

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$999,000

Lot Size: 2.55 Acres

Zoning: PCD

Price / SF: \$8.99

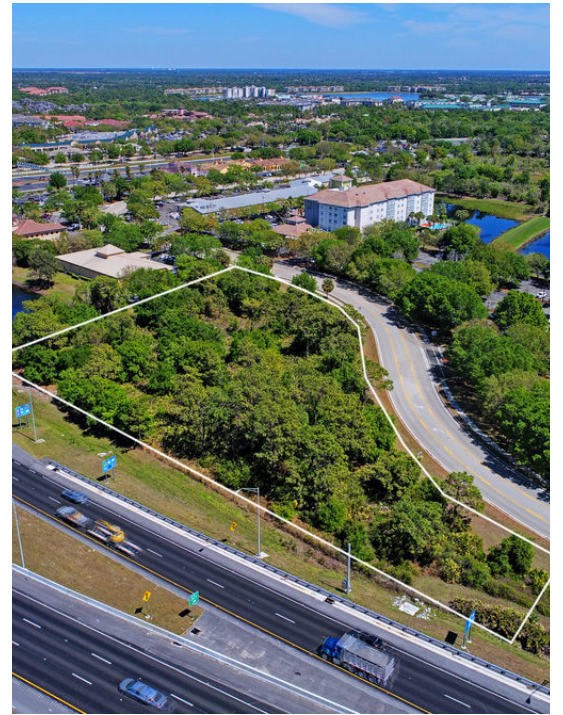
PROPERTY OVERVIEW

This 2.55-acre parcel is at the gateway to all of Lakewood Ranch just off I-75 and University Parkway. The property is entitled for 17,803 +/- sf of development. This Sarasota County property is in the Lakewood Ranch Corporate Park and is:

- Visible from I-75.
- Boasts easy access off of University Parkway.
- close to Lakewood Ranch's new Waterside Development hosting 5000+ Residences and a Dynamic Lakefront Center.
- Directly across from Keiser and Everglades Universities. Directions:

The subject property is located south of the Intersection of University Parkway/ and Lake Osprey Drive. Lakewood Ranch area, Bradenton, Manatee County, Florida. Heading East on University Parkway, make a right at the first traffic light (Lake Osprey Drive). After approximately .5 miles the property is on the right-hand side.

ADDITIONAL PHOTOS



**Michael Saunders
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941.957.3730 | MSCcommercial.com

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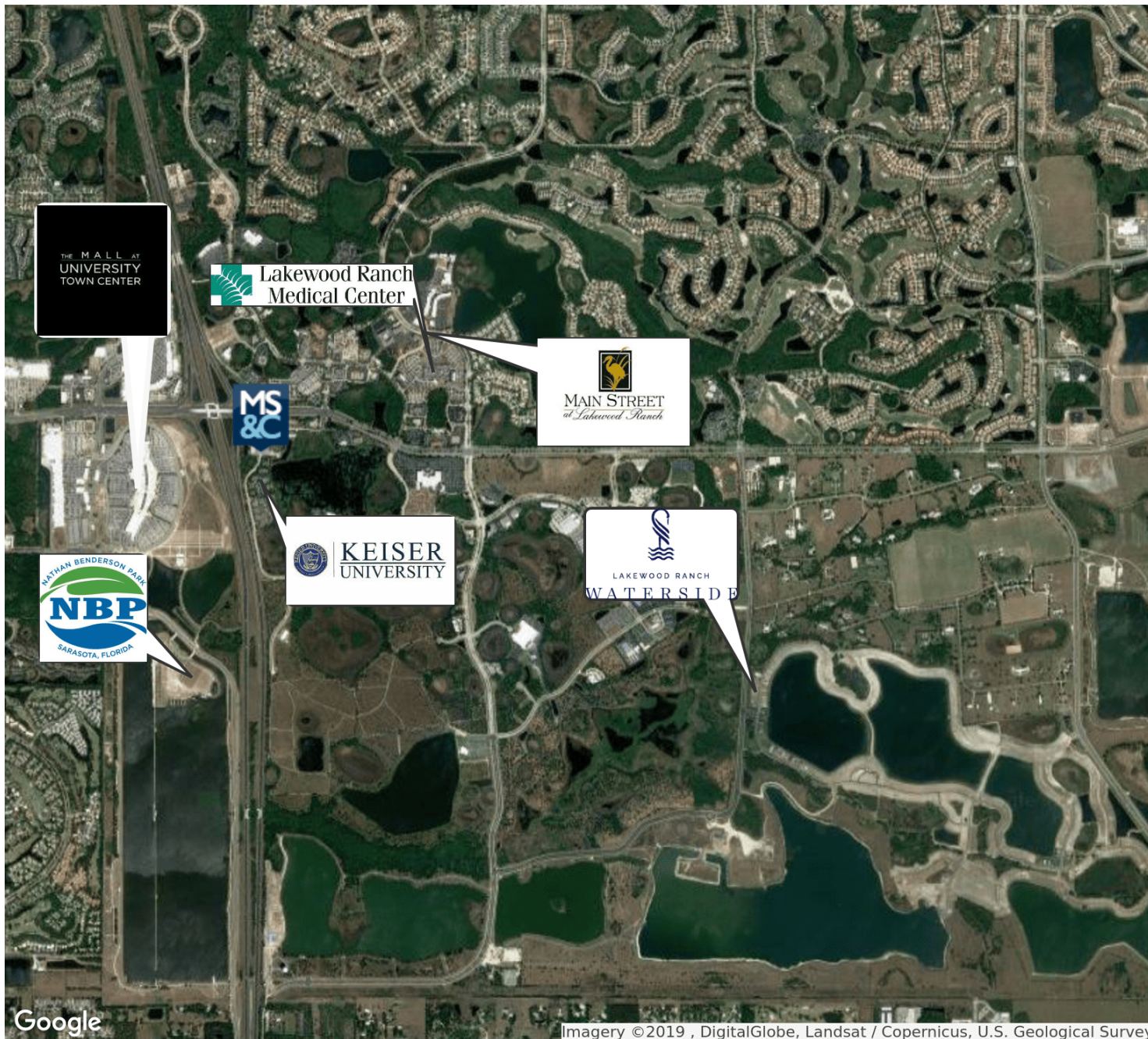
SUSAN GOLDSTEIN, CCIM

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RETAILER MAP



Google

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FUTURE DEVELOPMENT MAP



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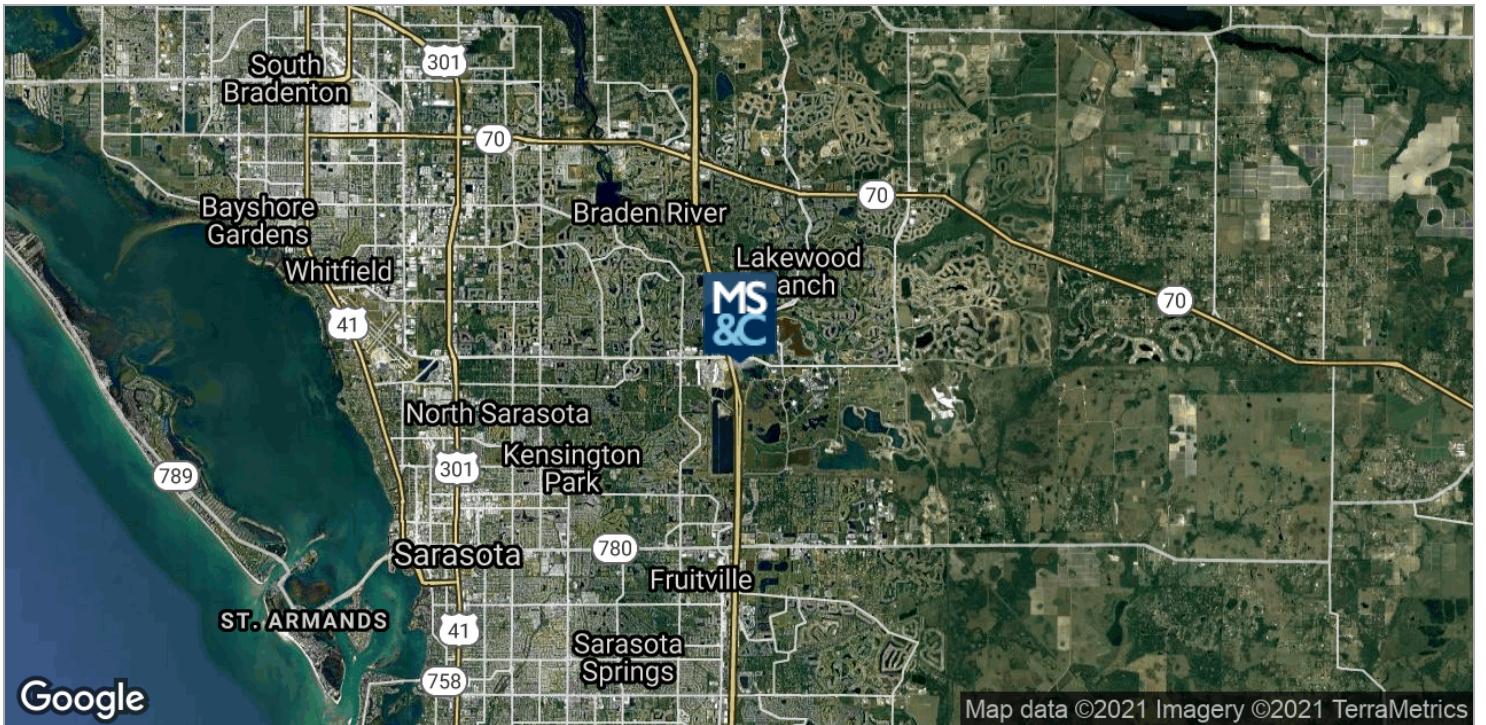
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LOCATION MAPS



Imagery ©2021 Maxar Technologies, U.S. Geological Survey



Map data ©2021 Imagery ©2021 TerraMetrics

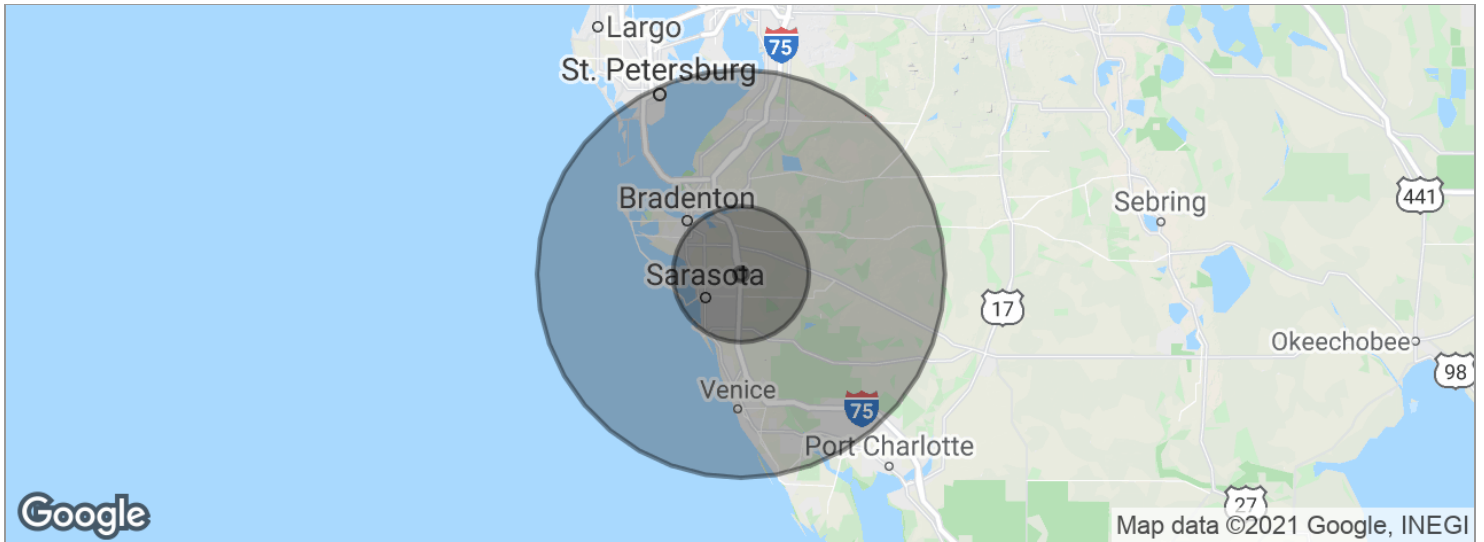
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DEMOGRAPHICS MAP



POPULATION	1 MILE	10 MILES	30 MILES
Total population	2,982	356,728	892,669
Median age	45.3	45.2	47.7
Median age (Male)	44.1	44.2	46.6
Median age (Female)	44.2	46.4	48.6
HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total households	1,302	148,961	384,174
# of persons per HH	2.3	2.4	2.3
Average HH income	\$89,458	\$70,546	\$67,276
Average house value	\$525,885	\$313,625	\$284,116

* Demographic data derived from 2010 US Census

BIOGRAPHY

SUSAN GOLDSTEIN, CCIM

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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 Alumni Club Immediate Past President.
Realtor Association of Sarasota and Manatee: Past Public Policy Chair, Form Based Code Task Force Chair, Attorney/ Realtor Committee Chair
The Sarasota and Manatee County Economic Development Corporation Real Estate Office Oversight Committee