

# GATEWAY COMMONS SHOPPING CENTER



PALMETTO/PARRISH  
FLORIDA



# GATEWAY COMMONS SHOPPING CENTER



Located immediately off the I75 interstate (exit #229) at the lighted intersection of Buffalo Road and Moccasin Wallow Road in Parrish/ Palmetto Florida. Tampa, Sarasota, and St. Petersburg are all less than 30 minutes away.





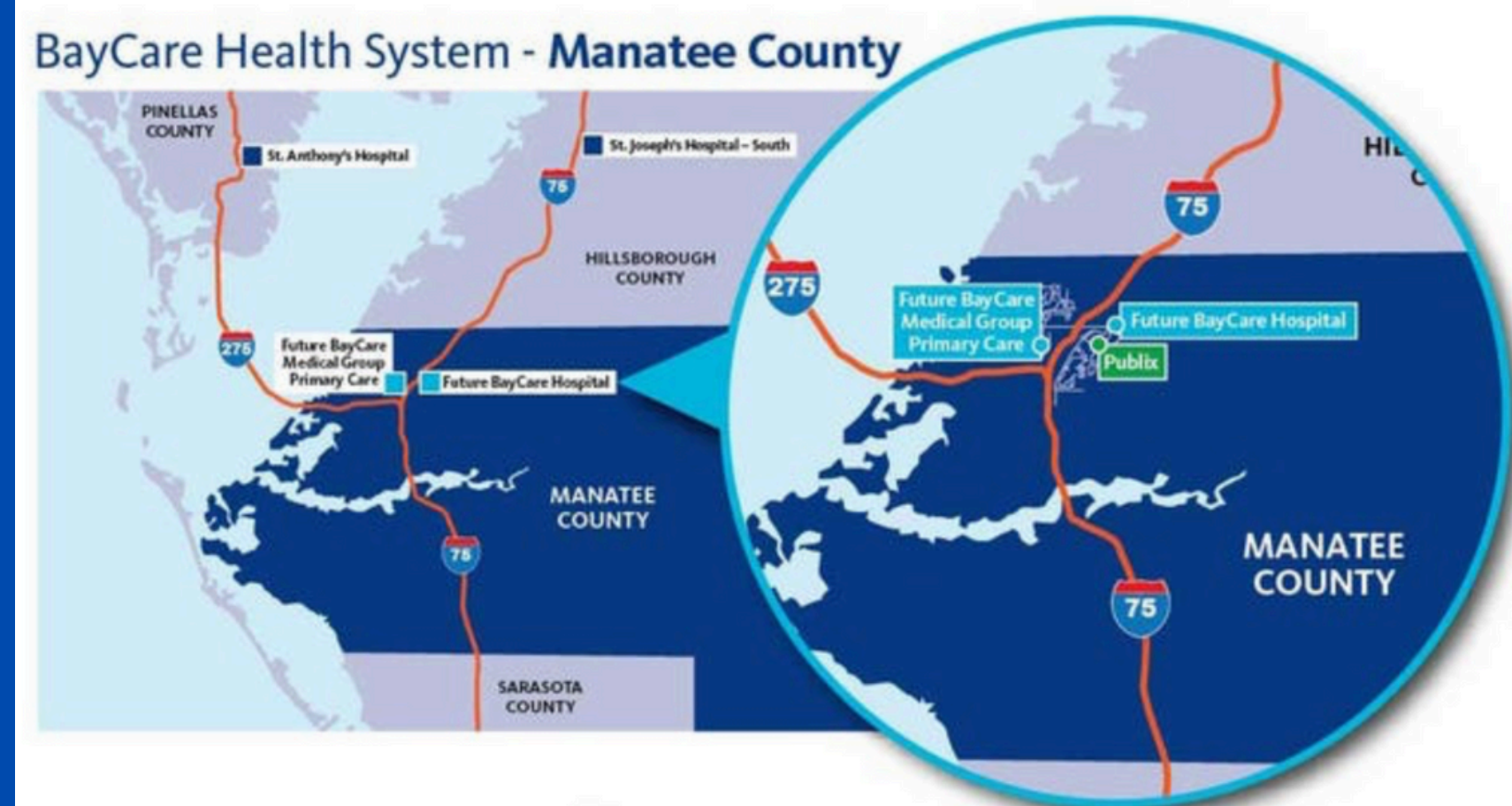
# HOSPITAL COMING DIRECTLY ACROSS THE STREET FROM GATEWAY COMMONS SHOPPING CENTER

**BayCare Health System announces that it will be opening a Parrish hospital by 2025**

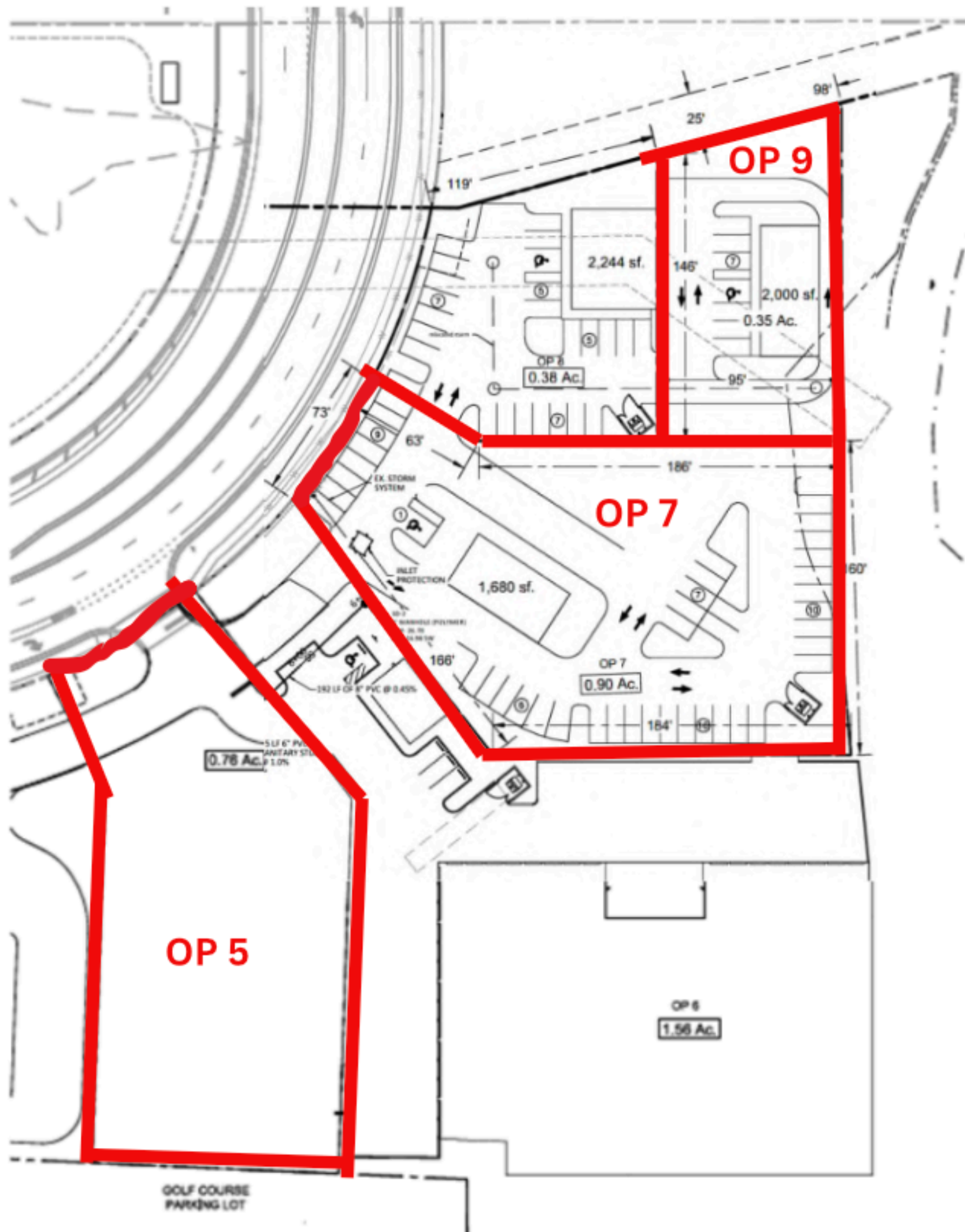
BRADENTON HERALD



BayCare Health System - Manatee County







# Gateway East

OP 9 - .35 acres

OP 7 - .90 acres

OP 5 - .76 acres

OP 3- 1.05 acres - Ground Lease

**PRIMERICA**

GROUP ONE, INC.

Richard L. Trzcinski,  
Licensed Real Estate Broker  
3603 Madaca Lane, Tampa, FL 33618

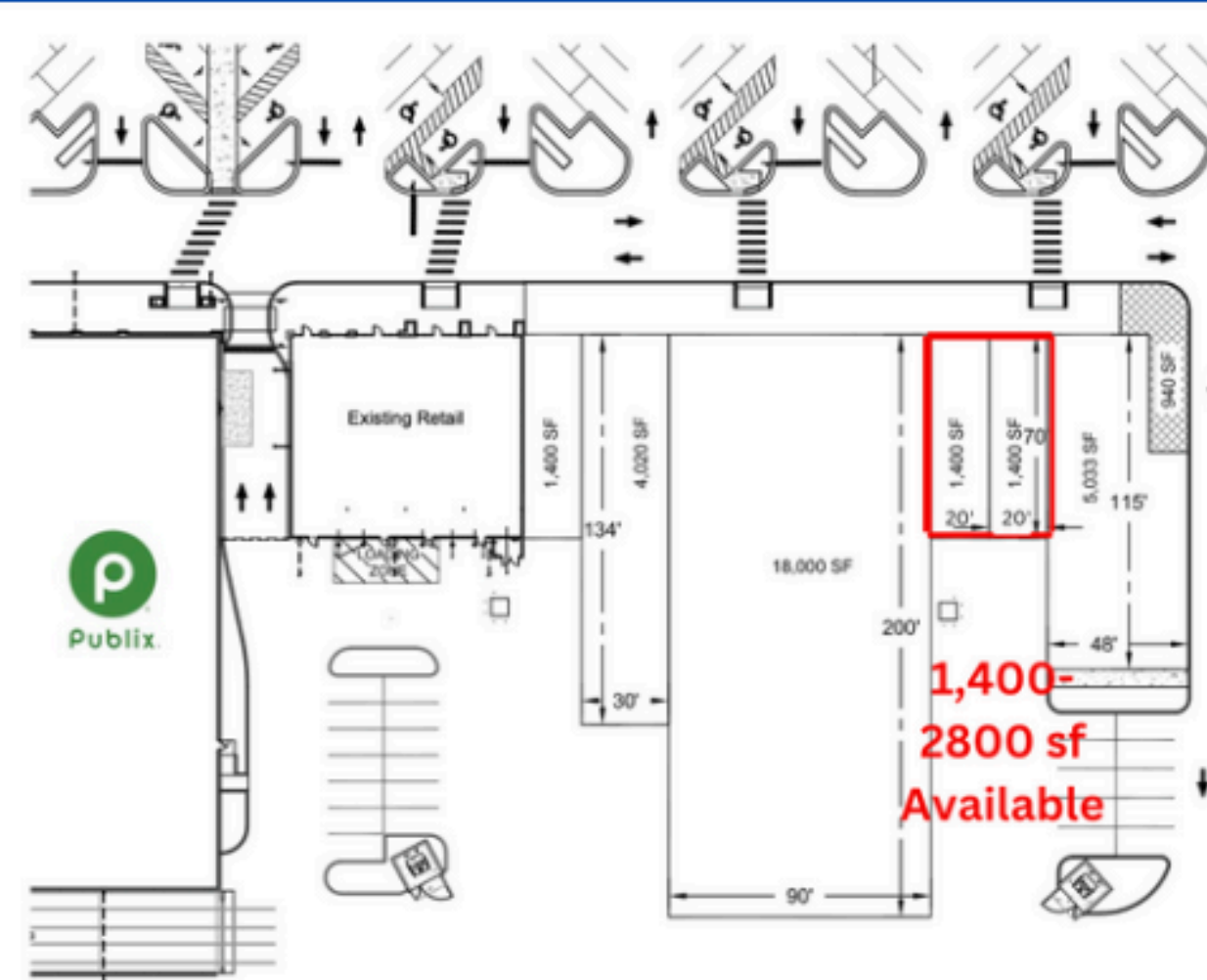
CENTRAL  
WEST  
FLORIDA

Located  
directly off  
the  
interstate.



GULF COAST  
FLORIDA

Palmetto  
/Parrish  
Florida



Phase II  
Gateway Commons  
Fall 2025  
Now accepting LOI's

- Inline with Publix
- 1400-2800 sf starting at \$48 psf

GATEWAY COMMONS  
SHOPPING CENTER  
Publix Anchored

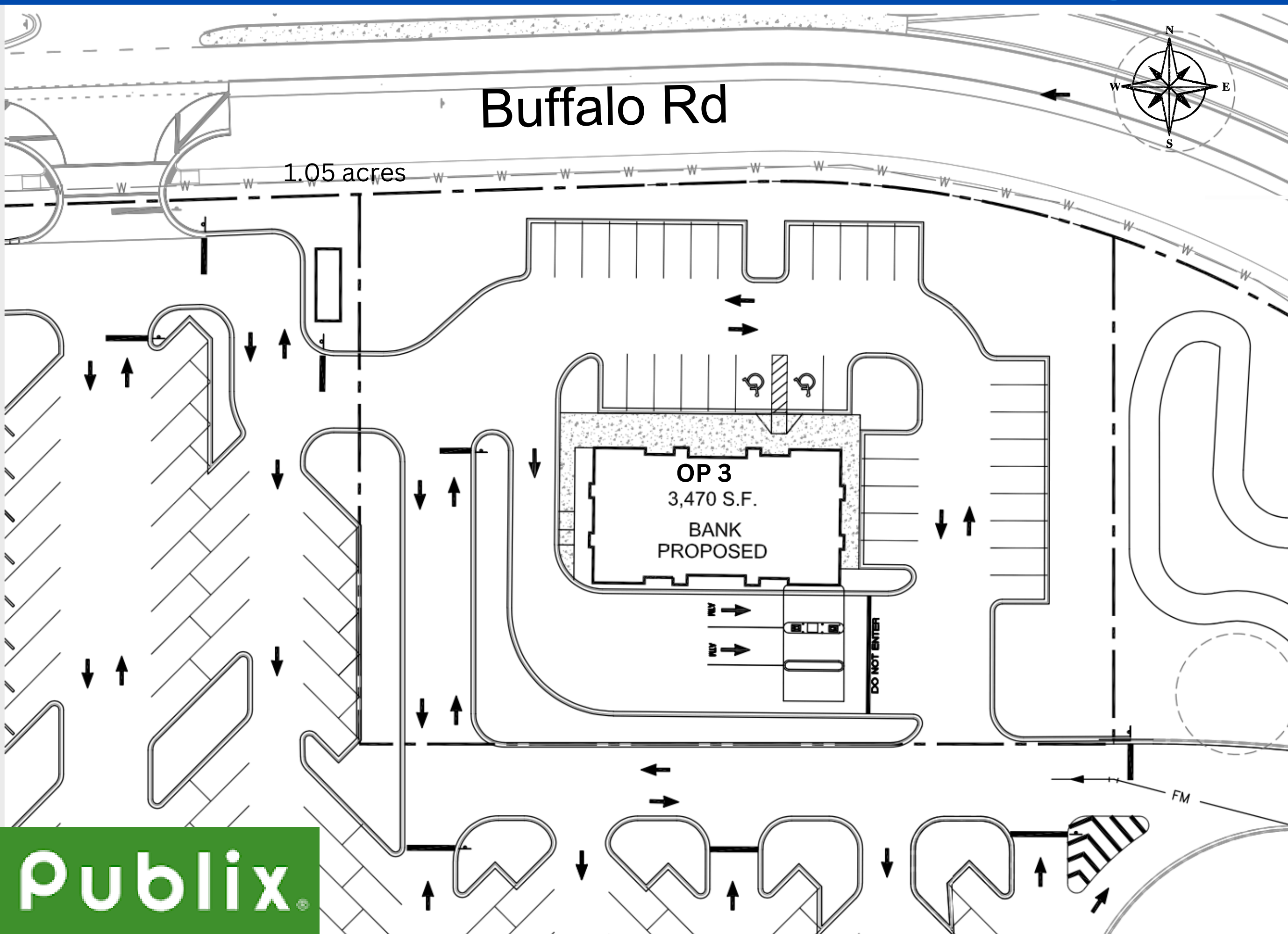


**PRIMERICA** LEASING & SALES  
Danielle Trzcinski



# Gateway Commons Shopping Center

**Palmetto, Florida**  
**OP 3 1.05 acres**  
**Ground Lease Only**

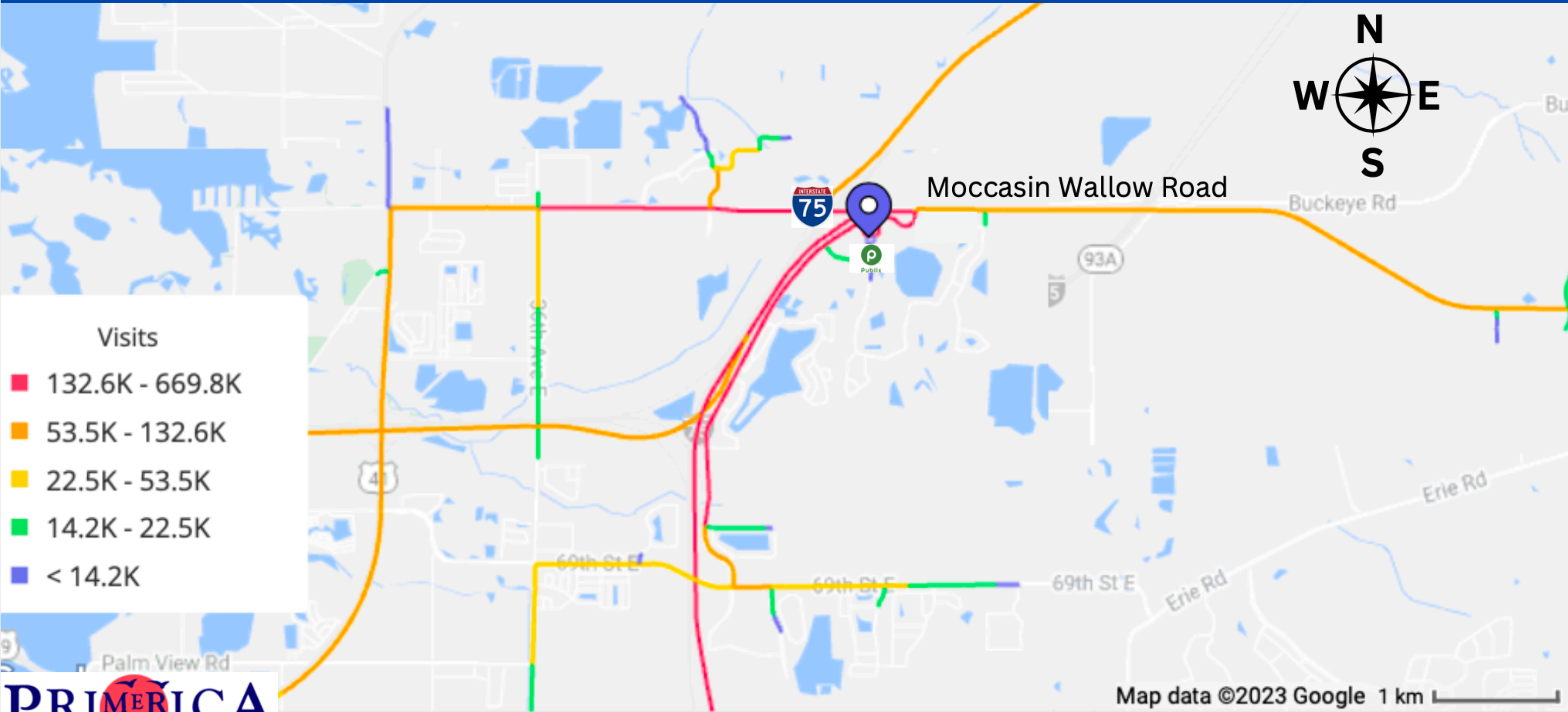


- Out Parcel 3 is a prime location being the only out parcel in front of a fully leased Publix anchored shopping center!
- Immediately off the I-75 interstate and across the street from the planned 2025 hospital.
- With high visibility and easy access off Moccasin Wallow Rd , this location is at a key intersection. Gateway Commons Shopping Center ensures maximum exposure, making it an ideal spot for businesses looking to expand to West Central Florida.



# Gateway Commons

Palmetto/Parrish FL





## DRIVE TIME

	30 Minutes	45 Minutes	60 Minutes
Total Population	1,061,529	2,337,334	3,783,559
Total Households	435,152	975,499	1,559,597
Median Age	44	44	44.3
Average Household Income	\$85,295	\$86,260	\$86,655

**GATEWAY  
COMMONS**

