

# CENTERGATE PLAZA

5804 – 5872 Bee Ridge Rd & 4010 – 4080 Cattlemen Rd | Sarasota, FL 34233



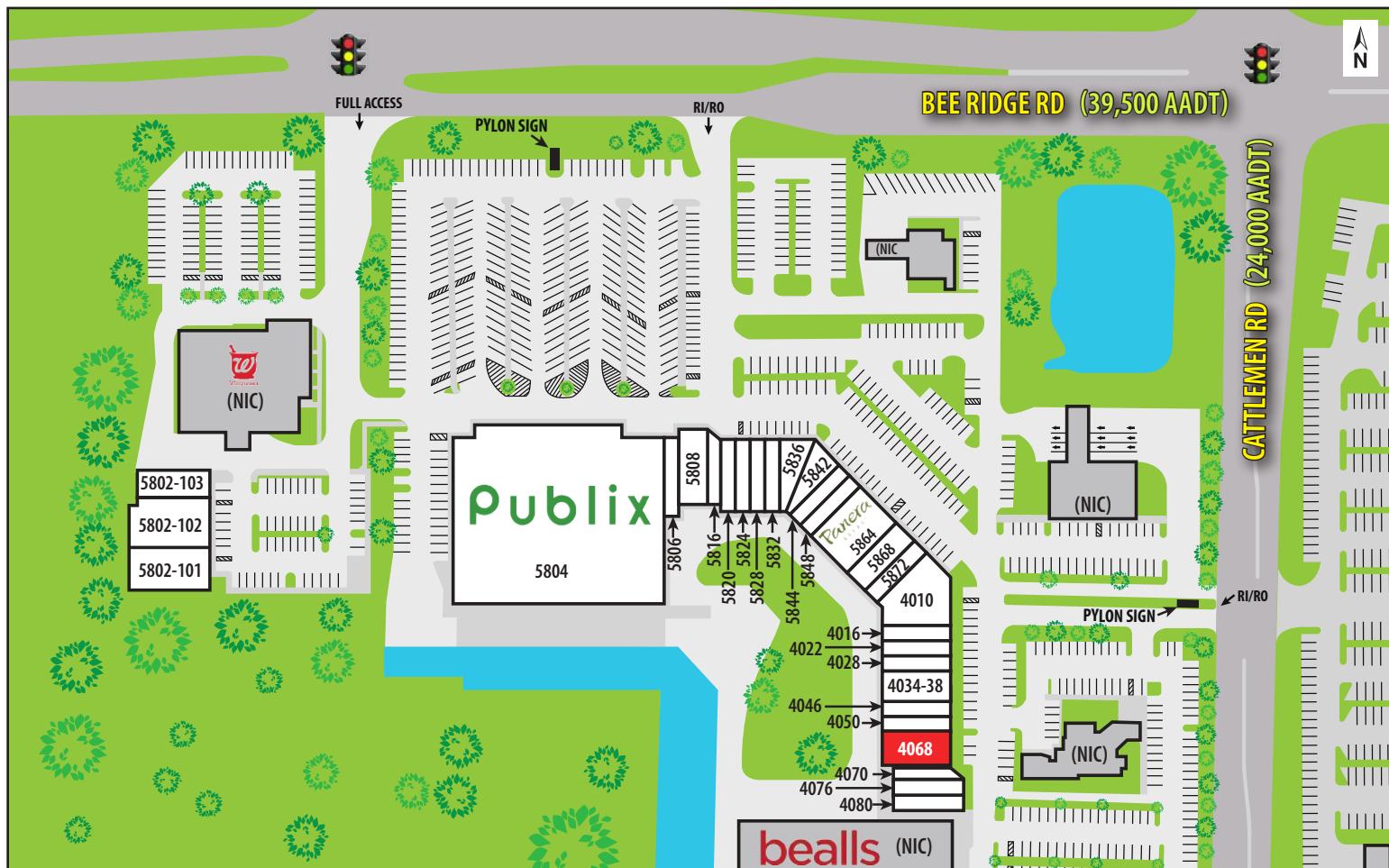
## PROPERTY HIGHLIGHTS:

- Centrally located in a major retail corridor of Sarasota with great visibility and accessibility
- Located at a busy, signalized intersection of Bee Ridge Rd and Cattlemen Rd with a 63,500 combined AADT and 0.30 miles from I-75
- Within a 5-mile trade radius there is a population of over 149,000 with an average household income of more than \$128,000
- Trade area tenants include Publix Super Market, Walmart, Winn-Dixie, Save A Lot, Home Depot, Bealls Outlet, Starbucks, HomeGoods, Party City, Pet Supermarket, Burlington, McDonald's, Taco Bell, Burger King, KFC, Arby's, Dollar General, Walgreens, and CVS
- Shopping center total GLA: 89,979 SF (MOL)
- Office building total GLA: 11,059 SF (MOL)

KEY DEMOS	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2025 Estimated Population	9,311	62,107	150,780
2025 Estimated Households	3,933	26,667	67,251
<b>INCOME</b>			
2025 Estimated Avg HH Income	\$143,059	\$132,565	\$127,366
<b>AGE</b>			
Median Age	49	50	51
<b>DAYTIME DEMOS</b>			
Number of Businesses	798	6,089	13,431
Number of Employees	6,718	39,241	77,477
Total Daytime Population	9,554	60,101	133,629
<b>TRAFFIC COUNTS</b>			
Bee Ridge Rd (E/W)	39,500 AADT		
Cattlemen Rd (N/S)	24,000 AADT		
I-75 (N/S)	127,000 AADT		

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UNIT	TENANT	SF
CATTLEMEN RD		
4010	Verizon	4,270
4016	CBD American Shaman	1,260
4022	Mathnasium	1,260
4028	Art Class	1,260
4034-38	Best Nails	2,520
4046	Youthful Wellness Lounge	1,260
4050	AcuMassage	1,260
<b>4068</b>	<b>AVAILABLE</b>	<b>2,520</b>
4070	Techy	1,048
4076	Centergate Family Dentistry	1,120
4080	Domino's	1,120
BEE RIDGE RD		
5802-101	Spectrum Underground	4,073
5802-102	Snap Fitness	4,736
5802-103	Eye Candy Laser & Wellness	2,250

UNIT	TENANT	SF
5804	Publix Super Market	48,555
5806	Publix Liquors	1,261
5808	T-Mobile	2,240
5816	Smoothie King	1,048
5820	Centergate Cleaners	1,260
5824	PakMail	1,260
5828	Shangri-La Restaurant	1,260
5832	Wolf Gang Pet Bakery	1,260
5836	Great Clips	1,114
5842	Super Value Nutrition	1,861
5844	Island Fin Poké Co.	1,260
5848	Ignite Smoke Shop	1,260
5864	Panera Bread	4,260
5868	Republic Finance	1,922
5872	Bayview Opticians	1,260

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