

CATTLERIDGE BUSINESS CENTER

2821-2837 Cattlemen Road , Sarasota, FL 34232



PROPERTY OVERVIEW

Ian Black Real Estate is proud to present the opportunity to lease centrally located offices on Cattlemen Rd. Cattle Ridge Business Center boasts a higher than average parking ratio of 5/1,000 and is close to I-75 via both the Bee Ridge and Fruitville Rd interchanges. Join other professional tenants including ADT and Paychex. Signage opportunities include both building and monument. Each office suite is designed as a self contained office with private restrooms and dedicated HVAC.

PROPERTY SUMMARY

Lease Rate:	\$15.25 SF/yr (NNN)
Available SF:	5,453 - 18,170 SF
Lot Size:	2.84 Acres
Building Size:	32,264 SF
2026 Est Op Ex:	\$10.19 SF/yr



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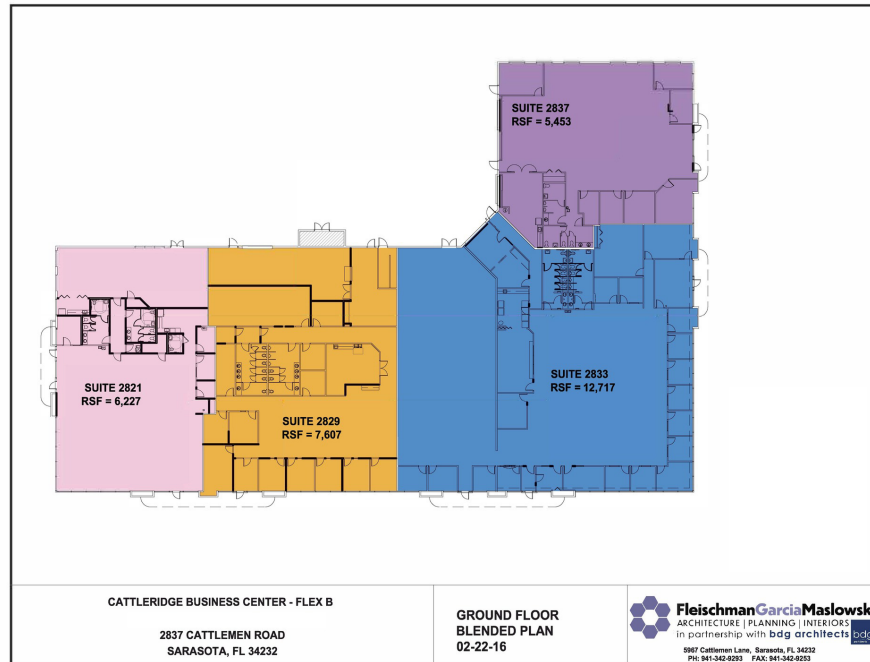
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CATTLERIDGE BUSINESS CENTER

ADDITIONAL PHOTOS

Cattleridge Business Center

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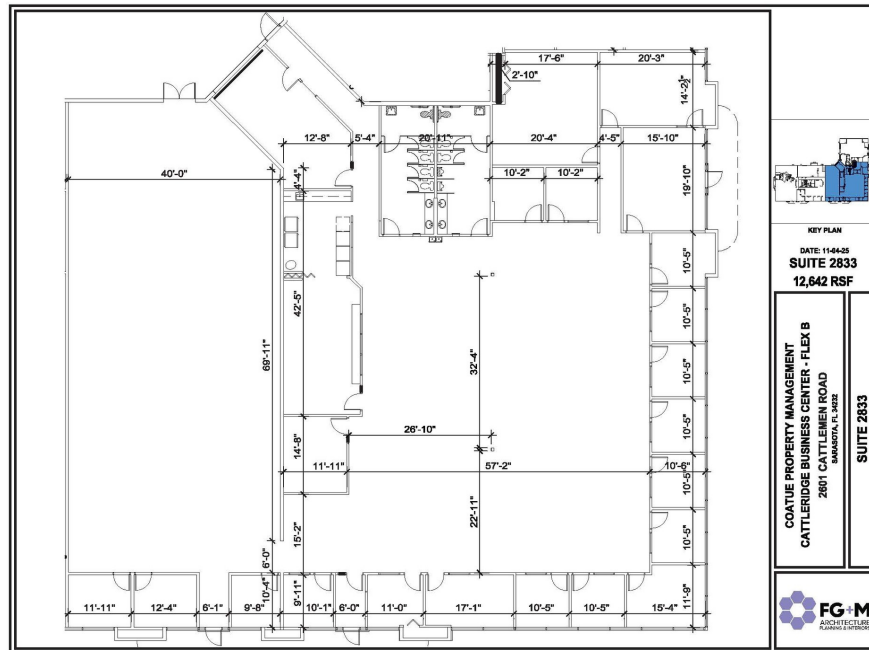
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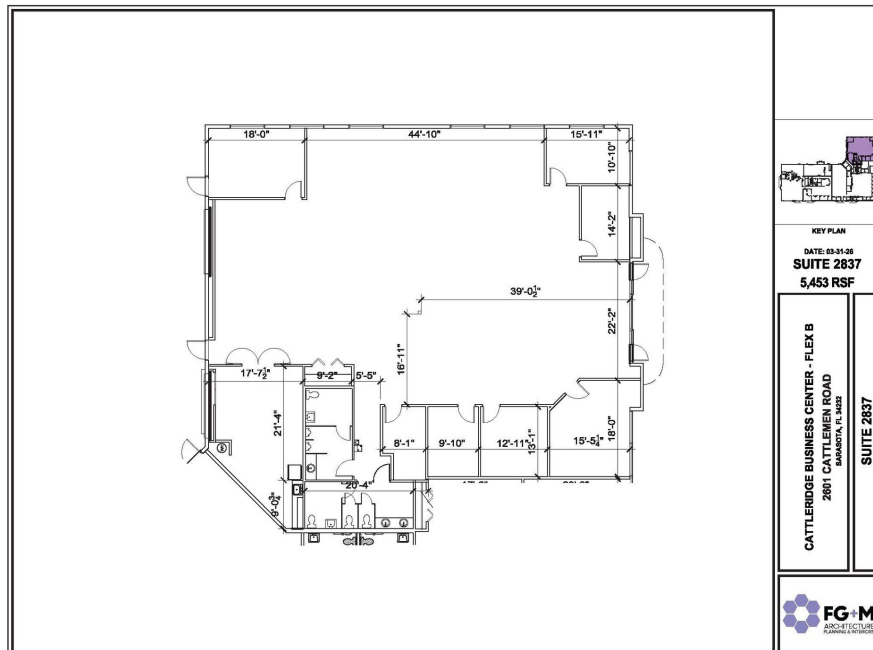
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CATTLEBRIDGE BUSINESS CENTER

LOCATION MAP

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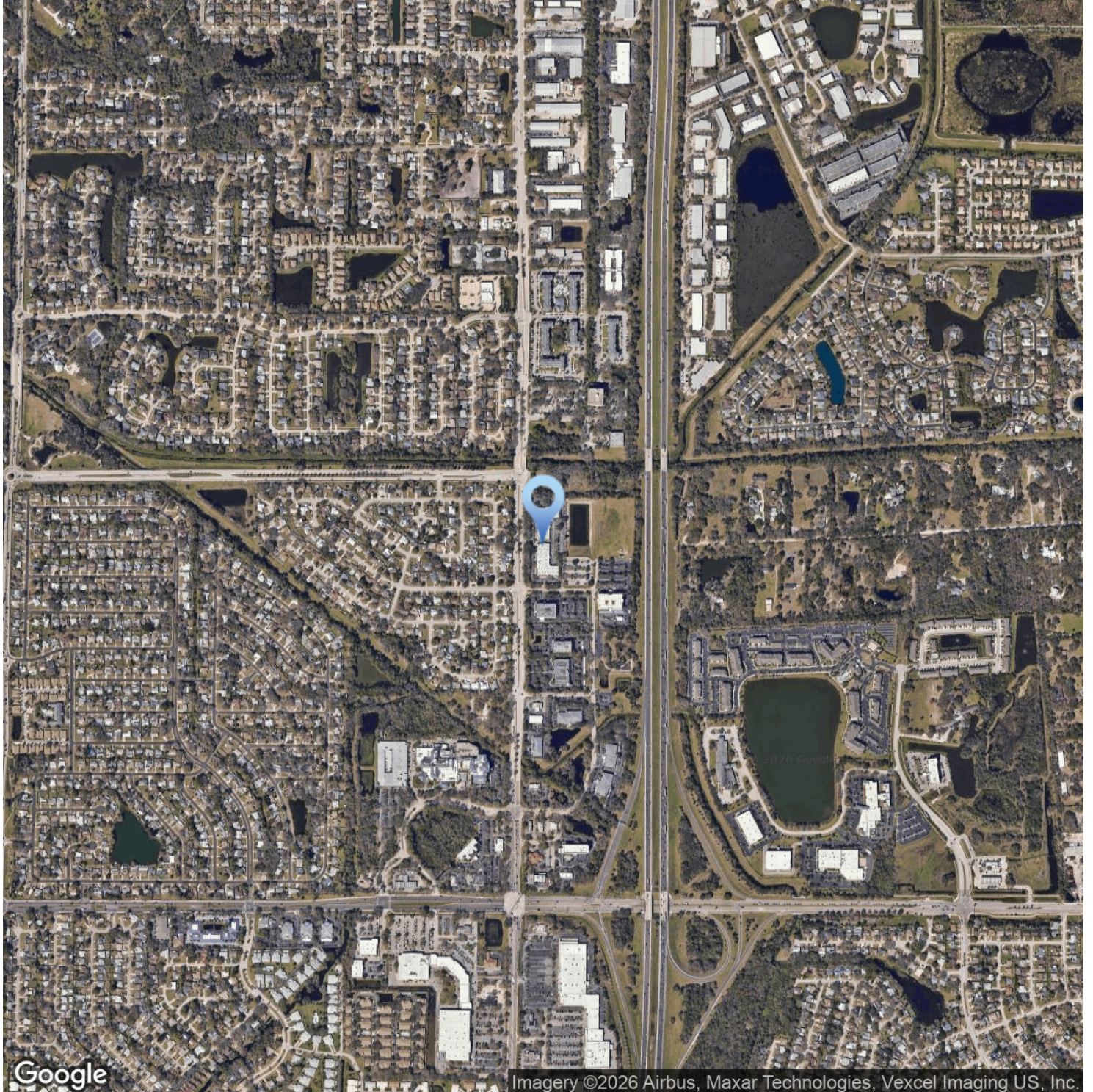
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AERIAL MAP

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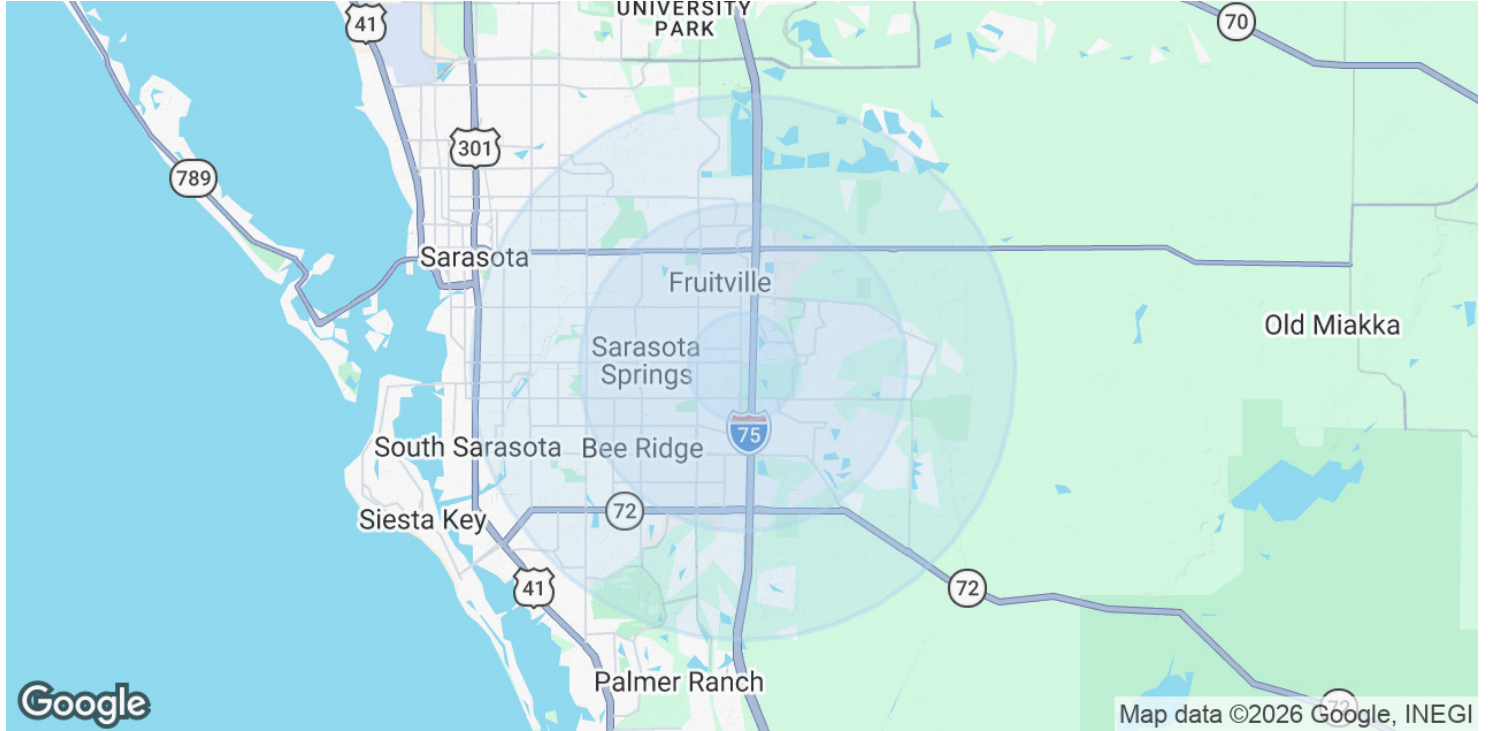
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,554	54,632	129,024
Average Age	43.0	45.7	47.7
Average Age (Male)	43.1	43.8	46.0
Average Age (Female)	42.8	47.1	49.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,858	22,204	55,261
# of Persons per HH	2.6	2.5	2.3
Average HH Income	\$72,602	\$74,376	\$70,260
Average House Value	\$238,447	\$244,221	\$270,609

2020 American Community Survey (ACS)



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