

# 5520 MANOR HILL LN



43,537 Square Feet

Size : 43,537 SF

Price: \$2.76 / Sqft

## Ground Lease Opportunity

- PD-C Zoning (Planned Development Commercial)
- AADT exceeding 73,000 vehicles per day
- Less than 0.5 miles west of I-75 and just south of State Road 70
- Within 1 mile of Lakewood Ranch, Florida's largest master-planned community
- One exit north of the University Town Center (UTC) shopping and dining district
- Surrounded by a strong mix of national retailers and high-density residential

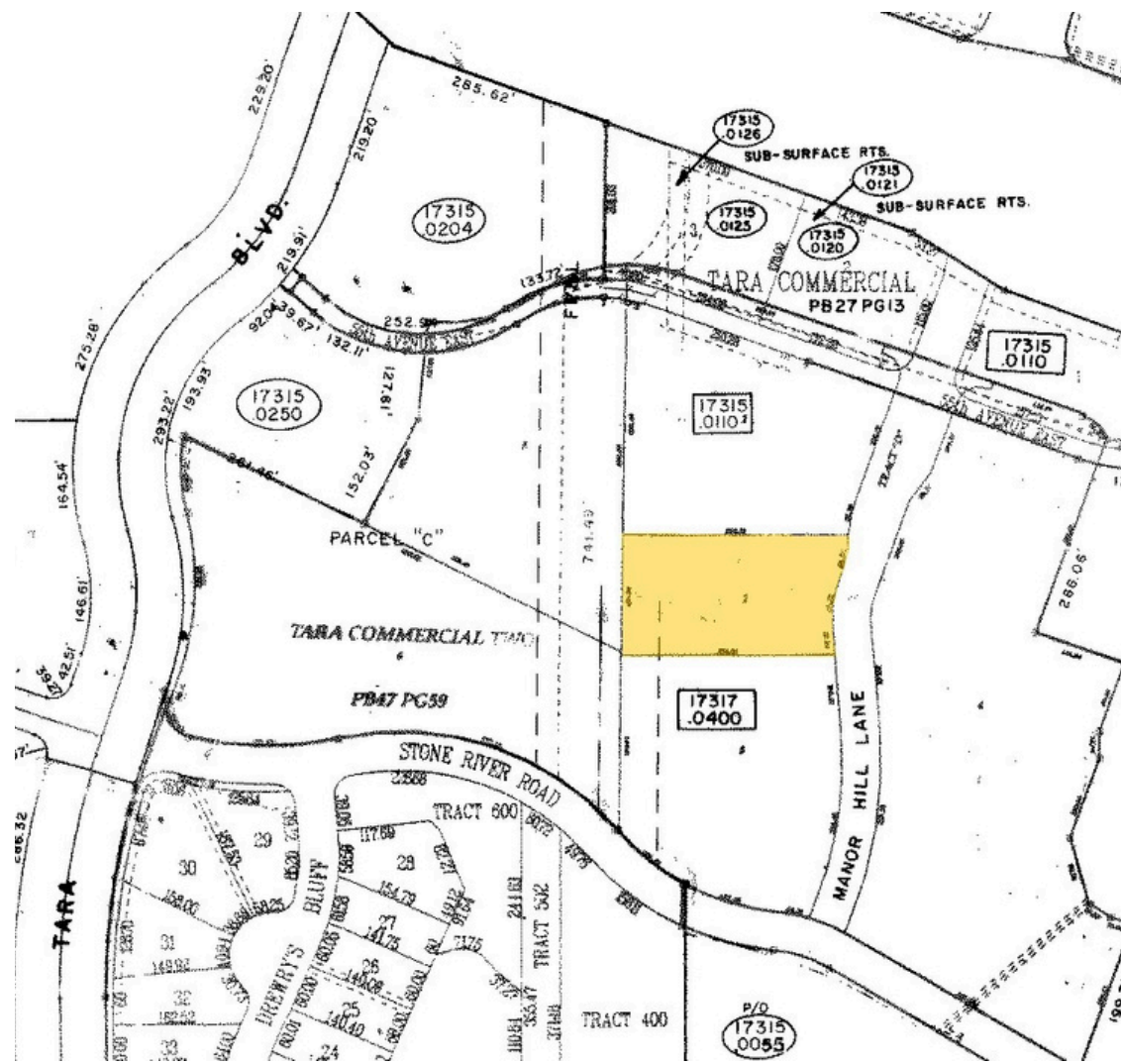
(941)356.8346

Derek Robbins  
Derek@RobbinsCommercial.com



Harry E. Robbins Associates, Inc  
Derek@RobbinsCommercial.com  
941.356.8346





Prime 1-Acre (43,557± SF) commercial site strategically positioned less than .5 miles from I-75 in the State Road 70 and just 1 mile from Lakewood Ranch and one exit north of University Town Center. The site is located between two high-performing national hotels, both boasting strong occupancy rates, and across from a Publix-anchored shopping center serving more than 55,000 households in the surrounding area.

This ground lease opportunity offers excellent visibility and accessibility with PD-C zoning and an average daily traffic count exceeding 73,000 vehicles per day, making it an ideal location for high-impact retail development.

This site is ideal for a multitude of Retail users as it offers great signage and visibility in a high traffic and desirable location making it a prime location for retail development



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