

9021 Town Center Parkway, Lakewood Ranch, FL 34202



FOR LEASE - RETAIL OR OFFICE

4,152 SF AVAILABLE LAKEWOOD RANCH RETAIL/OFFICE SPACE

Key Features

• Lakewood Ranch Retail/Office Space is located within the Lakewood Ranch community in Manatee City in Sarasota-Bradenton area, only minutes to shopping, dining and entertainment hub, Main Street at Lakewood Ranch, as well as The Mall at University Town Center.

• Nearby major tenants include The Home Depot, Ross, Publix, Trader Joe's, Bonefish Grill and Ruth Chris' Steakhouse.

• Community amenities feature Lakewood Ranch Medical Center, Lakewood Ranch Business Park, and top-rated public and private schools in the Manatee County school district.

• The area is home to several major employers in the surrounding Bradenton-Sarasota region, particularly in healthcare, manufacturing, retail and education; like, Tropicana Products (PepsiCo), Simmons Bedding Company, Sarasota Memorial Health Care System and University of South Florida Sarasota-Manatee.

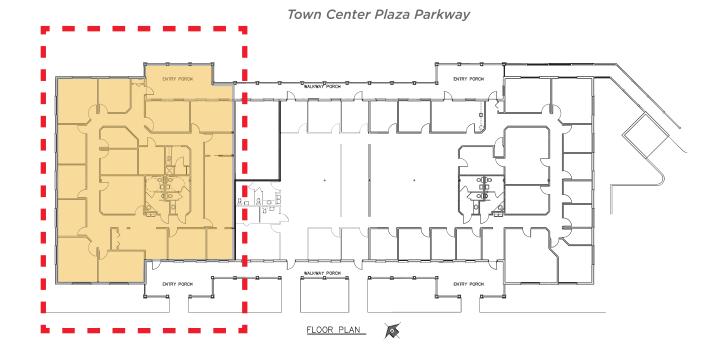


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Building Description

- Address: 9021 Town Center Pkwy, Lakewood Ranch, FL 34202
- Property Details: Single-story Retail or Office Space
- Size: 4,152 SF
- Signage: Monument sign
- Access: Full access from Town Center Parkway
- **Co-Tenancy:** SMG Property Management, Inc., Arsenault

Aesthetics, Fitness Quest Physical Therapy, EchoGuarad Insurance Agency FL, Berlin Packaging

• Major Thoroughfares: I-75 (1.2 mi), University Parkway (1.0 mi), SR-70 (5.2 mi)



Ideal-Living 2024: TOP IOO AMENITY COMMUNITIES AMERICA'S IOD BEST PLACES TO LIVE



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Area Demographics

	1 MILE	3 MILE	5 MILE
Population	3,721	39,054	122,040
Households	1,836	18,538	54,932
Avg HH Income	\$101,318	\$116,485	\$107,181
Employees	11,343	22,247	55,262



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