



MAIN STREET

AT LAKEWOOD RANCH



The Original Town Center





— RETAIL LEASING BROCHURE —

At the Center of Sarasota–Bradenton Market

Main Street is the original town center of Lakewood Ranch, a master-planned community spanning both Manatee and Sarasota counties.

Perfectly positioned between Sarasota and Bradenton, we connect visitors, residents, and businesses to one of Florida's fastest-growing regions.

Main Street offers a steady year-round activity, strong visibility and access to both local residents and millions of regional visitors.



900K

Population in
Manatee & Sarasota
Counties



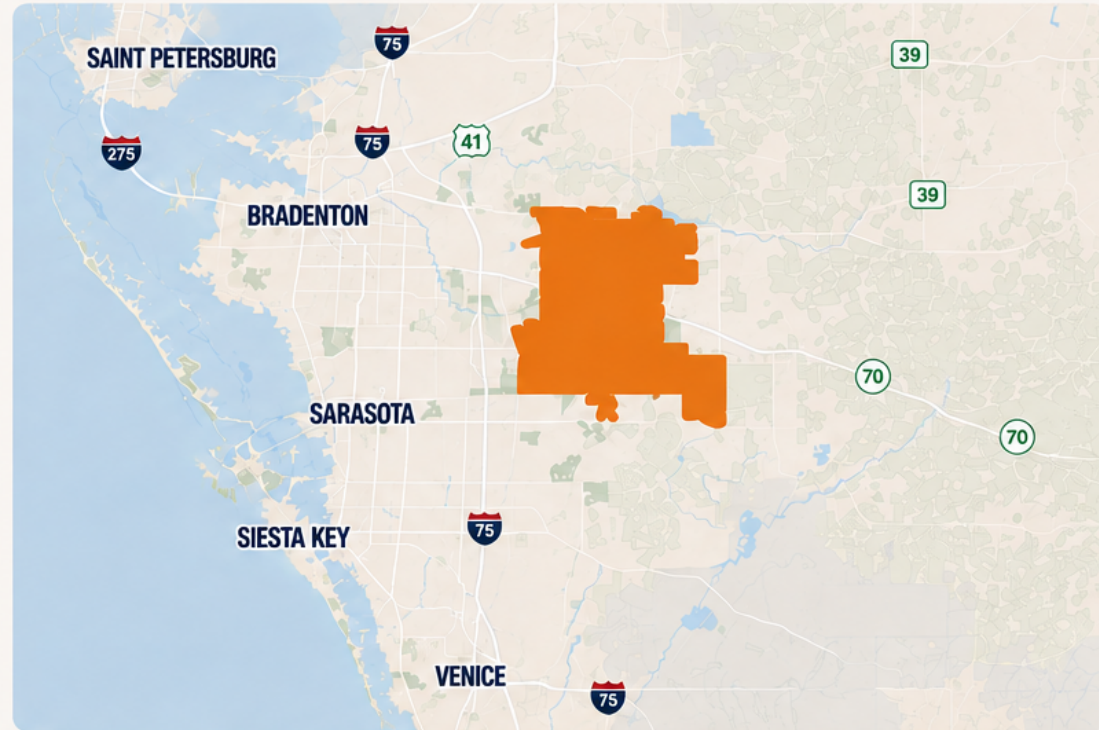
5.2M

Annual
Visitors



\$3.9B

Annual Tourism
Spending



The Power of Lakewood Ranch



120,000
Projected Residents
at Buildout



80,000
Residents Today



\$189K
Average
Household Income



#1
Fastest Selling
Master Planned
Community in the
U.S. Since 2018


MAIN STREET
AT LAKEWOOD RANCH

RETAIL LEASING BROCHURE

Main Street at Lakewood Ranch

The Original Town Center

Main Street is the heart of Lakewood Ranch®—a vibrant, mixed-use downtown where people live, work, dine, shop, and gather every day.

Surrounded by a diverse mix of condominiums, apartments, townhomes, and single-family neighborhoods, and supported by a thriving employment base anchored by Lakewood Ranch Medical Center, Main Street benefits from activity throughout the day and into the evening.

Owned by Schroeder-Manatee Ranch, LLC (SMR), the parent company of Lakewood Ranch, Main Street is backed by more than 100 years of local ownership, stewardship, and long-term vision.



A Place for Local Businesses to *thrive*.

At the center of one of Florida's most desirable communities, Main Street offers businesses the visibility, foot traffic, and demographic strength to succeed. Our mix of retail, dining, services, and Class A office space creates a dynamic environment where businesses flourish and connections are made every day.

29

BOUTIQUES &
STORES

14

RESTAURANTS

19

CLASS A OFFICES

62

TOTAL SUITES

23

ACRE SITE

157,822

TOTAL SQ FT

90

DWELL TIME
(MIN)

1.41M

VISITORS
ANNUALLY

RETAIL LEASING BROCHURE

LAKEWOOD
RANCH



SPORTS



RECREATION
AND CIVIC



BUSINESS
CENTER



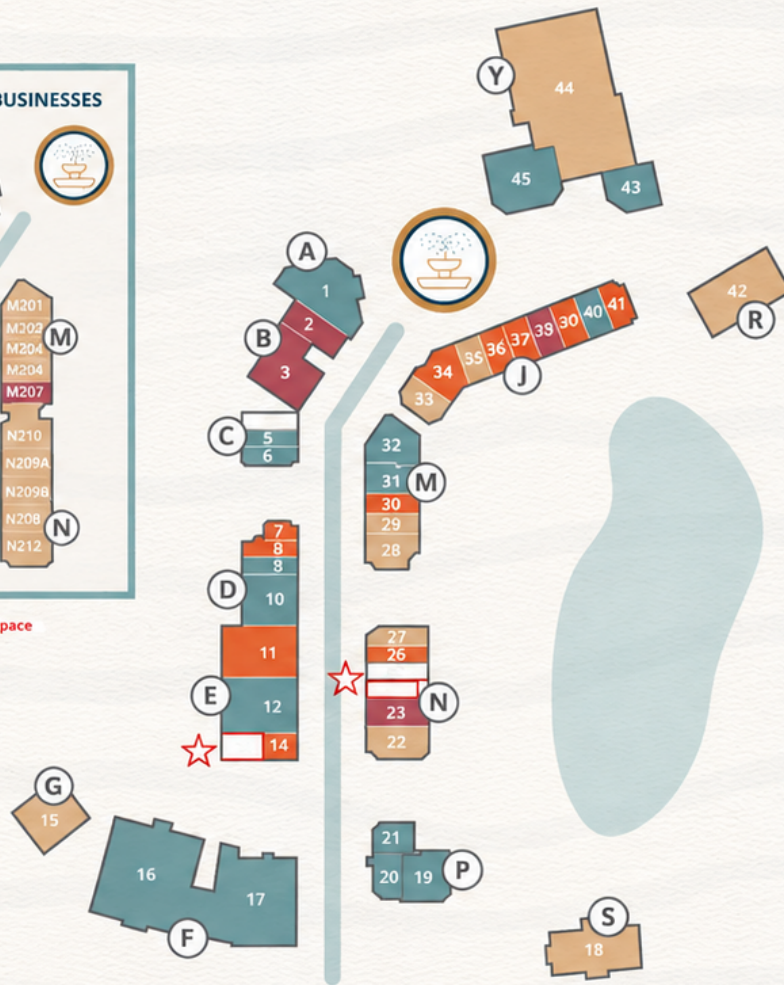
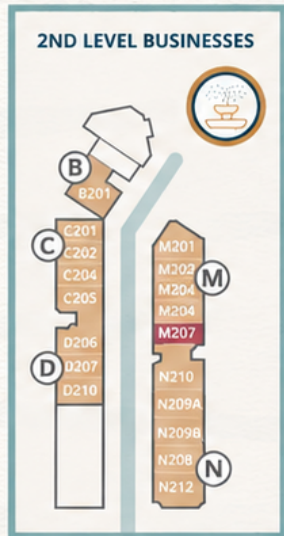
CONNECTIVITY



LAKEWOOD RANCH

RETAIL LEASING BROCHURE

The center of everyday *life.*



FOOD + DRINK

Bread Bandits (D9) coming soon
 Casa Maya Mexican (C5)
 Delany's Public House (A1)
 Ed's Tavern (Y43)
 Grove (F16/F17)
 Ice Cream Shoppe (P21)
 Juice Pod (J40)
 KURO Sushi (C6)
 Paris Bistrot (M31)
 Peculiar Pub (D10)
 Perrico's Pizzeria & Pasta (M32)
 Pinchers Crab Shack (Y45)
 Remy's on Main (E12)
 Starbucks (P20)
 Station 400 (P19)

SHOPS + BOUTIQUES

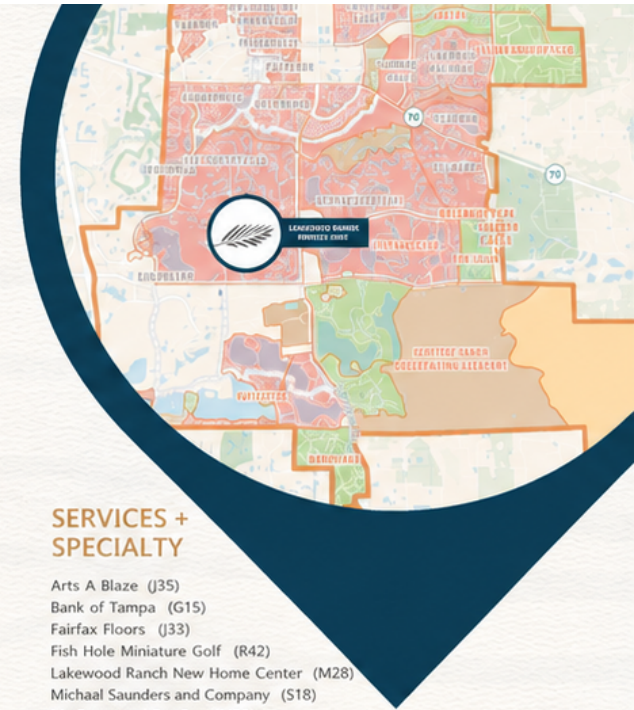
Athletic Edge Sports (E11)
 Epic Home Decor (E14)
 Fantasy Flowers of Lakewood Ranch (J41)
 Fine Wine & Tastings on Main (J37)
 Integrity Sound (J39)
 Knot Awl Beads (J36)
 Naples Soap Company (D7)
 Rooted and Free (N26)
 Vanessa Fine Jewelry (M30)
 Village Bikes (J34)
 Wish On Main (D8)

BEAUTY + WELLNESS

Barre3 (N23)
 Circle Chiropractic (A2)
 Modern Gents Premier Barbershop & Bar (J38)
 Salon Lofts (B3)

BEAUTY + WELLNESS 2ND LEVEL

Charlene Neal Pure Style (M207)



SERVICES + SPECIALTY

Arts A Blaze (J35)
 Bank of Tampa (G15)
 Fairfax Floors (J33)
 Fish Hole Miniature Golf (R42)
 Lakewood Ranch New Home Center (M28)
 Michael Saunders and Company (S18)
 My Pampered Pet Spa (M29)
 Premier Sotheby's International Realty (N27)
 Sarasota Film Society (Y44)
 Wagner Realty (N22)

SERVICES + SPECIALTY 2ND LEVEL

Angela Rodriguez Interiors/Space as Art (C205)
 Blue Skye Lending (M204)
 CRC Insurance Services (D208)
 JLL (C204)
 Neal Communities Design Gallery (N212)
 Neal Signature Homes Design Studio (N209B)
 Neal Signature Homes (N210)
 The Observer Media Group (D207)
 Premier Sotheby's International Realty (C201)
 Prologix (N208)
 Raymond James (B201)
 Sarasota Trust Realty (M201)
 State Farm - George Quarterman (C206)
 The Way Concierge (M205)
 TMPartners, PLLC (M202/M206)
 Waeber Property Group, LLC (C202)
 Waterscape Pools & Spas (N209A)
 WBRC Architects & Engineers (D210)



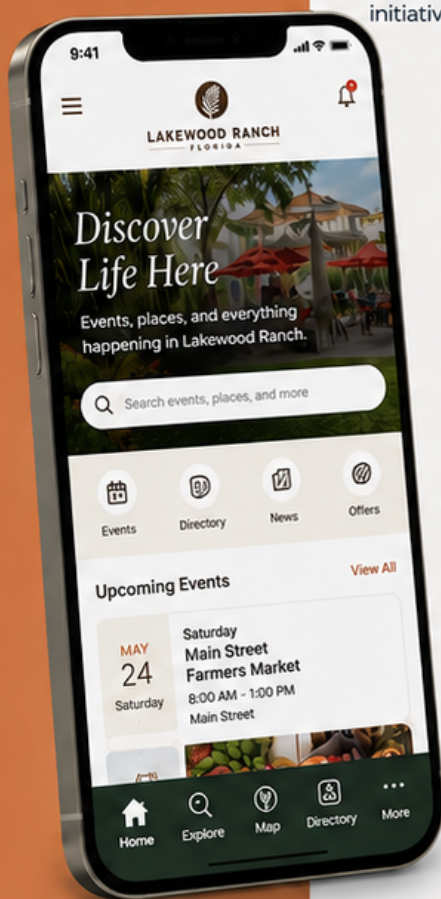
A built-in *marketing engine.*

Main Street tenants benefit from an integrated marketing platform designed to **increase awareness, drive visitation, and support long-term business growth.**

From signature events and digital campaigns to social media, public relations, and regional partnerships, every initiative is focused on bringing customers to Main Street.

- **1.2M** annual visitors attending signature Main Street events AI tracking software used to identify volume, demographics, and customer trends
- **2.4M** annual website visits on LakewoodRanch.Com and LWRMainStreet.com promoting town center and businesses
- **300K** reach in print media Local and state-wide ads in lifestyle and business journals
- **135K** custom magazines distributed annually Presence at Lakewood Ranch, UTC, Tampa and SRQ airports, hotels, businesses, and sports venues
- **100K** vehicles daily Exposure from SMR owned I-75 billboard
- **100K** followers across social media channels SMR manages Facebook, Instagram, TikTok, Reddit, and LinkedIn social channels
- **90K** subscribers to E-Newsletters featuring town center events, tenant promotions, and news

Main Street tenants benefit from more than a prime location — they are supported by the reach, frequency, and visibility of Lakewood Ranch's year-round marketing platform. Led by SMR's dedicated marketing and lifestyle team, this integrated platform promotes the town centers through high-impact digital, print, social, on-site, event, and regional channels designed to build awareness, drive visitation, and keep businesses top of mind.



Become Part of the *Tradition.*

Now entering a new chapter, Main Street is being thoughtfully revitalized. With a refreshed brand, public realm enhancements, and ongoing property improvements including updated paint, landscaping, and streetscape upgrades, this easygoing town center continues to embody a true hometown lifestyle.



CONTACT

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leasing opportunities.

LWRMAINSTREET.COM