



FOR LEASE

For Lease | Stand-Alone Commercial Building

## One-Of-A-Kind Location Close To I-75 At The Entry Into Lakewood Ranch

6220 University Pkwy, Lakewood Ranch, FL 34240

**Michael Saunders & Company**  
LICENSED REAL ESTATE BROKER

1605 Main Street Suite 500 | Sarasota, FL |  
941.957.3730 | MSCcommercial.com

PRESENTED BY:

**SUSAN H. GOLDSTEIN LLC, CCIM, MBA**

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**6220 UNIVERSITY PARKWAY  
STAND-ALONE COMMERCIAL BUILDING**

6220 UNIVERSITY PKWY, LAKEWOOD RANCH, FL

**OFFERING SUMMARY**

Building Size:	5,000± SF
Lease Rate:	\$21,000/Mo.
Lot Size:	4.56 Acres
Year Built:	1997
Zoning:	PD-MU

**PROPERTY OVERVIEW**

5,000± SF stand-alone commercial building with excess parking, high-end finishes, and University Parkway frontage overlooking beautiful Lake Osprey.

**Exceptional Visibility:** Located at a signalized intersection at University Parkway and Lake Osprey Drive with direct access and signage on University Parkway right at the entry of into Lakewood Ranch.

**Customization Opportunities:** Stand-alone commercial building within the densely populated area of Lakewood Ranch and the ability to tailor the building to perfectly suit your specific needs and vision, whether for Medical Office, Veterinary Office, Professional Office, Retail, or Restaurant.

**Ample Parking & Accessibility:** Abundant parking with easy access from I-75 and multiple points of access from University Parkway at the entry of Lakewood Ranch.

**Proximity to Amenities:** Centrally located and within minutes to popular retail centers and shopping districts, including Waterside District, CenterPoint Plaza, Lakewood Main Street, and University Town Center. You will be at the center of Lakewood Ranch's vibrant community and the heart of growth.

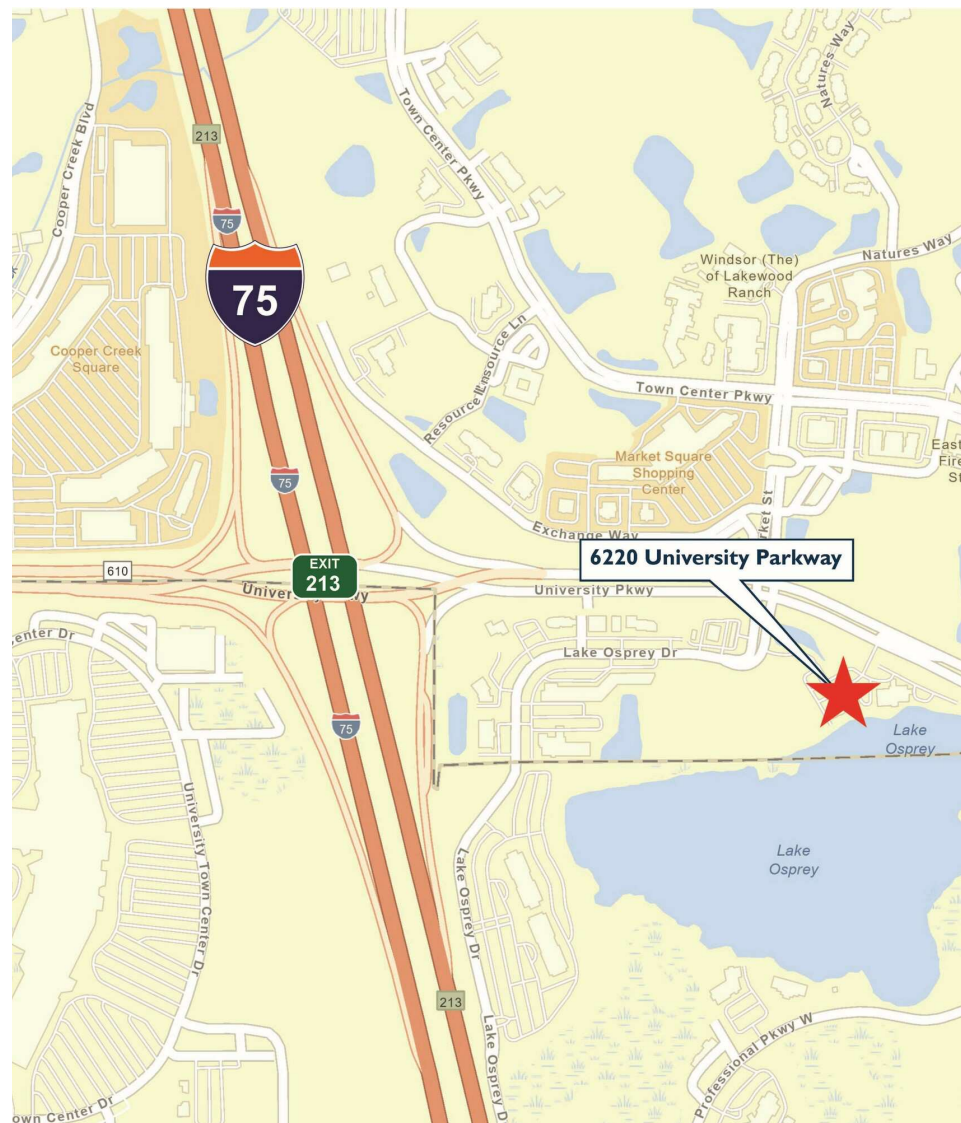
*Note: Restaurant use with outdoor seating will require site plan approval from applicable local government.*

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6220 UNIVERSITY PKWY, LAKEWOOD RANCH, FL

### DEMOGRAPHIC SUMMARY

6230 University Pkwy, Sarasota, Florida, 34240

Ring: 5 mile radius

#### KEY FACTS

118,048

Population



54,390

Households

55.3

Median Age

\$76,315

Median Disposable Income

#### EDUCATION

4.3%

No High School Diploma



23.2%

High School Graduate



25.1%

Some College/  
Associate's Degree



47.4%

Bachelor's/Grad/Prof Degree

#### INCOME



\$90,355

Median Household Income



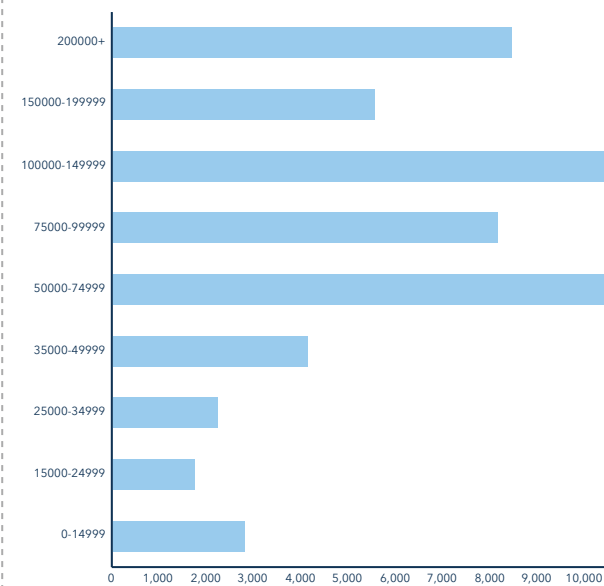
\$60,917

Per Capita Income

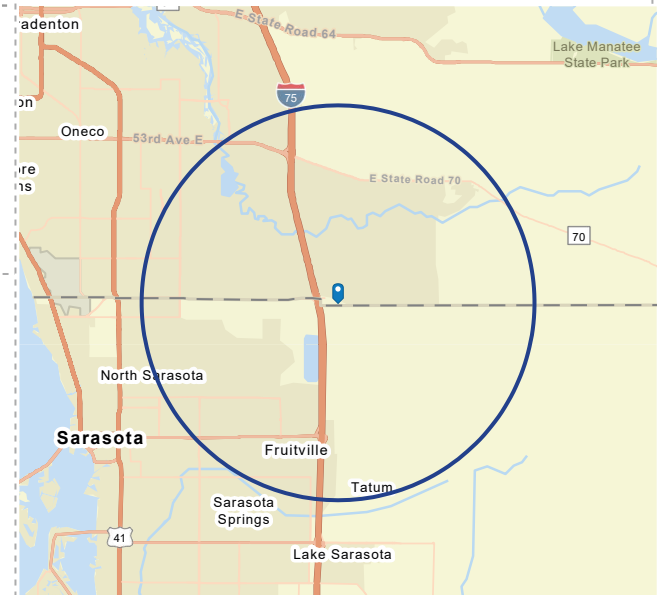


\$488,047

Median Net Worth



HOUSEHOLD INCOME



#### EMPLOYMENT



72.1%

White Collar



13.5%

Blue Collar



17.4%

Services

2.6%

Unemployment Rate

Source: This infographic contains data provided by Esri (2024, 2029). © 2024 Esri

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### SUSAN H. GOLDSTEIN LLC, CCIM, MBA

Senior Commercial Advisor



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### PROFESSIONAL BACKGROUND

Susan Goldstein has repeatedly earned the position of MS&C's Top Producing Commercial Agent. She focuses on sales and leasing in the Sarasota and Manatee County marketplace. Susan provides superior service to her clients.

Balancing an understanding of client needs and objectives with dynamics of the market, the financial realities of all parties, and a willingness to work hard to get the job done contribute to Susan's success. Susan has been involved in a multitude of transactions with clients ranging from national corporations to local businesses and developers. Susan is considered an important player in the vibrant commercial real estate arena.

With an MBA from Columbia University, strong marketing experience with companies such as American Express and Proctor & Gamble, along with the CCIM Designation, the highest level of Commercial Realtor educational achievement, Susan ensures her clients the most professional and profitable real estate transaction.

### EDUCATION

CCIM Designation  
Columbia University Business School MBA  
Duke University BA

### MEMBERSHIPS & AFFILIATIONS

The Commercial Real Estate Association (CREA) of the Realtor Association of Sarasota and Manatee, 2019 President, Board Member  
Lakewood Ranch Business Alliance Governmental Affairs Committee Chair and Executive Committee Member  
Columbia University Alumni Club Past President  
Realtor Association of Sarasota & Manatee: Past Public Policy Chair, Attorney/ Realtor Committee Chair  
The Sarasota and Manatee County Economic Development Corporation Real Estate Office Oversight Committee

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## COMMERCIAL OFFERING MEMORANDUM/BROCHURES DISCLOSURE

MS&C Commercial, a Division of Michael Saunders & Company

MS&C Commercial as the Property Owner's representative has been authorized to provide select persons/entities with materials to assess any interest in pursuing further discussions with the Property Owner. Only a fully signed contract will bind the Owner and you. Acceptance of the materials serves as your confirmation of the following conditions: the information cannot be duplicated or provided to a third party; no materials, records, or representations offered, to include but not limited to financial, environmental, zoning, use or income, are warranted or guaranteed to be accurate, current or complete. Prior to executing any purchase contract you assume all responsibility to independently verify any representation relied upon, whether verbal or written, and you agree to hold Owner and MSC harmless from any error or inaccuracy.