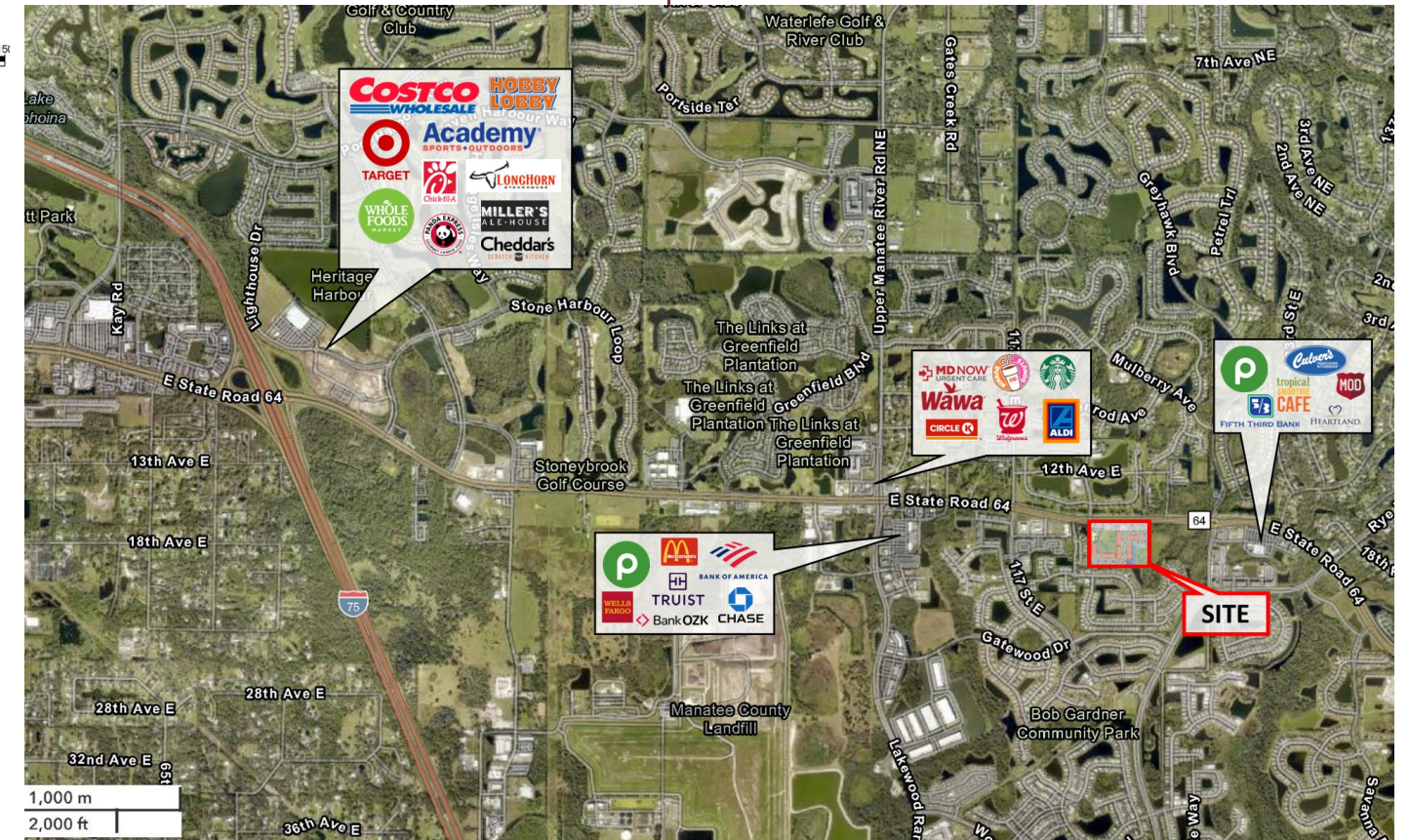
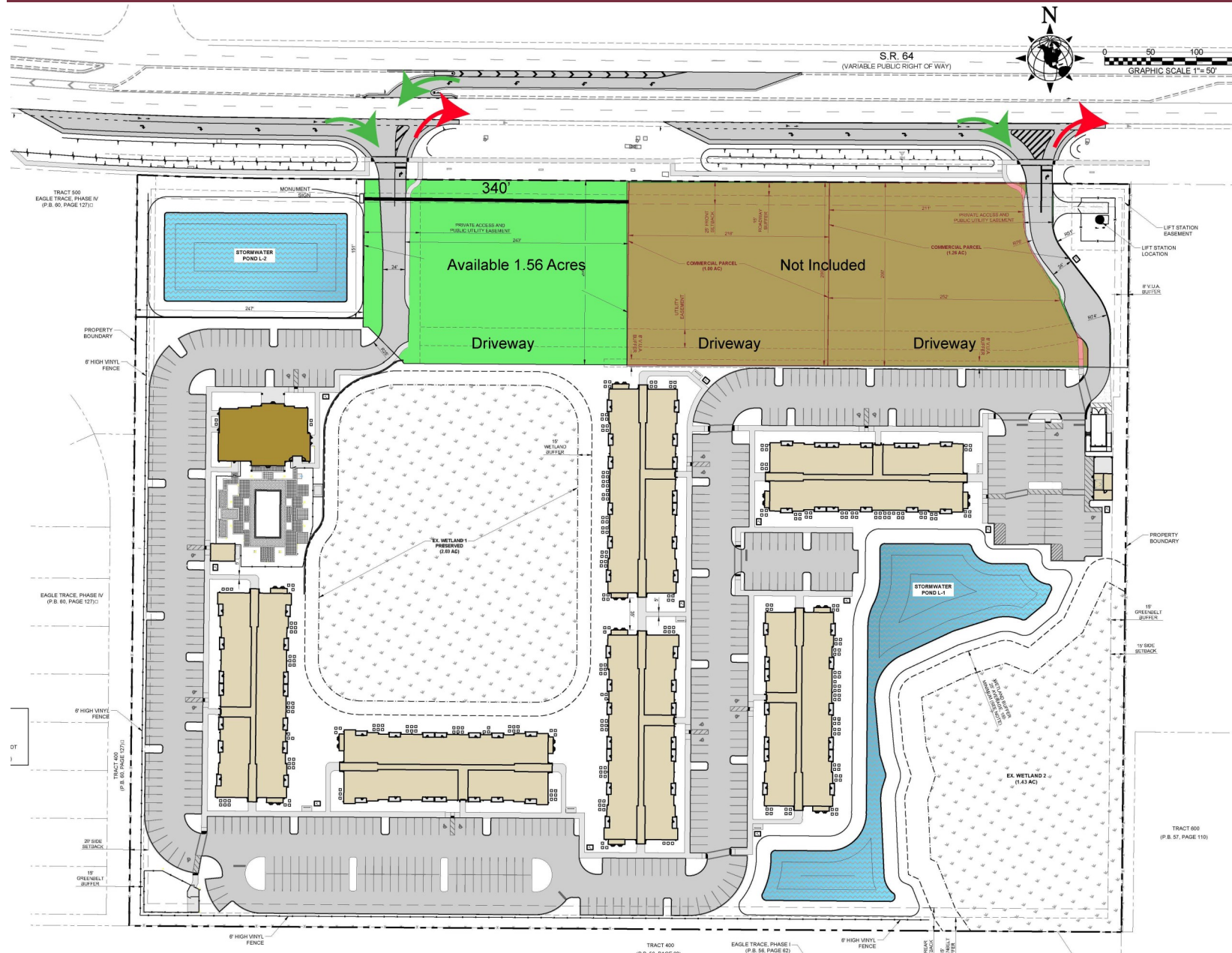
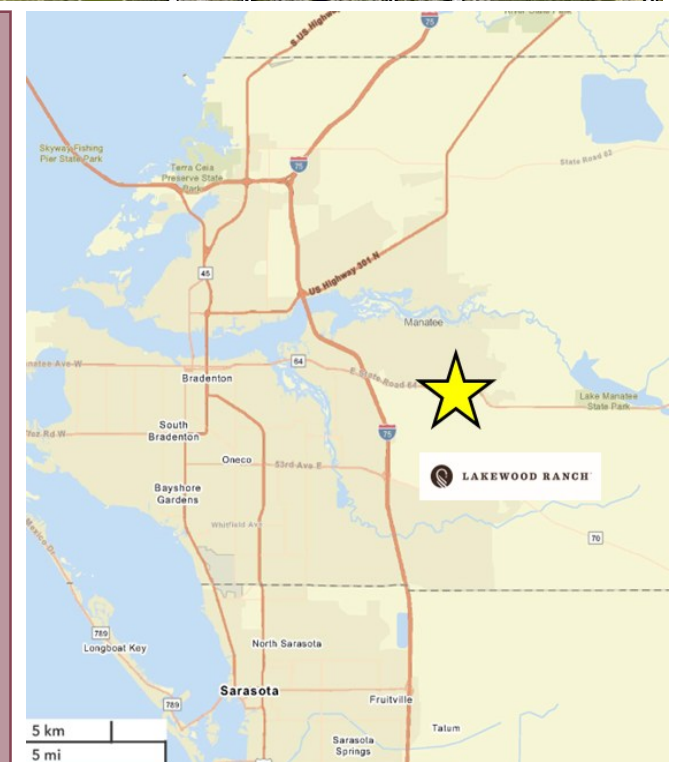


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- 36,000 AADT
- 1.56 AC available
- Site has two right in/ right out and one left in access point
- Site is near desirable Lakewood Ranch community
- 294 Multifamily Units begin delivery in August 2026



2026 Demographic Estimates — ESRI	1 Mile	3 Mile	5 Mile
Population	8,435	46,948	102,553
Median age	47.0	48.7	49.3
Average Household Income	\$194,877	\$181,068	\$170,392

BRG

Barkett Realty Group LLC
Commercial Real Estate Services

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