

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

Diane Lawson

941.780.6136
diane.lawson@corecommercial.us
FL #581055

Ryan Edwards

847.800.2282
ryan.edwards@corecommercial.us



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
204-205	Available	2,350 SF	Modified Gross	\$23.00 SF/yr	Available 2/1/26 & can be subdivided. Cam is \$8.00 PSF

Diane Lawson
 941.780.6136
 diane.lawson@corecommercial.us
 FL #581055

Ryan Edwards
 847.800.2282
 ryan.edwards@corecommercial.us



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

Diane Lawson
 941.780.6136
 diane.lawson@corecommercial.us
 FL #581055

Ryan Edwards
 847.800.2282
 ryan.edwards@corecommercial.us



Retail Photos



Diane Lawson

941.780.6136
diane.lawson@corecommercial.us
FL #581055

Ryan Edwards

847.800.2282
ryan.edwards@corecommercial.us



Office Photos



Diane Lawson

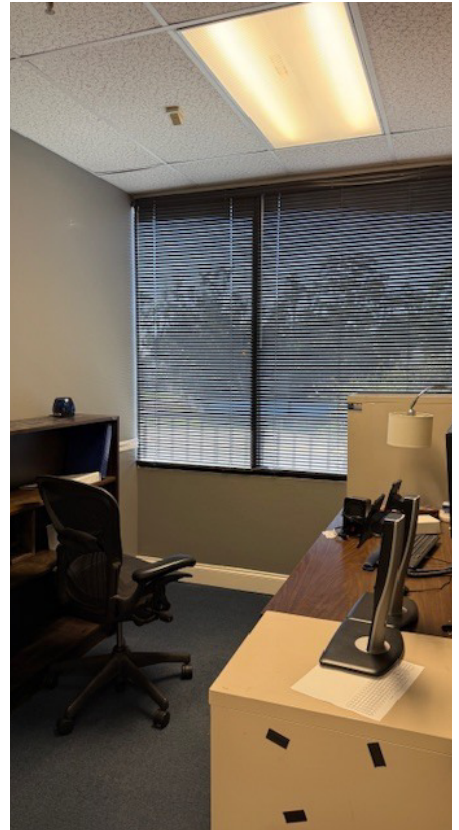
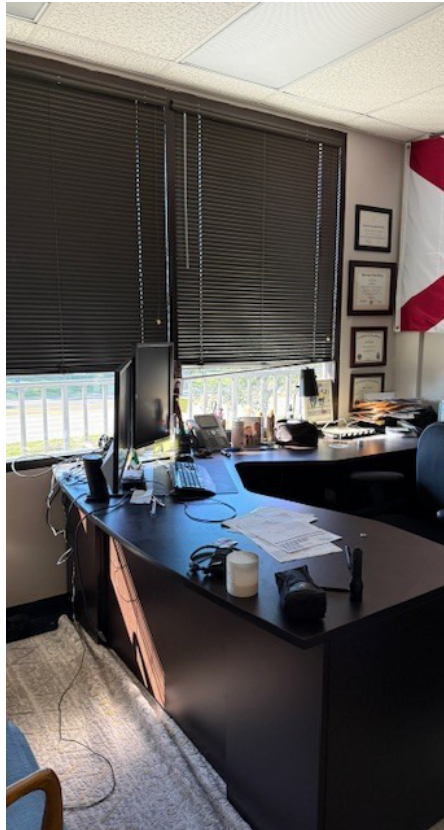
941.780.6136
diane.lawson@corecommercial.us
FL #581055

Ryan Edwards

847.800.2282
ryan.edwards@corecommercial.us



Office Photos



Diane Lawson

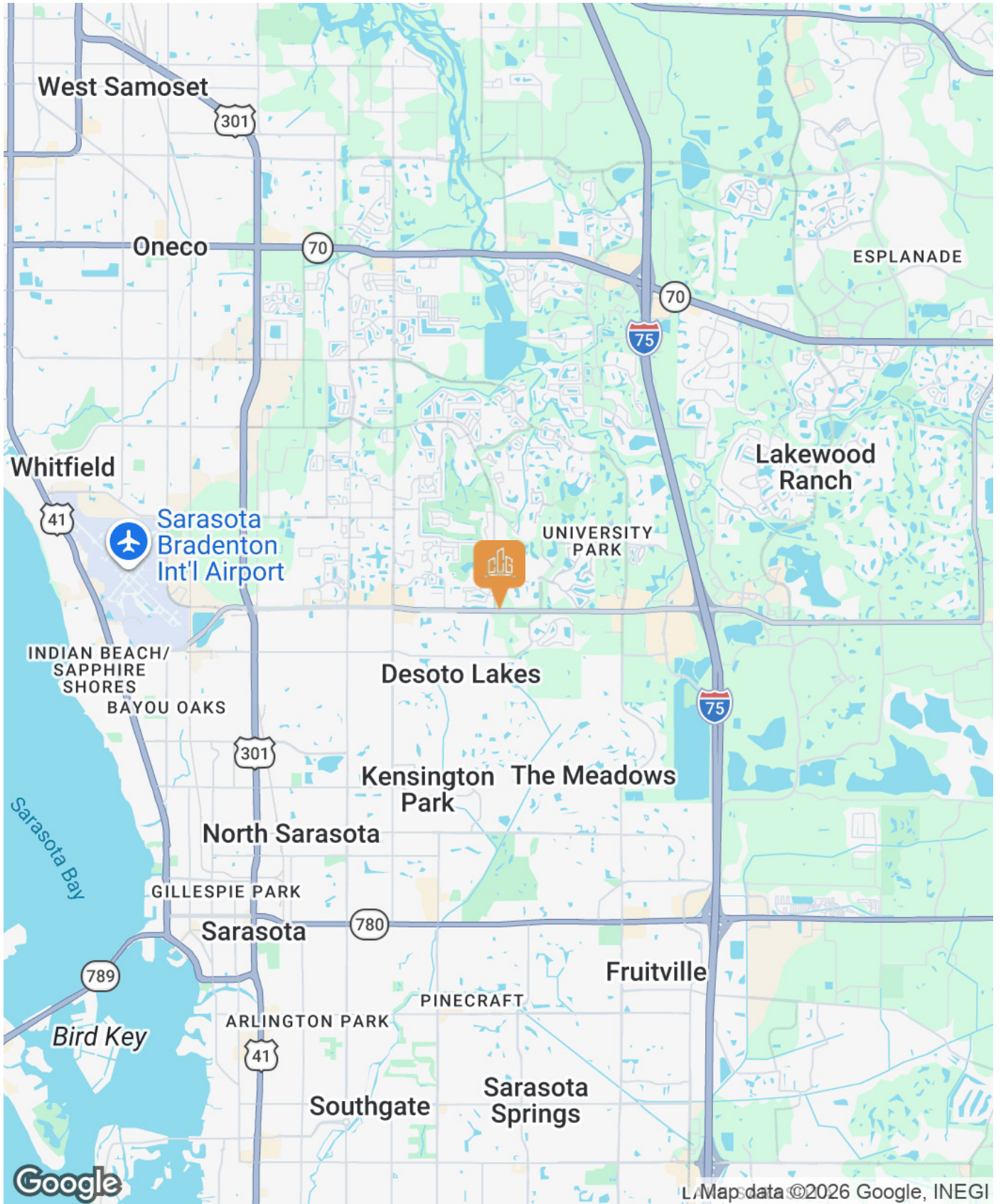
941.780.6136
diane.lawson@corecommercial.us
FL #581055

Ryan Edwards

847.800.2282
ryan.edwards@corecommercial.us



Location Map



Diane Lawson

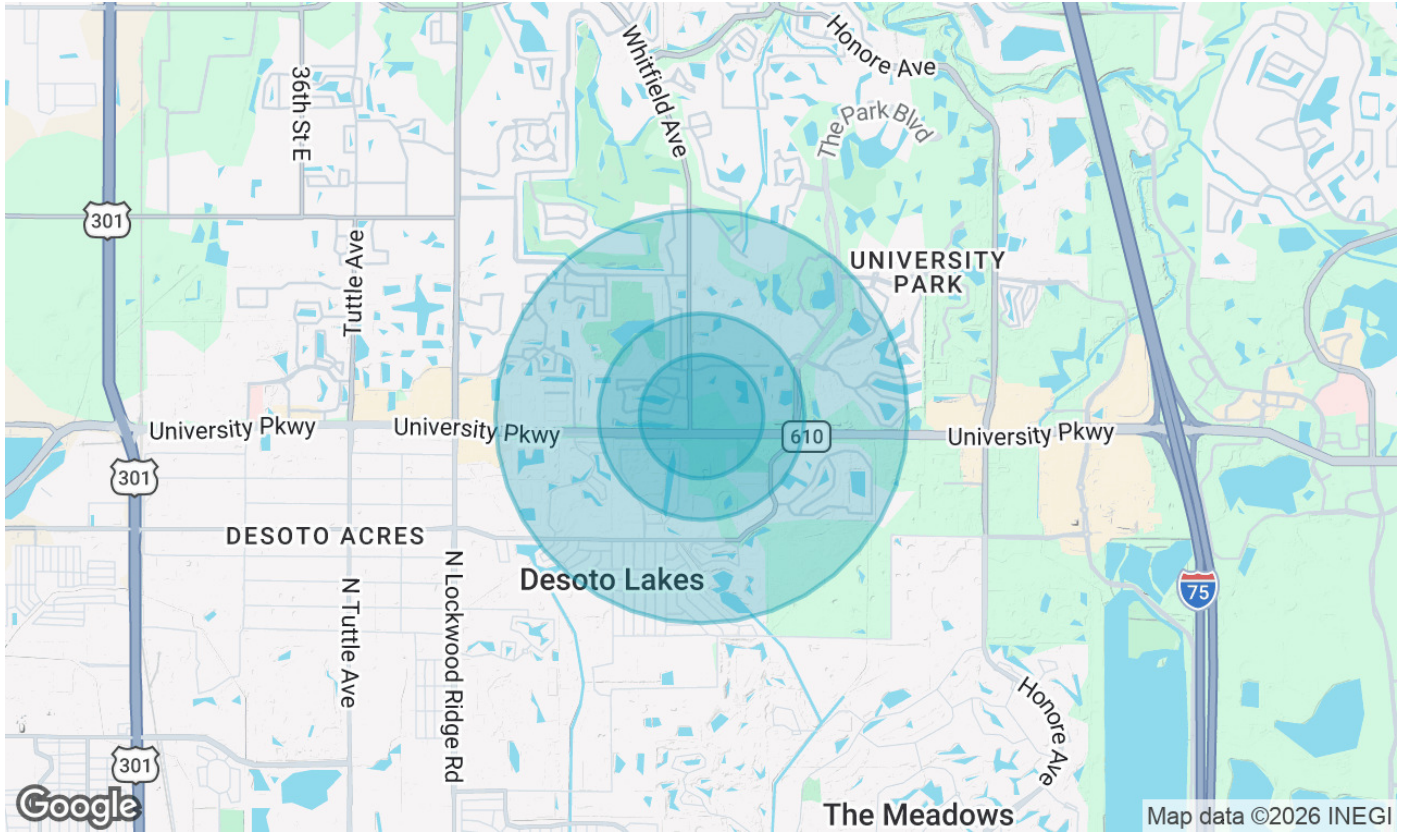
941.780.6136
diane.lawson@corecommercial.us
FL #581055

Ryan Edwards

847.800.2282
ryan.edwards@corecommercial.us



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

Diane Lawson
 941.780.6136
 diane.lawson@corecommercial.us
 FL #581055

Ryan Edwards
 847.800.2282
 ryan.edwards@corecommercial.us



Bios



DIANE LAWSON

diane.lawson@corecommercial.us

Direct: 941.780.6136

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

Diane Lawson

941.780.6136
diane.lawson@corecommercial.us
FL #581055

Ryan Edwards

847.800.2282
ryan.edwards@corecommercial.us



Bios



RYAN EDWARDS

847.800.2282
ryan.edwards@corecommercial.us

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.

Diane Lawson

941.780.6136
diane.lawson@corecommercial.us
FL #581055

Ryan Edwards

847.800.2282
ryan.edwards@corecommercial.us



Disclaimer

The material contained in this Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the CORE COMMERCIAL GROUP® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property. The only party authorized to represent the Owner in connection with the sale of the Property is the CORE COMMERCIAL GROUP Advisor listed in this brochure, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Brochure must be returned to the CORE COMMERCIAL GROUP Advisor. Neither the CORE COMMERCIAL GROUP Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the CORE COMMERCIAL GROUP Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner. The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the CORE COMMERCIAL GROUP Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property. This Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the CORE COMMERCIAL GROUP Advisor from any liability with respect thereto. To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

Diane Lawson

941.780.6136
diane.lawson@corecommercial.us
FL #581055

Ryan Edwards

847.800.2282
ryan.edwards@corecommercial.us

