



IANBLACK
REALESTATE
THE PLACE FOR SPACE

CATTLE RIDGE BUSINESS CENTER

2837 Cattlemen Road, Sarasota, FL 34232

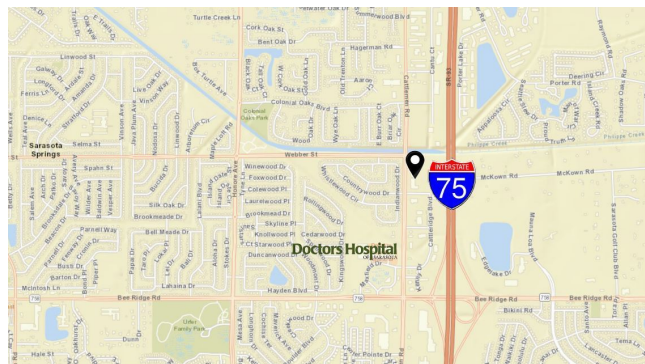


PROPERTY OVERVIEW

Ian Black Real Estate is proud to present the opportunity to lease a centrally located office on Cattlemen Rd. Cattle Ridge Business Center boasts a higher than average parking ratio of 5/1,000 and is close to I-75 via both the Bee Ridge and Fruitville Rd interchanges. Join other professional tenants including ADT, Paychex, and Envera. Signage opportunities include both building and monument. Each offices suite is designed as a self contained office with private restrooms and dedicated HVAC.

PROPERTY SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
2021 Operating Expenses	\$6.60 SF/yr
Available SF:	5,400 SF
Lot Size:	2.84 Acres
Building Size:	32,264
Market:	Sarasota-Bradenton-North Port
Submarket:	Cattlemen Road, Sarasota
Traffic Count:	26,000



Presented By:

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Information deemed reliable but not guaranteed. Prices subject to change without notice.

Ian Black Real Estate | 1 South School Avenue | Suite 600 | Sarasota, FL 34237 | ian-black.com

Cattleridge Business Center

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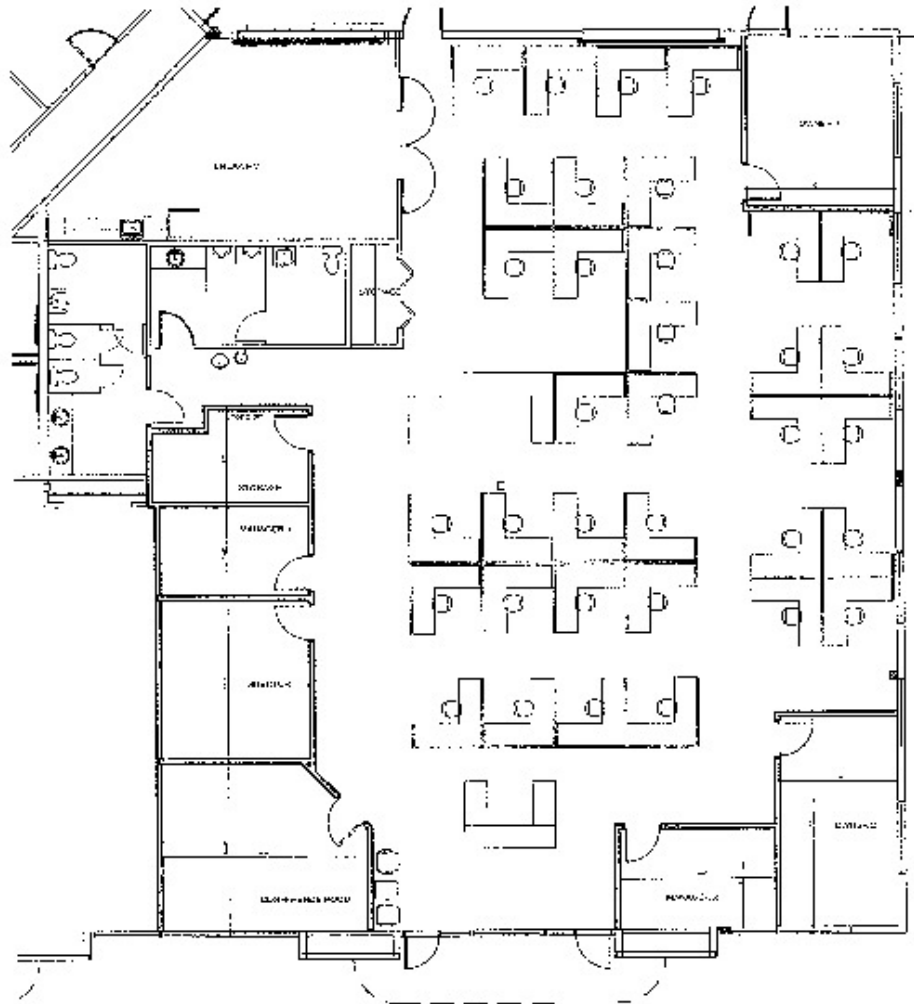
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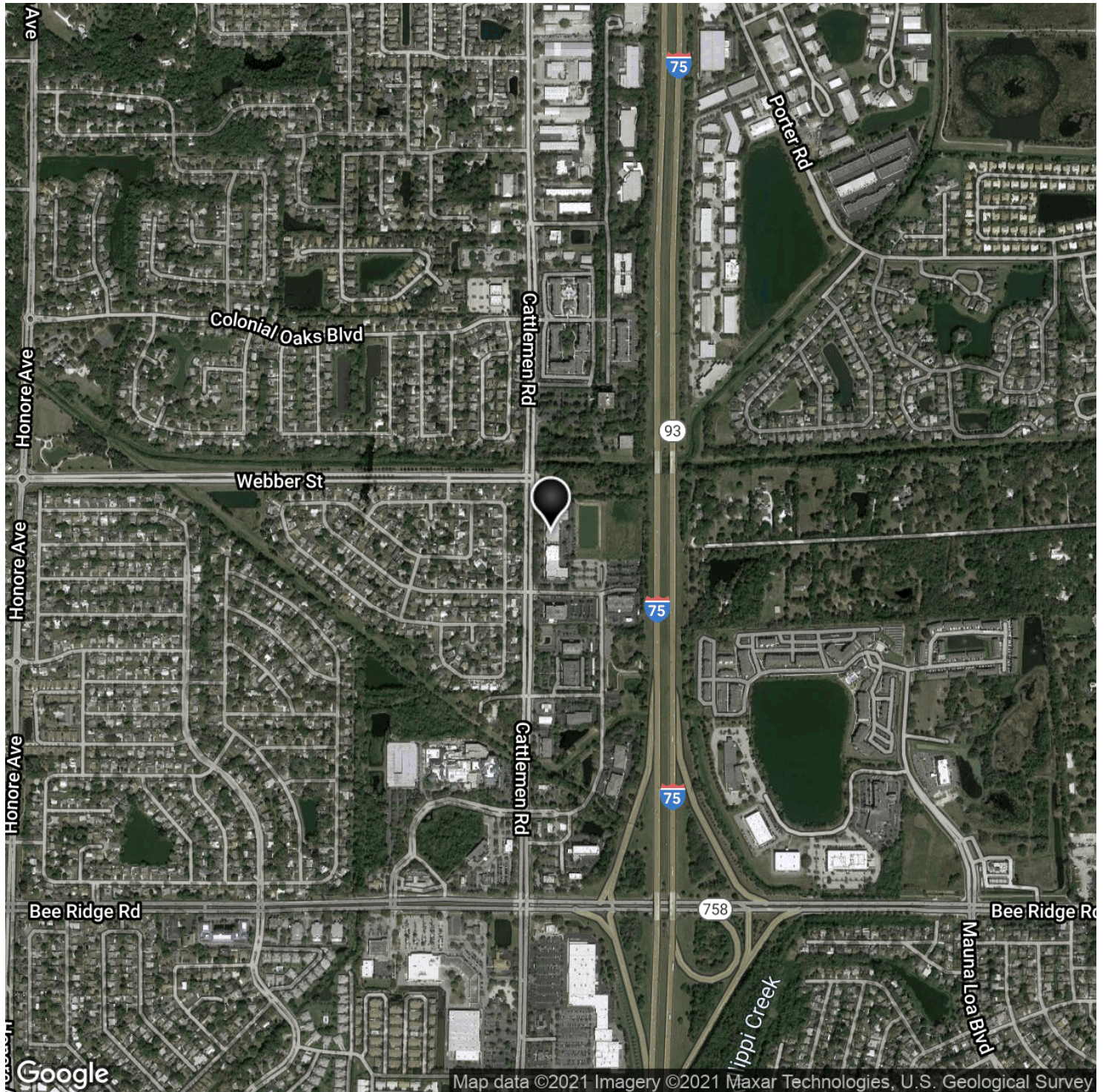
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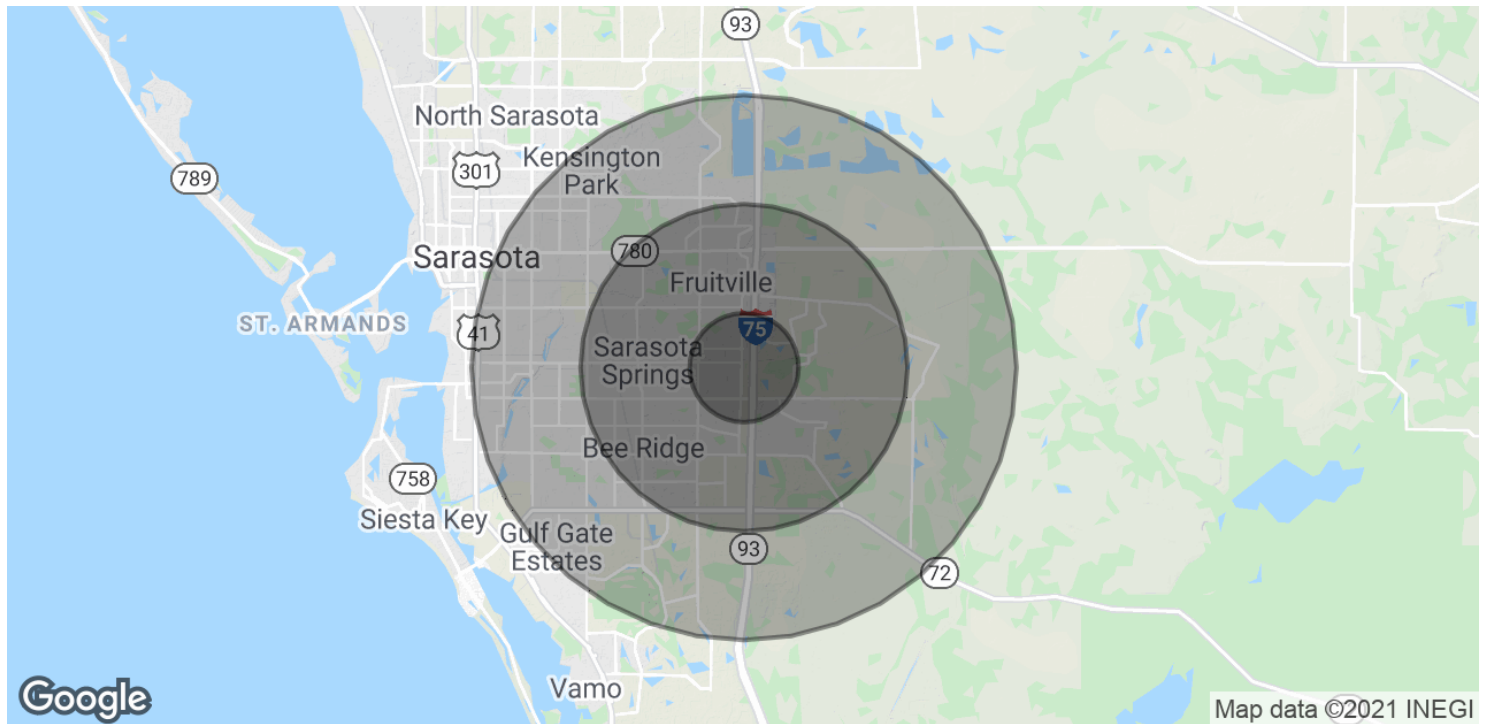
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,554	54,632	129,024
Average age	43.0	45.7	47.7
Average age (Male)	43.1	43.8	46.0
Average age (Female)	42.8	47.1	49.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,858	22,204	55,261
# of persons per HH	2.6	2.5	2.3
Average HH income	\$72,602	\$74,376	\$70,260
Average house value	\$238,447	\$244,221	\$270,609

* Demographic data derived from 2010 US Census

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