

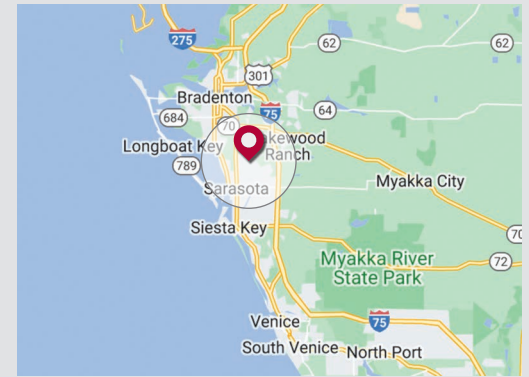
SARASOTA-BRADENTON :: FLORIDA

# 3724 84TH AVENUE CIRCLE EAST SARASOTA, FL 34243

AVAILABLE FOR LEASE  
13,813 SQUARE FEET  
PRIME LOCATION



## LOCATION



Latitude: 27.389870 Longitude -82.514794

## DEMOGRAPHICS

### POPULATION

**167,984**  
5 MILES

### DAYTIME POP

**200,786**  
5 MILES

### BUSINESSES

**12,096**  
5 MILES

### EMPLOYEES

**107,329**  
5 MILES

### AVERAGE HHI

**\$93,509**  
5 MILES

### HOUSEHOLDS

**75,535**  
5 MILES

Sarasota-Bradenton MSA: 863.2K

**BENDERSON**  
DEVELOPMENT

3562 | REV-01.11.24

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## PROPERTY HIGHLIGHTS

- Former CVS Pharmacy built in 2004 with 70 parking spaces exclusive to the building
- Located at the signalized intersection of University Parkway and Tuttle Ave
- Directly adjacent to a Publix-anchored shopping center
- Highly visible and easily accessible location, 1 mile from US 301 and 3.9 miles from I-75
- Less than five miles from Lakewood Ranch Medical Center and Sarasota Memorial Hospital