



ADDRESS

**5045 Fruitville Rd, Unit 157  
 Sarasota, FL 34232**

PROPERTY FEATURES

- Great Tenant Mix
- Prime Location with High Visibility
- Over 54,000 ADT
- Conveniently located near I-75/Fruitville interchange
- Minutes to Downtown Sarasota
- Close proximity to Target and Publix anchored shopping centers

	1 Mile	3 Miles	5 Miles
<b>Total Households:</b>	2,125	26,769	68,535
<b>Total Population:</b>	5,311	63,760	161,458
<b>Average HH Income:</b>	\$64,851	\$62,386	\$65,715

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It or other conditions, prior sale, lease or financing, or withdrawal without notice.



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# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NNN)
Building Size:	32,314 SF
Available SF:	2,047 SF
Lot Size:	2.89 Acres
Year Built:	2011
Zoning:	CG - Commercial General
Market:	Sarasota-Bradenton
Submarket:	Sarasota

## PROPERTY OVERVIEW

Cobia Bay Plaza is conveniently located near the I-75/Fruitville Rd interchange. A highly sought-after center with direct exposure and access to Fruitville Rd. The center is home to a diverse tenant mix. Professionally managed and beautifully landscaped.

## PROPERTY HIGHLIGHTS

- Great Tenant Mix
- Prime Location with High Visibility
- Over 54,000 ADT
- Conveniently located near I-75/Fruitville interchange
- Minutes to Downtown Sarasota
- Close proximity to Target and Publix anchored shopping centers

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

**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES

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# AVAILABLE SPACES



<b>LEASE RATE:</b>	\$18.00/SF	<b>TOTAL SPACE:</b>	2,047 SF
<b>LEASE TYPE:</b>	NNN	<b>LEASE TERM:</b>	Negotiable

SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Unit 157	\$18.00 SF/yr	NNN	2,047 SF	Negotiable	Former showroom, this space is wide open and can be used for any number of concepts.

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# ADDITIONAL PHOTOS



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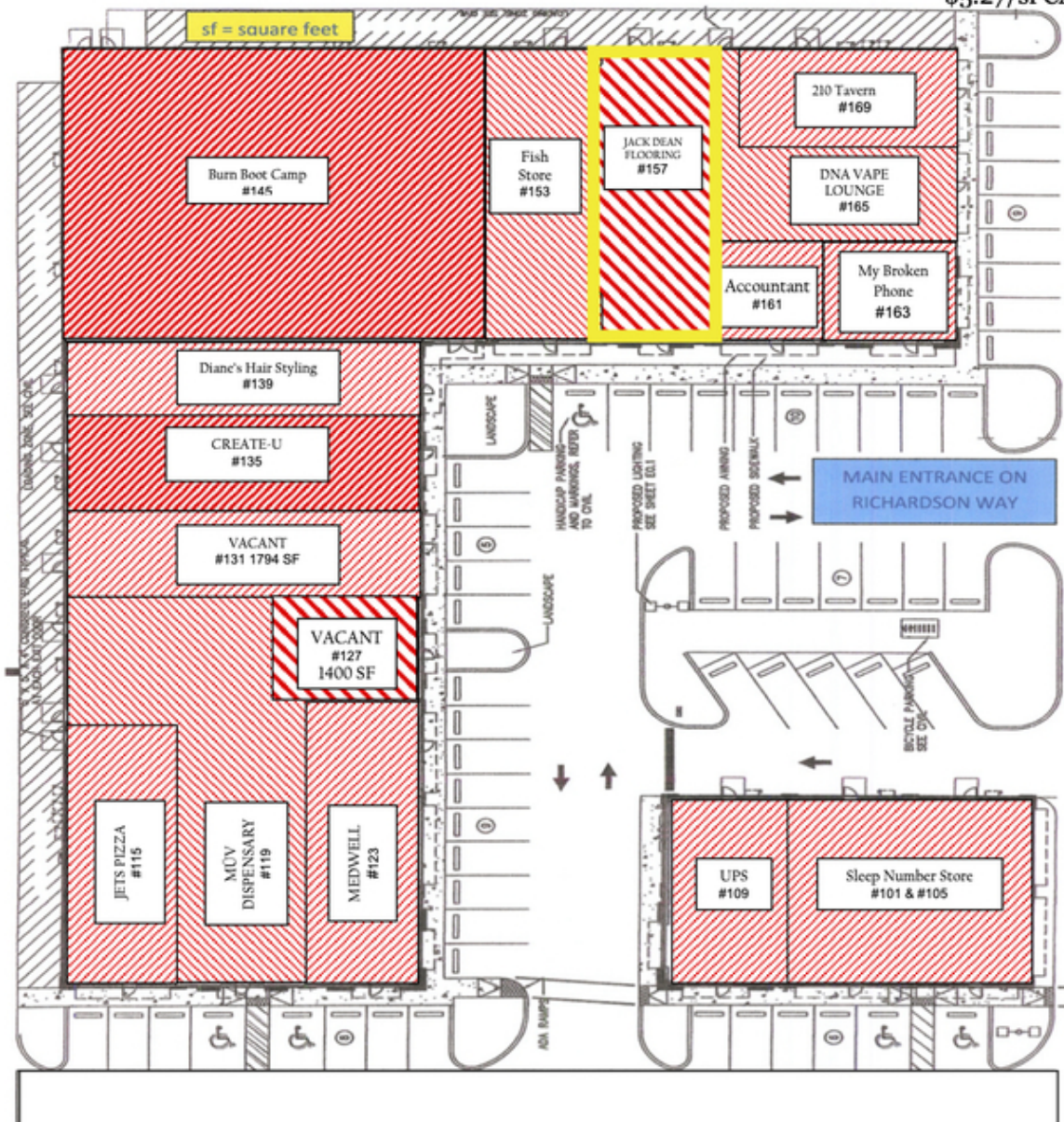
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# FLOOR PLAN

## COBIA BAY RETAIL CENTER

Exhibit "A"

8/21/2020  
Unit 157  
2047 sf  
\$20/sf  
\$5.27/sf CAM



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# RETAILER MAP



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# LOCATION MAPS



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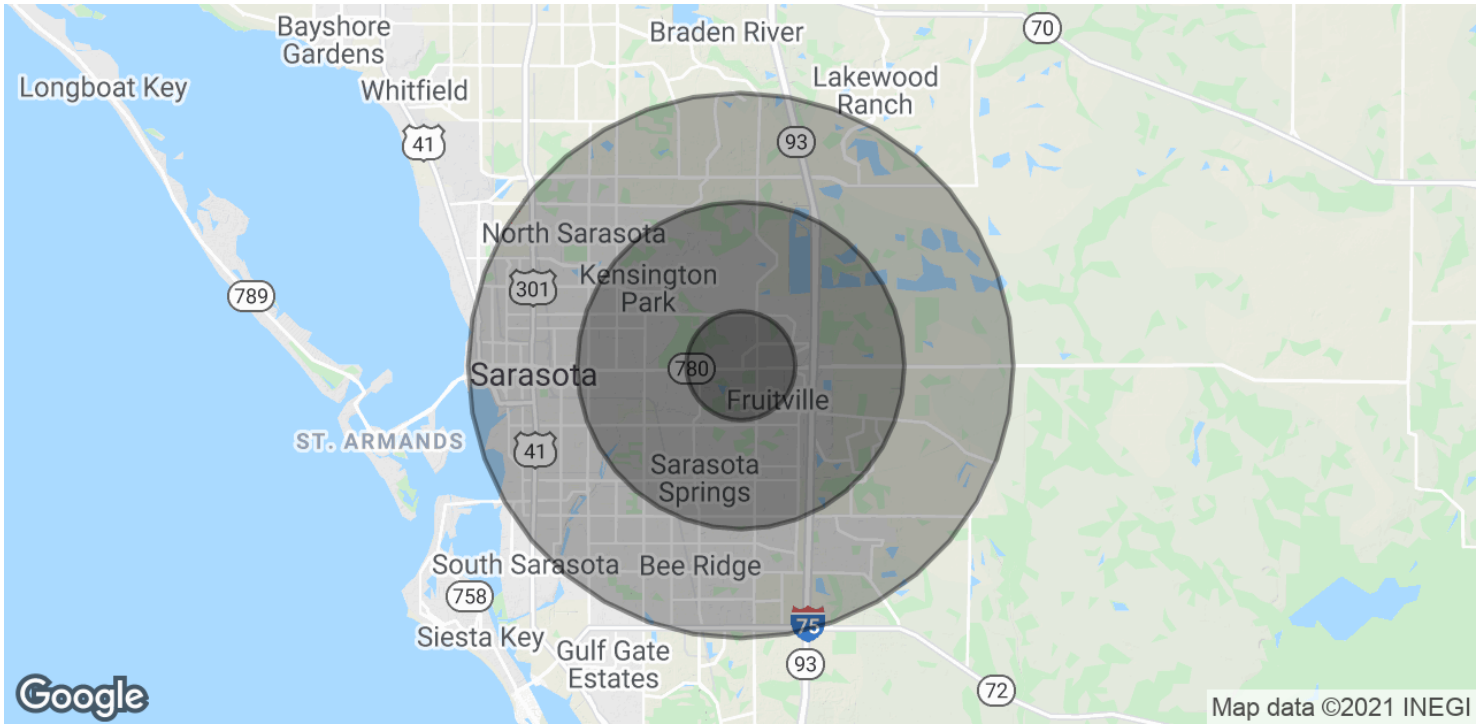
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# DEMOGRAPHICS MAP & REPORT



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,311	63,760	161,458
Average age	40.8	45.7	45.4
Average age (Male)	37.8	44.0	43.9
Average age (Female)	41.2	47.2	46.9

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,125	26,769	68,535
# of persons per HH	2.5	2.4	2.4
Average HH income	\$64,851	\$62,386	\$65,715
Average house value	\$258,488	\$234,673	\$287,263

\* Demographic data derived from 2010 US Census