

# SPANISH POINT

## 135 BAYVIEW DRIVE

### OSPREY, FL 34229



**Retail Pad Opportunity**

- Ground Lease
- Built to Suit
- Anchored by 120 room Compass by Margaritaville hotel



**Pad Opportunity**

**US-41 (Tamiami Trail)**  
**33,000+ VPD**

**THE PROPERTY**

- 5.5+ acre waterfront development
- 120 Compass by Margaritaville Hotel at rear of site
- 33,000+ ADT
- Main intersection of Rt 41 and Bay Road
- Controlled Intersection

**KEY FEATURES**

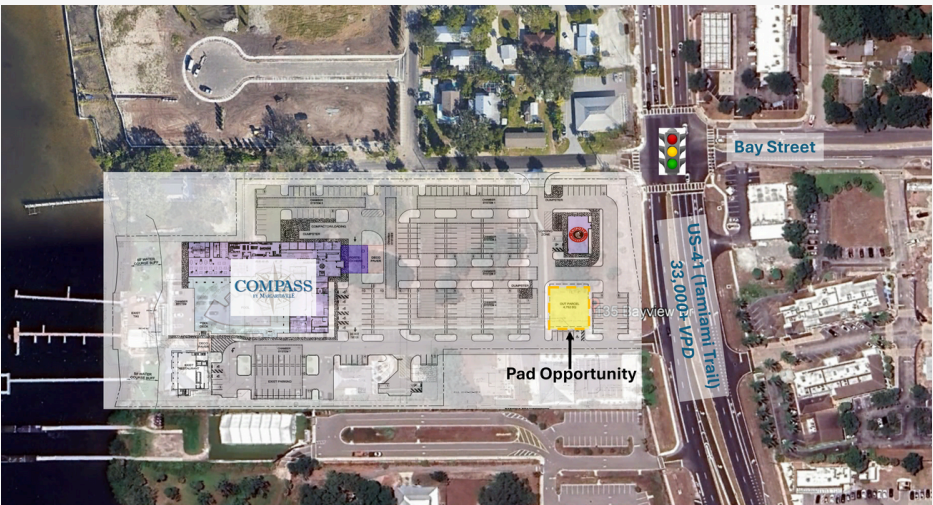
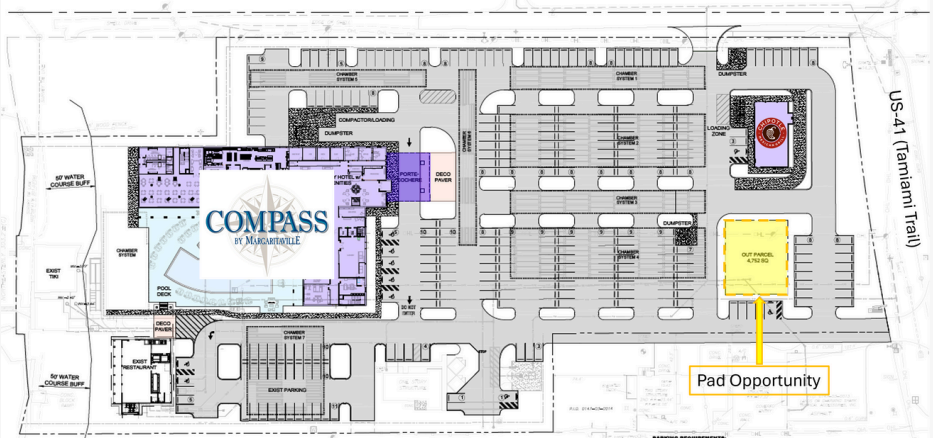
- LAST PAD AVAILABLE
- Ideal for Bank/Retail/QSR users with synergistic hotel co-tenancy
- Local ownership and property management

### CONTACT

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aries



	<u>1 mile</u>	<u>5 mile</u>	<u>10 mile</u>
Population:	2,512	58,054	228,100
Avg HHI:	\$113,984	\$104,510	\$99,039

## OVERVIEW

Last pad available! This 5.5-acre waterfront project is anchored by a 120 room Compass by Margaritaville hotel, and sits at a controlled intersection on Route 41 (Tamiami Trail). The site benefits from traffic counts of over 33,000 cars per day, in a highly desirable and growing area.

Single tenant BTS or Ground Lease preferred.