

An aerial photograph showing a large, undeveloped grassy area in the foreground, which is the site for the Bee Ridge Retail Development. In the background, there is an existing multi-story brick building with a large parking lot filled with cars. Further back, a residential complex with several buildings is visible, situated near a body of water. A road with traffic lights and a street sign for 'WEDGE LANE' is in the lower left. The text 'BEE RIDGE RETAIL DEVELOPMENT' is overlaid in a white box in the center of the image.

BEE RIDGE RETAIL DEVELOPMENT

MICHELE FULLER
GEORGE BRUSCO, CCIM

PROPERTY SUMMARY

Great location just east of I 75 on Bee Ridge Rd. Two parcels offering exceptional opportunity for new retail development. This retail development offers a prime location for retail, restaurant, medical, or grocery tenants. The western parcel has up to 24,000 sf to lease and the eastern parcel will be a 3-4 tenant building approximately 7,500 sf. Situated in a convenient location just east of I-75, this development will be perfectly positioned within an area of new growth, with residential apartment complex, hotel, and medical facilities. Take advantage of this opportunity to establish your presence in a this commercial hub.

• \$35-\$40/PSF (NNN)

- New retail development offering customized spaces.
- Ideal for retail, restaurants, medical, and grocery businesses
 - High visibility with excellent signage opportunities
- Spacious layout designed for diverse business requirements
 - Flexible leasing options to suit your business needs
 - Modern infrastructure and utilities for optimal operations
 - Accessible location just east of I-75 for easy customer reach
- Surrounded by a growing community for long-term business prospects



CONCEPTUAL ELEVATIONS

Bee Ridge Retail
Sarasota, FL

3-2-22



AERIALS

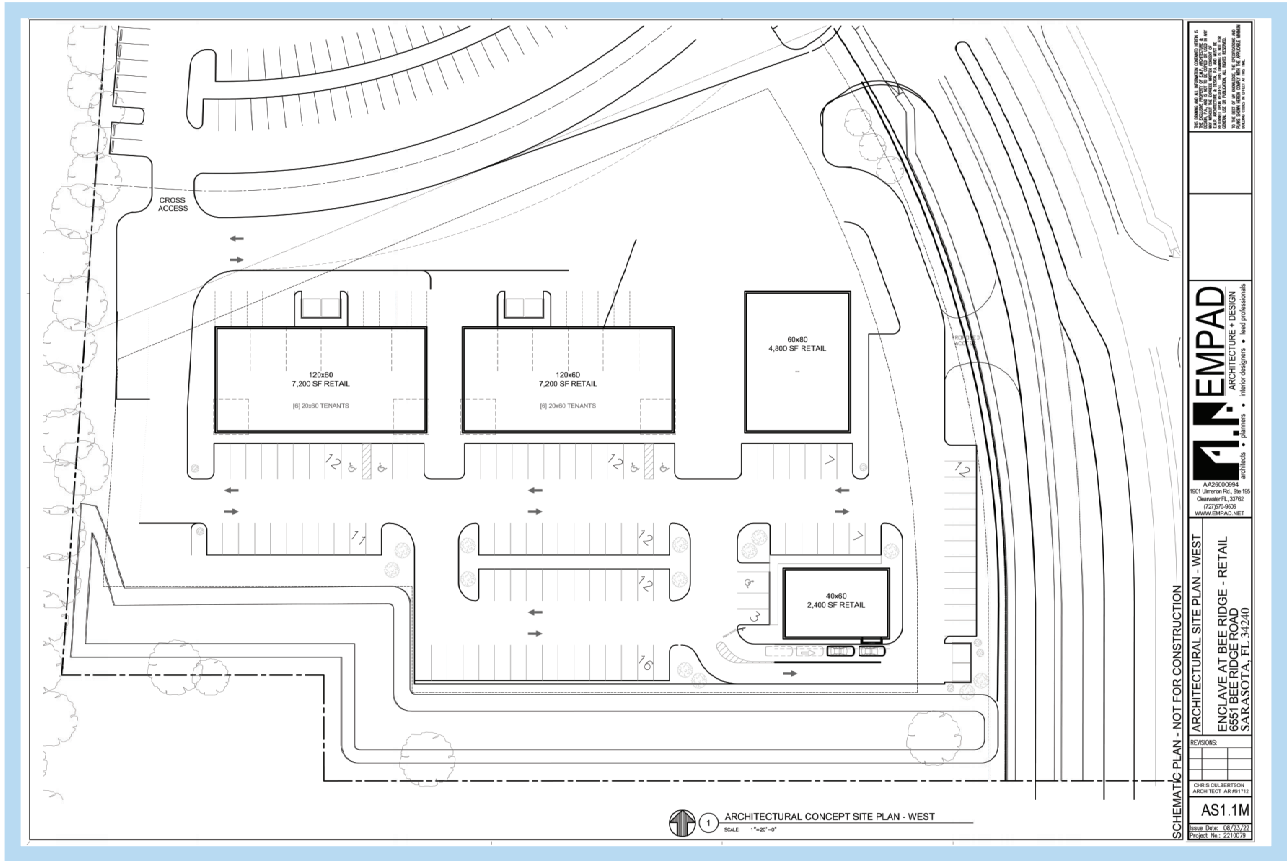


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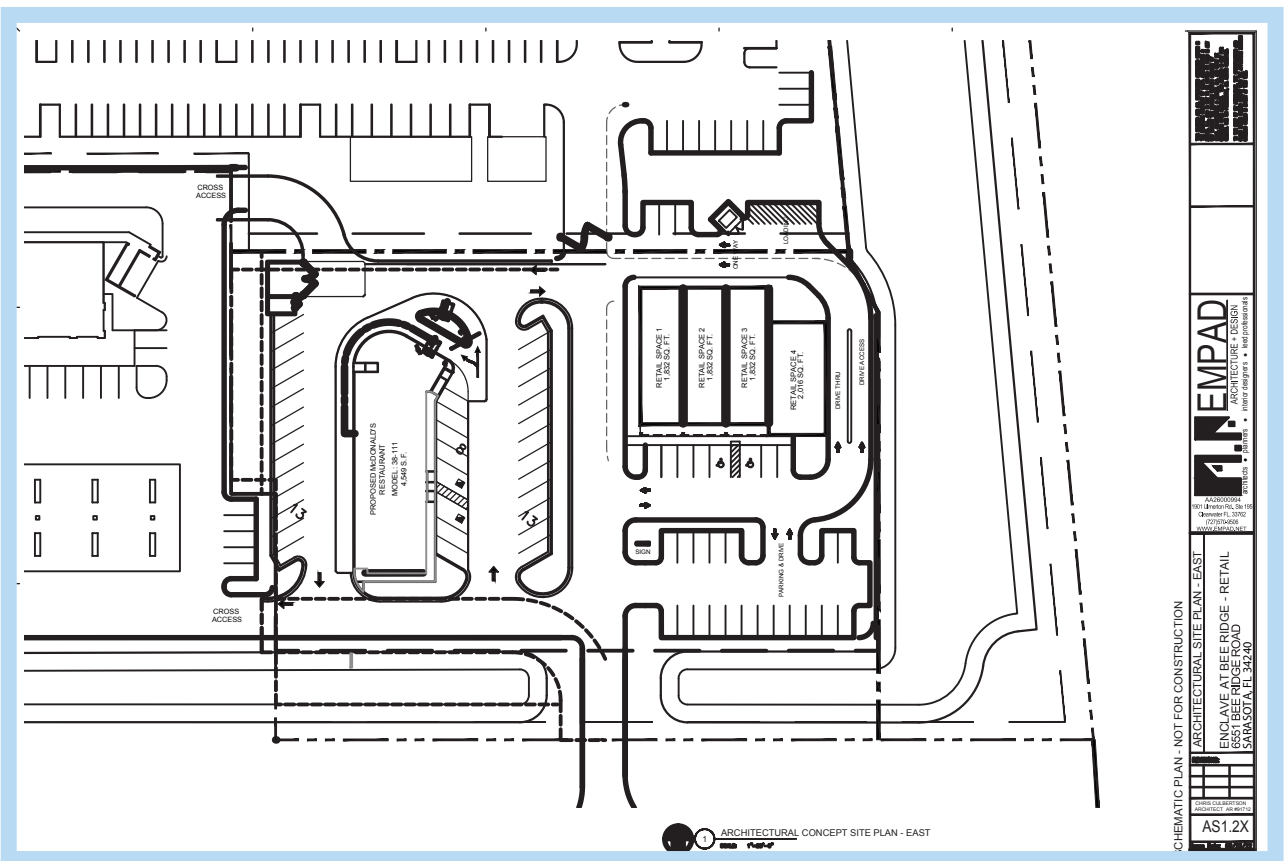
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Information deemed reliable but not guaranteed. Prices subject to change

WEST CONCEPT PLAN 1

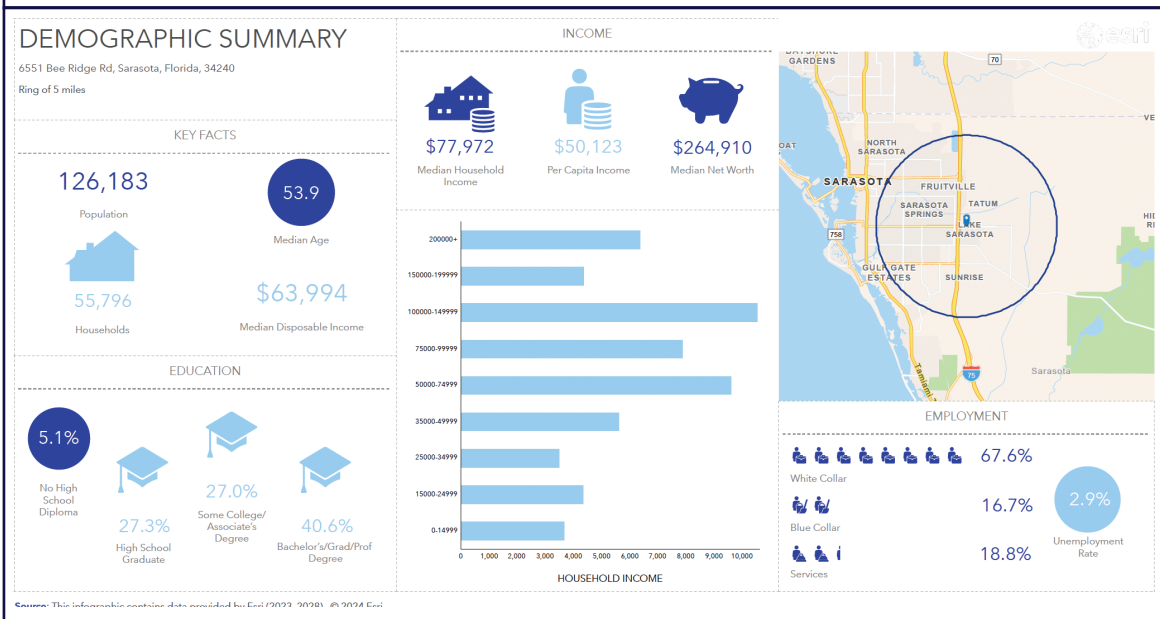
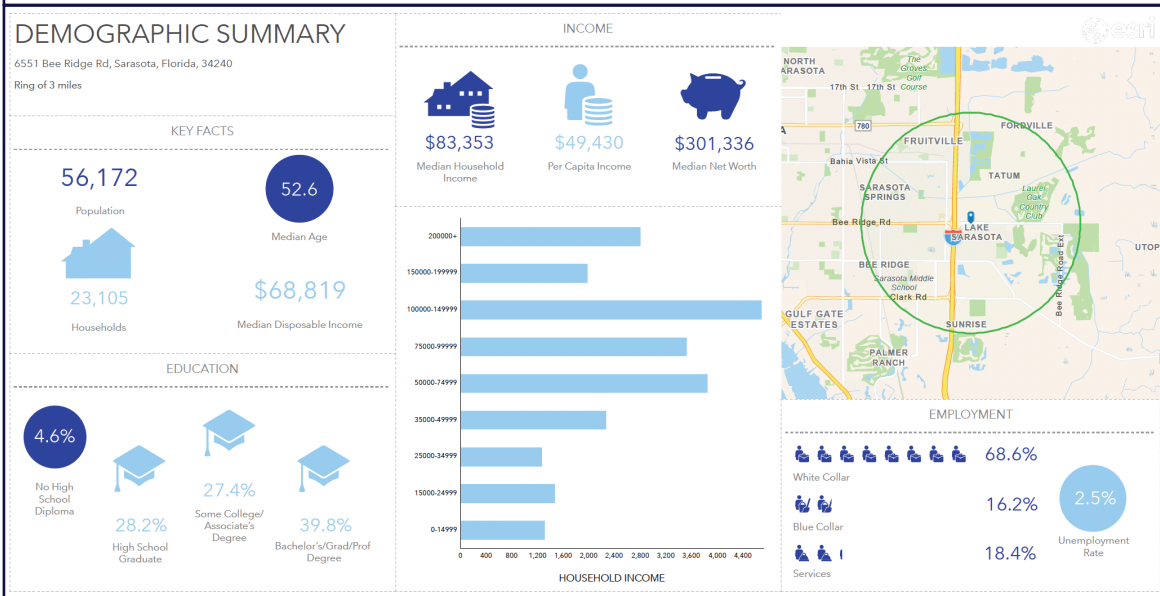
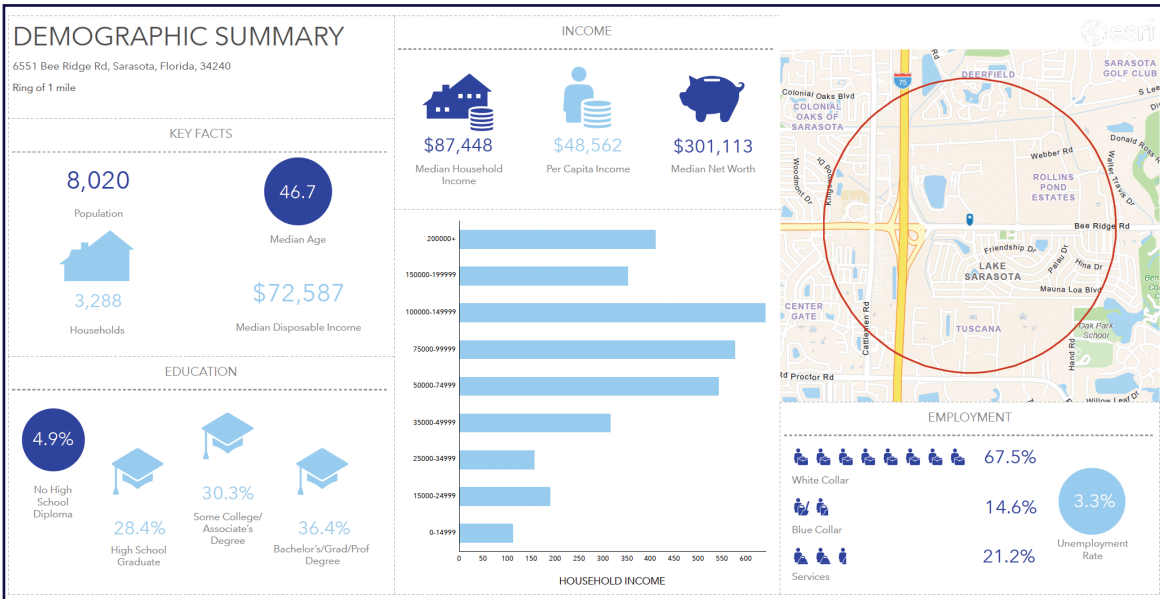


EAST CONCEPT PLAN

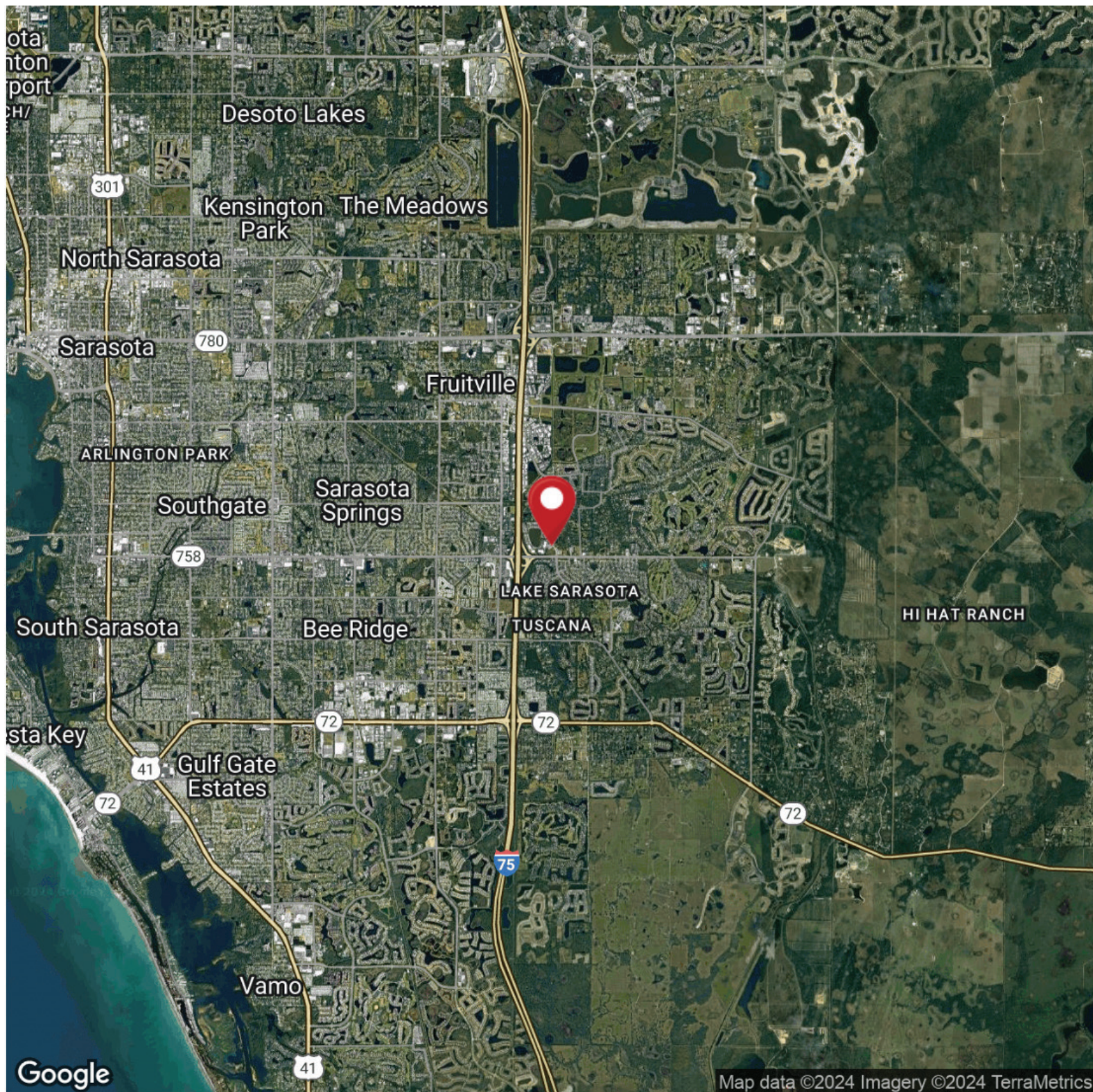


DEMOGRAPHICS

1 MILE, 3 MILES, AND 5 MILES



PROXIMITY TO DOWNTOWN



BIOGRAPHY

MICHELE FULLER
PARTNER

Michele Fuller joined Ian Black Real Estate in 2009 bringing her extensive expertise to one of the most reputable commercial real estate firms in Florida. In 2016 Michele was invited to become a partner of the firm. Her commercial real estate career began in 1999 with Coldwell Banker where she quickly became one of the most successful commercial agents. Her real estate experience encompasses the office, retail, industrial and land sectors of the commercial market. Michele is involved in a variety of development and investment transactions and exhibits the market knowledge and tenacity required to guide challenging transactions to successful closure.

Michele grew up in South Asia. Having moved to the United States during high school she began exploring the New England area. Her entrepreneurial spirit led Michele to Martha's Vineyard where she owned a boutique hotel for 8 years. In 1998 Michele found herself in Sarasota, being enamored by the community and natural beauty, she decided to stay and pursue a career in commercial real estate. Michele has two children and enjoys traveling, skiing and appreciating all the arts the city has to offer.

Community Involvement:

Michele is a CCIM Candidate, a member of ICSC, and a member of the Sarasota Commercial Investment Division.

She is still personally involved in real estate investments and also devotes free time to a variety of community activities including the Sarasota Chamber of Commerce and the Leadership Sarasota, and The Arts Orvarious Arts Organizations.

Major Transactions

Gulf Coast Community Foundation: Sale of 300 Acres in Venice

Sarall LLC: Sale of 7 Retail/ Hospitality properties totaling 43,000 SF in Sarasota and Venice

Sarall LLC: Sale of 23,000 SF Retail Complex

Sorrison Properties: Sale of 20,000 SF Retail Complex

RBC Bank: Sale of 13,000 SF Retail Building

SCG Capital: Sale of 6,800 SF Retail Complex, 3,200 freestanding Retail Building & 3,800 SF Restaurant in Sarasota

Gordon/ Parr: Sale of Multi Unit Siesta Key vacation rentals

Tervis Tumber: Sale of Acreage at corporate park

Avesta Homes: Sale of 130 unit Fairway Crossing Apartments in Sarasota

889 Building Corp: Sale of 8,000 SF Office building downtown Sarasota

Ehlers Enterprises: Sale of 7,800 SF Medical building Sarasota

Armorit: Lease of 60,000 SF Industrial building in Bradenton

Windward Design Group: Lease of 41,000 SF Industrial building in Bradenton

Hydrogel Inc: Lease of 21,000 SF Industrial building

Darwin's on 4th: Lease of 4,000 SF Restaurant on 4th, Sarasota



CONTACT INFORMATION :

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BIOGRAPHY

GEORGE BRUSCO, CCIM
BROKER ASSOCIATE

George Brusco, CCIM, CPM has a distinguished career in commercial real estate since 1994. His experience in retail, office, multi-family and development has allowed him to successfully serve his clients and employers.

Prior to joining Ian Black Real Estate, George spent 18 successful years as Vice President of Leasing for Casto Southeast Realty Services in Sarasota, FL. George brings a strong knowledge of leasing, acquisitions, dispositions and tenant representation for retail, office and multi-family properties and has completed over 3.5 million square feet of retail and office transactions. George offers a high level of professionalism, earning a reputation for strong work ethic, integrity, and commitment to delivering exceptional results.

Designations and Licenses:

CCIM (Certified Commercial Investment Member)
CPM[®] (Certified Property Manager)
Florida Real Estate Broker license
South Carolina Real Estate Broker license.

Education:

BBA University of Miami, Coral Gables, FL



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