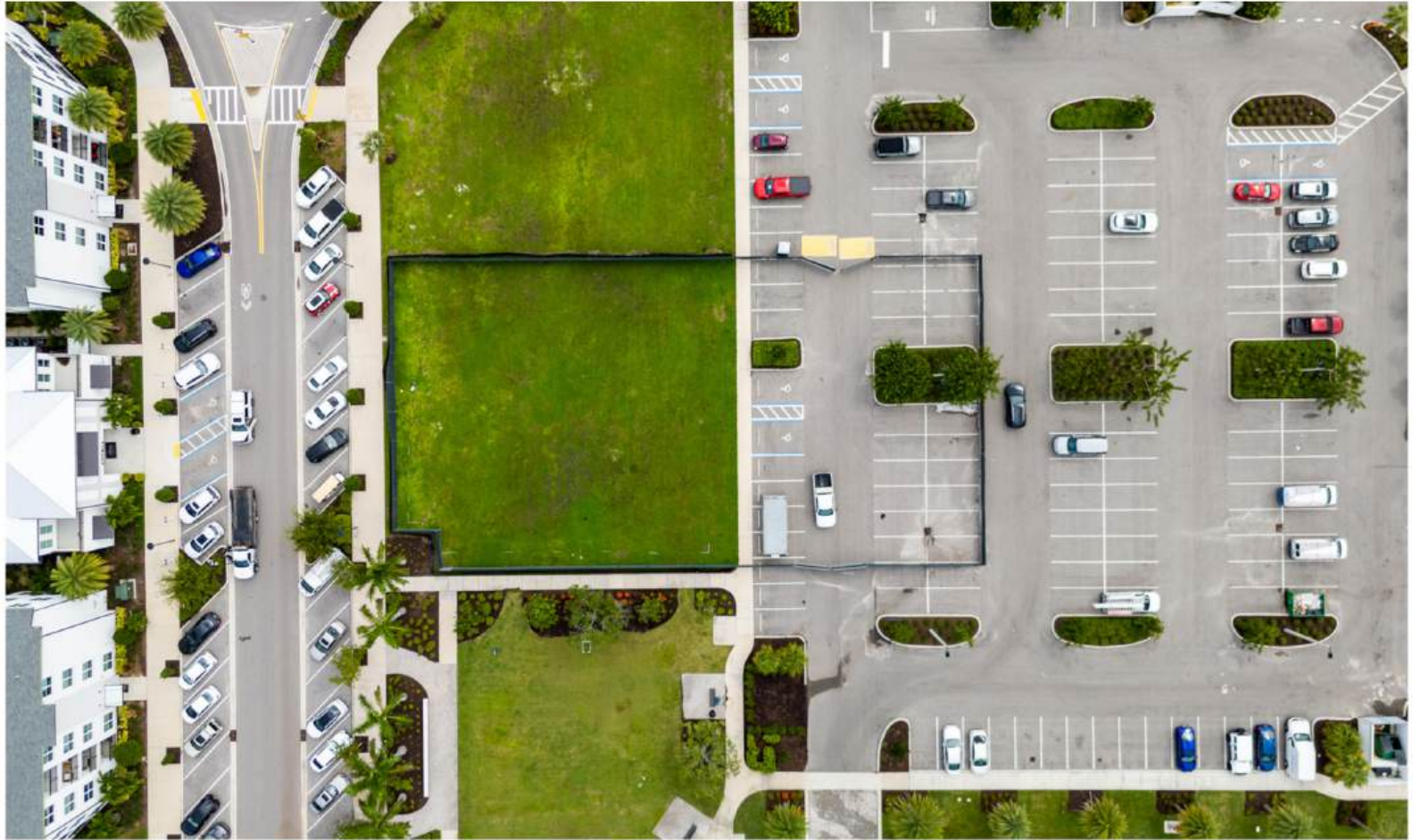
PROPOSED EXTERIOR	DESCRIPTION
1	PROPOSED EXTERIOR WALL
2	PROPOSED EXTERIOR GLAZING
3	PROPOSED EXTERIOR ROOFING
4	PROPOSED EXTERIOR MECHANICAL
5	PROPOSED EXTERIOR FINISH

EXISTING EXTERIOR	DESCRIPTION
1	EXISTING EXTERIOR WALL
2	EXISTING EXTERIOR GLAZING
3	EXISTING EXTERIOR ROOFING
4	EXISTING EXTERIOR MECHANICAL
5	EXISTING EXTERIOR FINISH

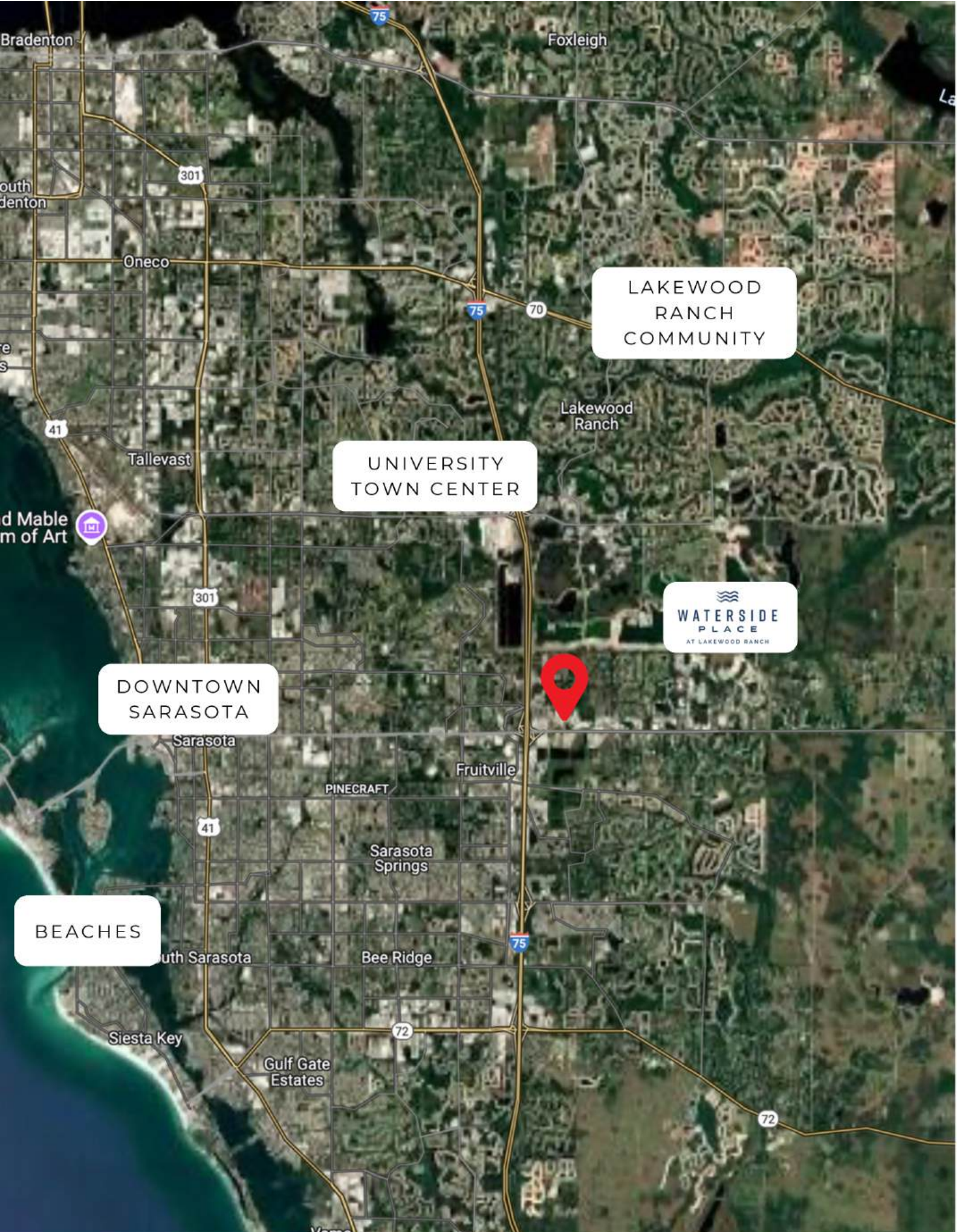


Revision	Description









LAKWOOD RANCH COMMUNITY

UNIVERSITY TOWN CENTER

WATERSIDE PLACE AT LAKWOOD RANCH

DOWNTOWN SARASOTA

BEACHES



Bradenton

Foxleigh

South
Bradenton

Oneco

Lakewood
Ranch

Tallevast

Woodward
Franklin
Mable
Dunsmuir
Museum of Art

Sarasota

Fruitville

PINECRAFT

Sarasota
Springs

South Sarasota

Bee Ridge

Siesta Key

Gulf Gate
Estates





ABOUT THE AREA

- **Prime Location off I-75 and Close to New Residential & Mixed- Use Developments, Including Waterside at Lakewood Ranch**
- **128,000+ Residents & 58,000+ Employees**
- **30,500 + AADT (Annual Average Daily Traffic) on Fruitville Road and Jacobs Intersection + 139,600 AADT on I-75 (Exit for Shopping Center)**

6355 INITIATIVE BLVD.

This property is located in one of East Sarasota's premier mixed-use consumer destinations. Surrounded by restaurants, retail and medical

- Copper's Hawk Winery & Restaurant
- Twin Peaks
- Dunkin' Donuts
- Big Top Brewing
- Clive David Furniture
- F45
- MD Now

preferred
SHORE
COMMERCIAL
REAL ESTATE