

# Property Summary



## PROPERTY DESCRIPTION

This property is a prime leasing opportunity at 5893 Whitfield Avenue, this property offers a ground floor retail/office suite at a competitive rate, providing an attractive setting for businesses seeking a prominent location. Additionally, a second floor office suite will be available in February 2026, expanding the options for businesses looking for versatile office space. The open floor plan with a private bathroom offers flexibility and convenience for tenants. With excellent visibility accompanied by building and monument signage, businesses can make a strong impression in the area. Ample parking is available, ensuring convenient access for both tenants and visitors. With a competitive CAM rate of \$8, which includes water/sewer and trash, this property presents an appealing opportunity for businesses seeking a well-appointed and cost-effective space.

## PROPERTY HIGHLIGHTS

- Ground floor Retail/office suite at a competitive rate
- 2nd floor office suite available February 2026
- Open floor plan with private bathroom
- Excellent visibility with building and monument signage
- Ample parking available
- \$8 CAM (Includes Water/Sewer, Trash)

## OFFERING SUMMARY

Lease Rate:	\$23.00 SF/yr (MG)
Available SF:	1,055 - 2,350 SF
Building Size:	25,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	476	1,395	4,538
Total Population	824	2,590	9,167
Average HH Income	\$83,892	\$91,347	\$104,161

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**Ryan Edwards**

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# Lease Spaces



## LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,055 - 2,350 SF	Lease Rate:	\$23.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
5893	Available	1,055 SF	Modified Gross	\$23.00 SF/yr	CAM \$8 (W,S, T included in CAM) Oct 1
204-205	Available	2,350 SF	Modified Gross	\$23.00 SF/yr	Available 2/1/26 & can be subdivided. Cam is \$8.00 PSF

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# Retail Photos



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# Office Photos



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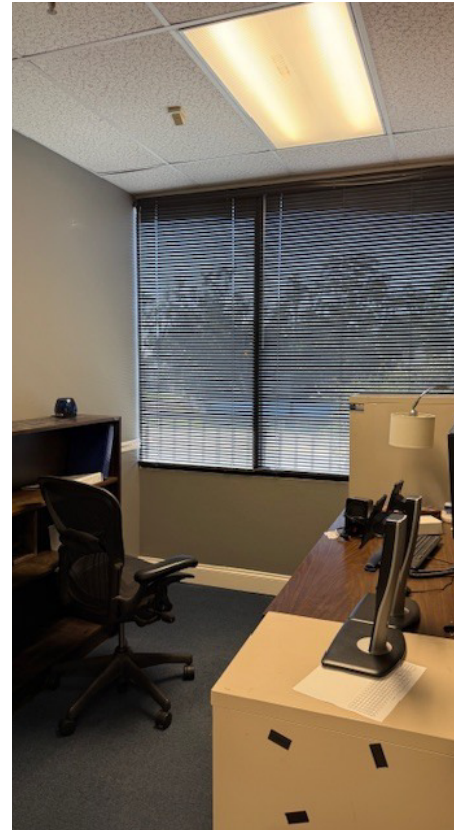
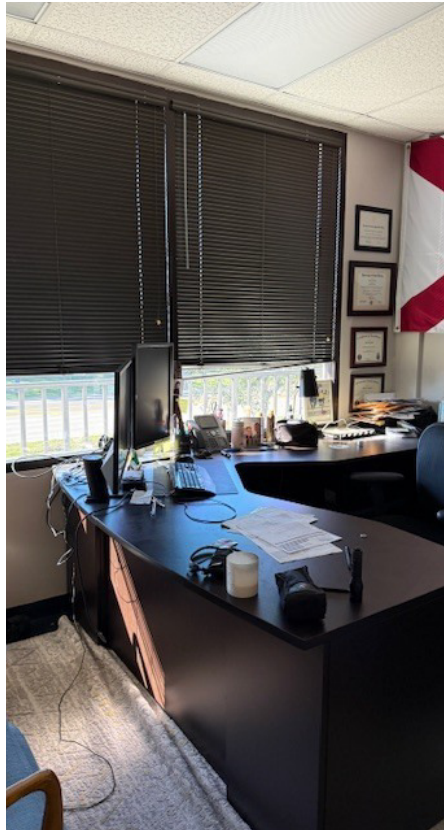
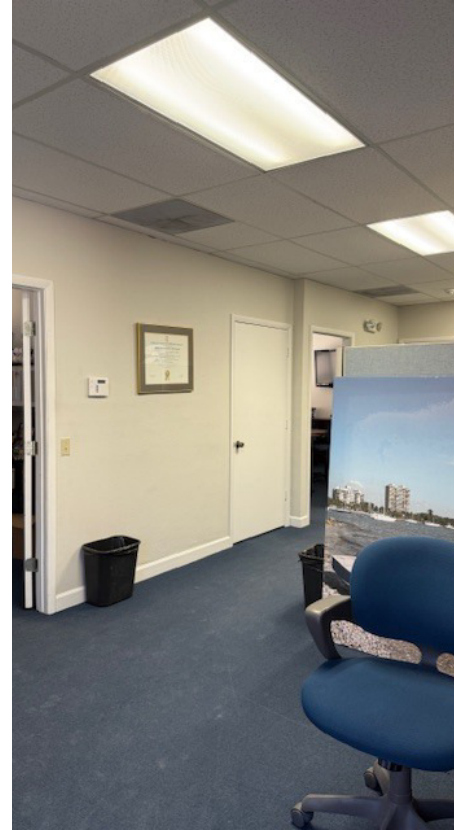
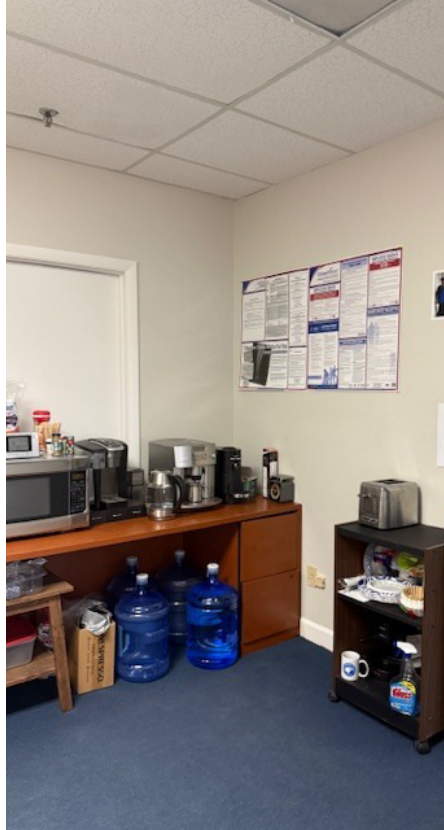
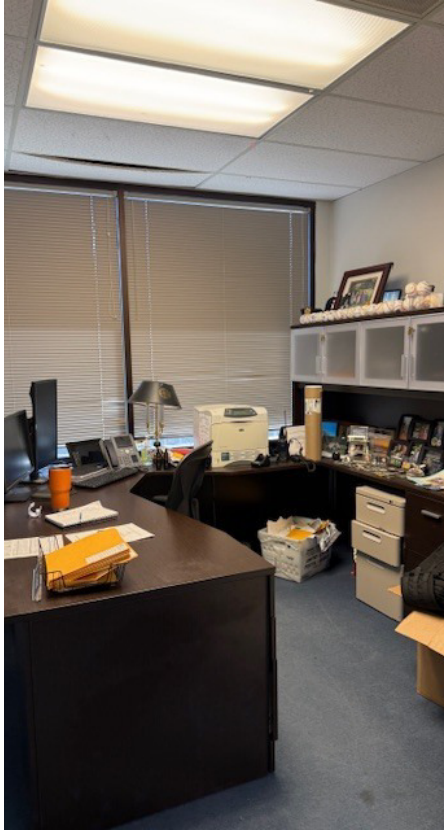
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# Office Photos



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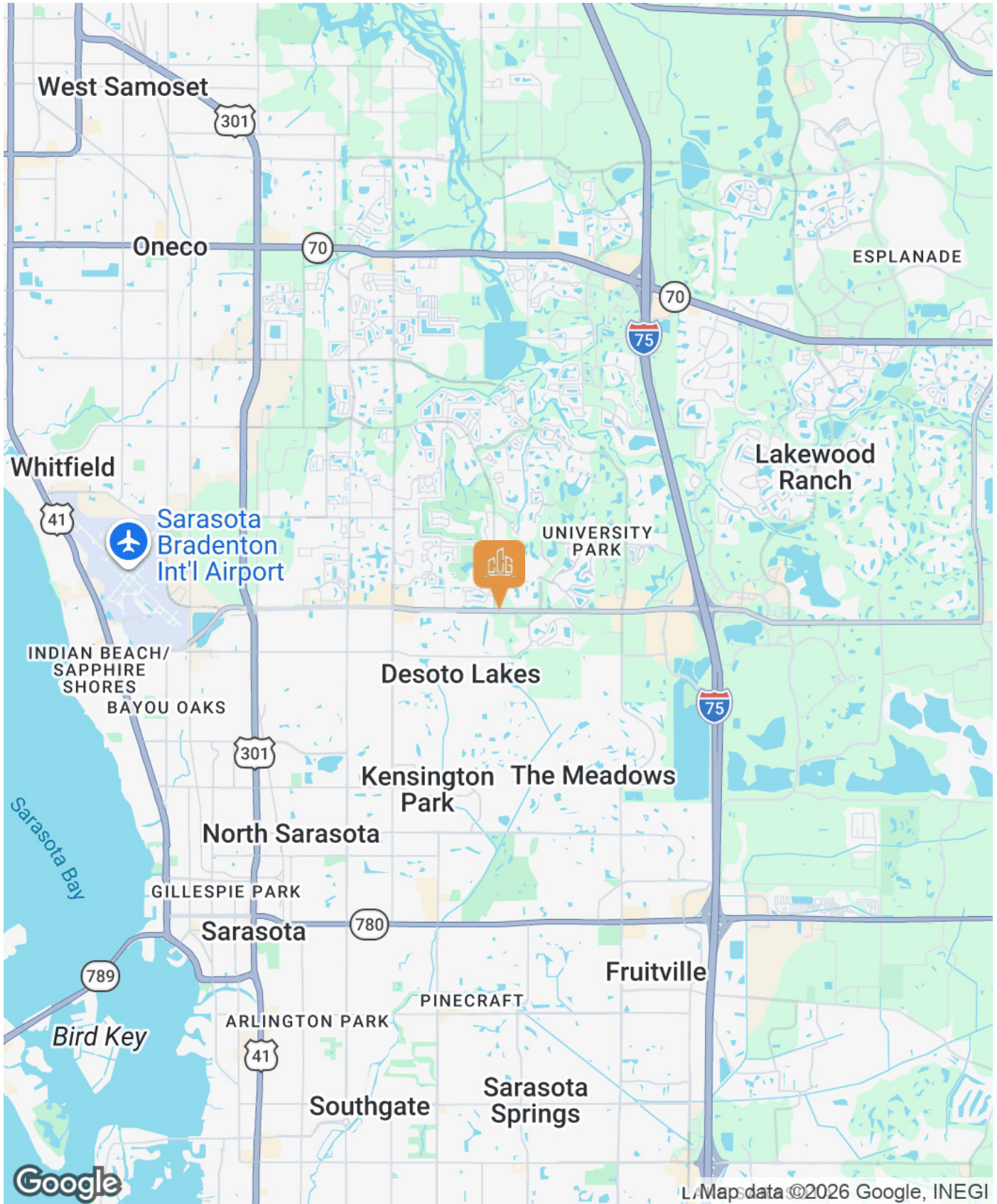
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# Location Map



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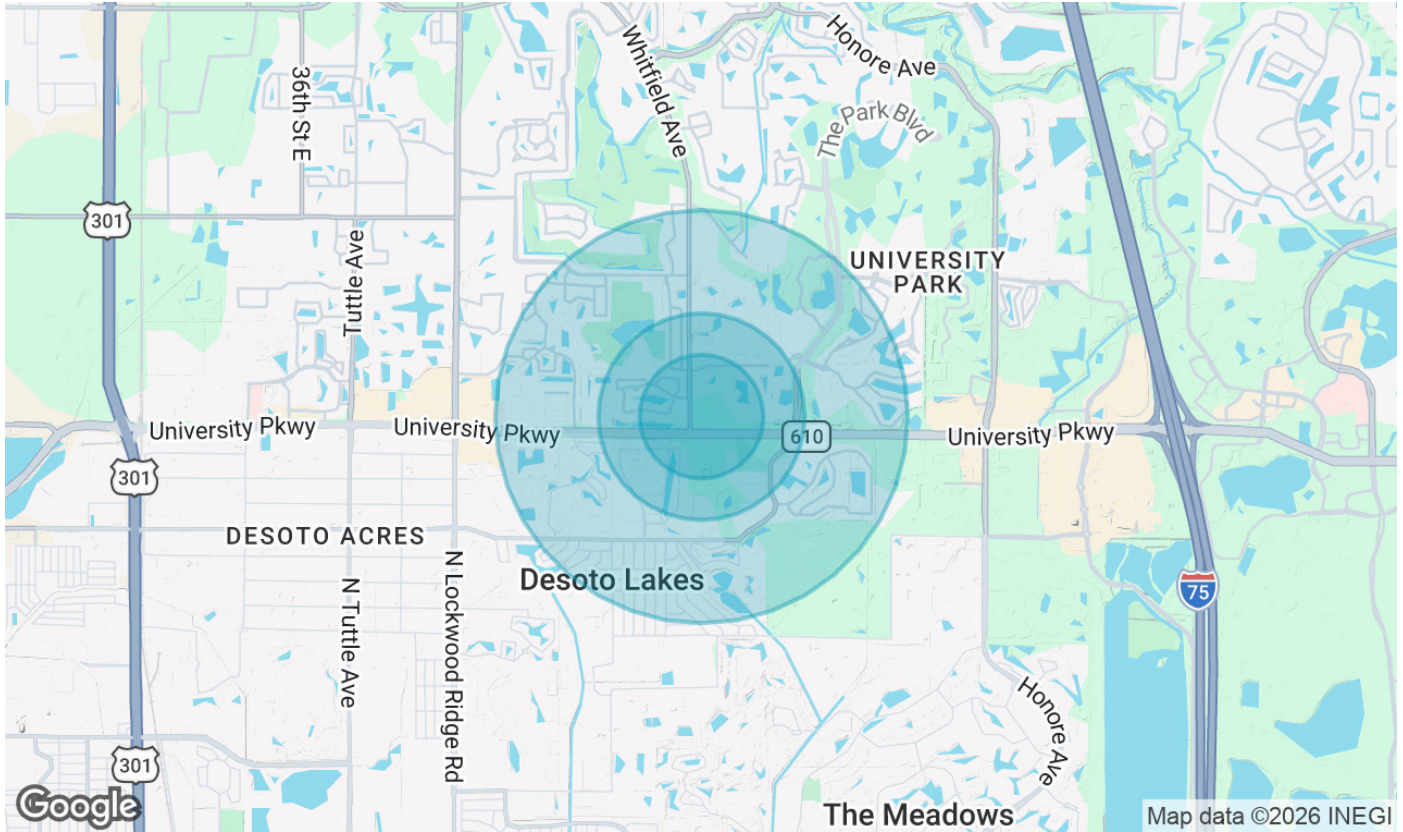
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# Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	824	2,590	9,167
Average Age	52	51	51
Average Age (Male)	50	50	50
Average Age (Female)	53	53	52

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	476	1,395	4,538
# of Persons per HH	1.7	1.9	2
Average HH Income	\$83,892	\$91,347	\$104,161
Average House Value	\$564,293	\$518,705	\$503,846

Demographics data derived from AlphaMap

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# Bios



## DIANE LAWSON

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### PROFESSIONAL BACKGROUND

Diane Lawson has been in the commercial real estate industry for 35 years, specializing in the sales and leasing of office and retail space. Starting out in property management and leasing she has extensive experience in the office market providing consult to both property buyers and sellers with their acquisition and disposition requirements. Diane takes a forensic approach to her analysis all the while keeping a keen eye on the big picture. Her ability to challenge and be challenged, her attention to detail while welcoming creativity, to listen and to be heard are just a few qualities that brings successful results to her clients. Diane holds a broker's license and is one of only 6% of commercial brokers nationwide to have earned and be honored as a Certified Commercial Investment Member (CCIM) designee.

Diane lives in Bradenton and enjoys spending time with family, traveling and enjoying the gulf waters and beaches.

### MEMBERSHIPS

Certified Commercial Investment Member (CCIM) designee

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# Bios



## RYAN EDWARDS

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### PROFESSIONAL BACKGROUND

Ryan Edwards is an Advisor with Core Commercial Group in Sarasota, FL, specializing in the sales and leasing of retail, office, medical, and industrial properties across Southwest Florida. Over the past four years, Ryan has successfully represented a diverse range of landlords, tenants, buyers, and sellers—consistently helping clients maximize value through strategic marketing, data-driven insights, and hands-on deal execution. Known for his persistence, integrity, and results-driven mindset, Ryan takes pride in getting deals across the finish line and building long-term relationships rooted in trust and performance.

Before launching his career in commercial real estate, Ryan spent eight years in 3rd party logistics and technology sectors, where he honed a consultative approach to business and developed a sharp understanding of operational efficiency and client service.

Originally from Northfield, Illinois, Ryan earned his bachelor's degree in Political Science from the University of Dayton. He now resides in Sarasota's Arlington Park neighborhood and enjoys golf, fishing, and exploring Florida's Gulf Coast.

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