

PRIME HIGH-END RETAIL UNIT AT FRUITVILLE COMMONS

HIGHLY DESIRABLE "LAKEWOOD SOUTH" LOCATION

3090 FRUITVILLE COMMONS BOULEVARD, SUITE 102 SARASOTA, FL 34240

FOR LEASE



LEASE RATE CALL FOR PRICING

PROPERTY HIGHLIGHTS

- Immediate Availability
- 1,506 SF Retail Space in a Class A Property
- Ideal for Many Retail Uses
- Former Chiropractors Office
- Includes Reception Area, Waiting Area, and (6) Private Rooms
- High 12' Ceilings
- LVP Flooring Throughout
- (1) Large ADA Coed Restroom
- Front & Rear Entrances
- Built in 2021 - Only (1) Tenant Since Delivering
- Large Surface Parking Lot
- Located in Fruitville Commons Shopping Center with a Strong Mix of National Credit Tenants, Including Dunkin' Donuts and Cooper's Hawk
- Prime Location off I-75 and Close to New Residential & Mixed-Use Developments, Including Waterside at Lakewood Ranch
- 128,000+ Residents & 58,000+ Employees Currently Support Trade Area
- 62,500 + AADT (Annual Average Daily Traffic) on Fruitville Road
- 146,500 + AADT on I-75 (Exit for Shopping Center)

Chris DiBitetto
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MAIN ENTRANCE PHOTOS



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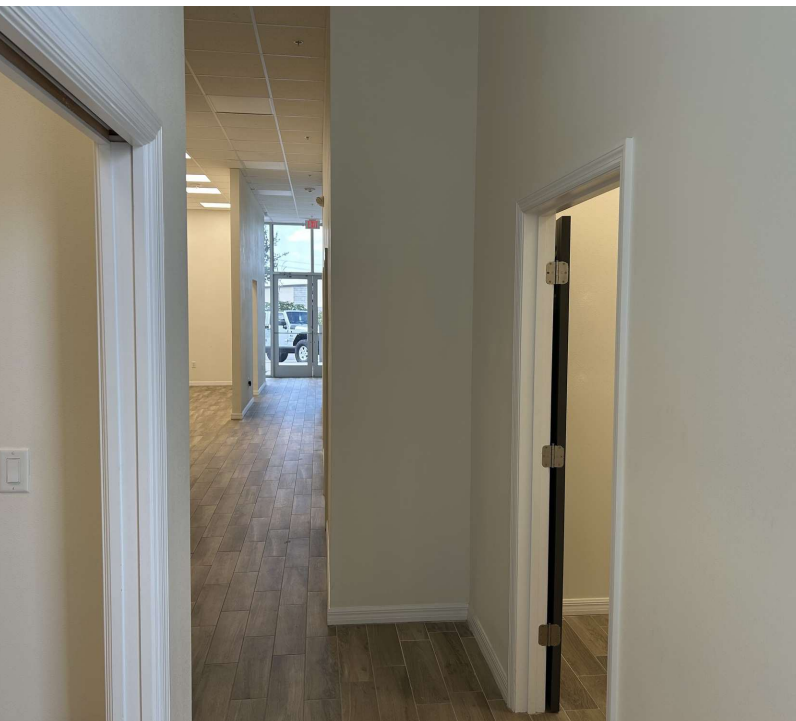
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INTERIOR PHOTOS



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LOCATION MAP



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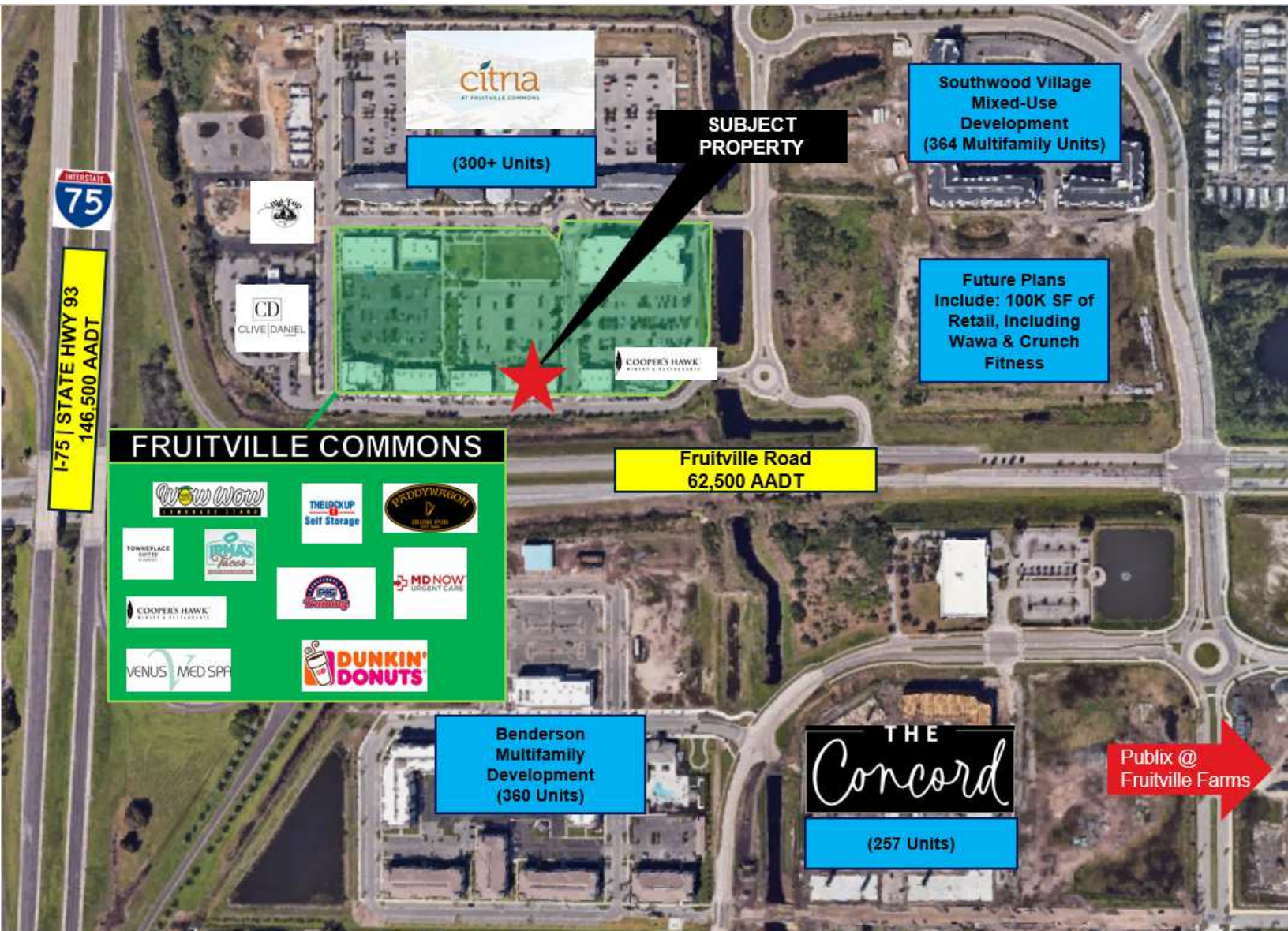
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AREA MAP



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DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,375	37,938	131,876
Average Age	44	51.9	51.4
Annual Growth (2010-2023)	1.6%	0.9%	0.7%
Projected Annual Growth (2023-2028)	0.9%	0.7%	0.6%
HOUSEHOLDS & INCOME			
Total Households	1,400	16,237	57,651
# of Persons Per HH	2.5	2.3	2.2
Average HH Income	\$95,080	\$98,410	\$92,694
Average Home Value	\$274,421	\$294	\$286,575

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