

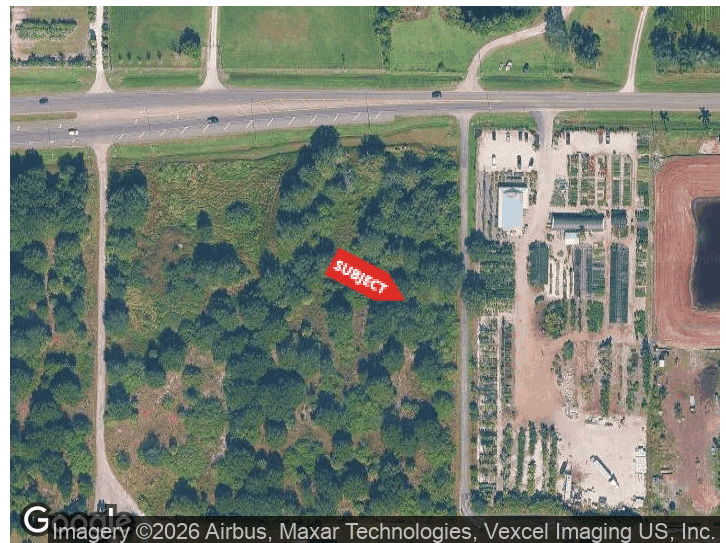


NEW COMMERCIAL DEVELOPMENT IN LAKEWOOD RANCH

15020 FLORIDA 64
BRADENTON, FLORIDA 34212

PROPERTY HIGHLIGHTS

- Proposed ±7,650 SF commercial building currently in permitting
- Future leasing opportunities within the planned building
- Additional ±133,800 SF development area available
- Build-to-suit or ground lease opportunities
- Prominent location along the State Road 64 corridor
- Excellent visibility and regional accessibility
- Convenient access to Lakewood Ranch, I-75, Bradenton, and Sarasota
- Located within a rapidly growing residential and commercial market



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For More Information

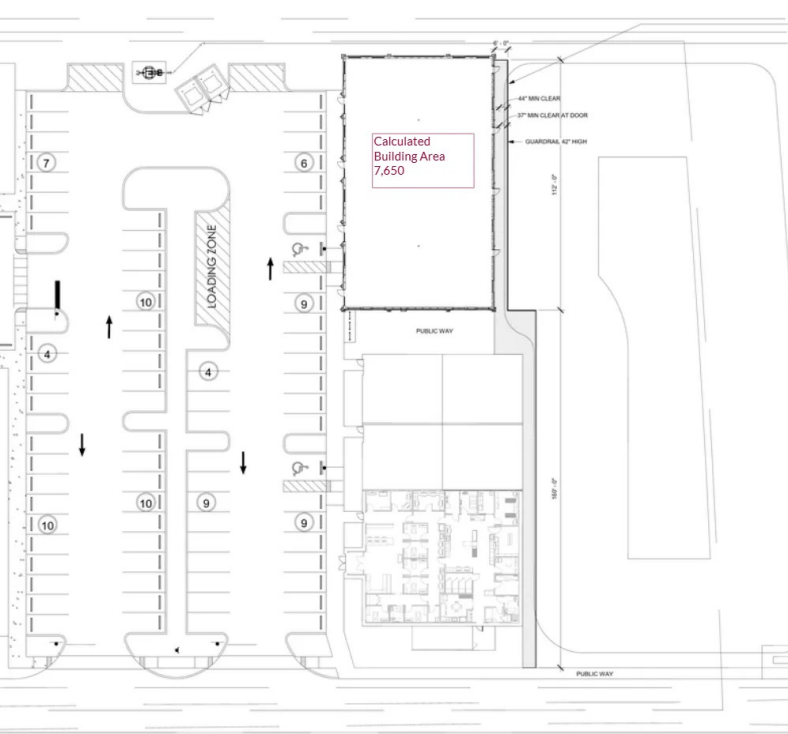
SARAH TOEDMAN

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NEW COMMERCIAL DEVELOPMENT IN LAKEWOOD RANCH



OFFERING SUMMARY

Lease Rate:	\$42 SF/yr (NNN; Ground)
Building Size:	7,700 SF
Available SF:	7,650 - 133,800 SF
Lot Size:	4.55 Acres
Zoning:	A

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 15020 State Road 64 E, Bradenton, FL

Property Type: New Commercial Development / Ground Lease Opportunity
 Planned Building Size: $\pm 7,650$ SF
 Additional Land Available: $\pm 133,800$ SF

An exciting new commercial development is planned along the highly desirable State Road 64 corridor near Lakewood Ranch. A proposed $\pm 7,650$ SF commercial building is currently in the permitting process and will offer future leasing opportunities for businesses seeking a prominent location within one of the region's fastest-growing markets.

The property also includes an additional $\pm 133,800$ SF development area available for a potential build-to-suit project or ground lease. This flexibility creates opportunities for a variety of commercial users looking to establish a presence along this rapidly expanding residential and commercial corridor.

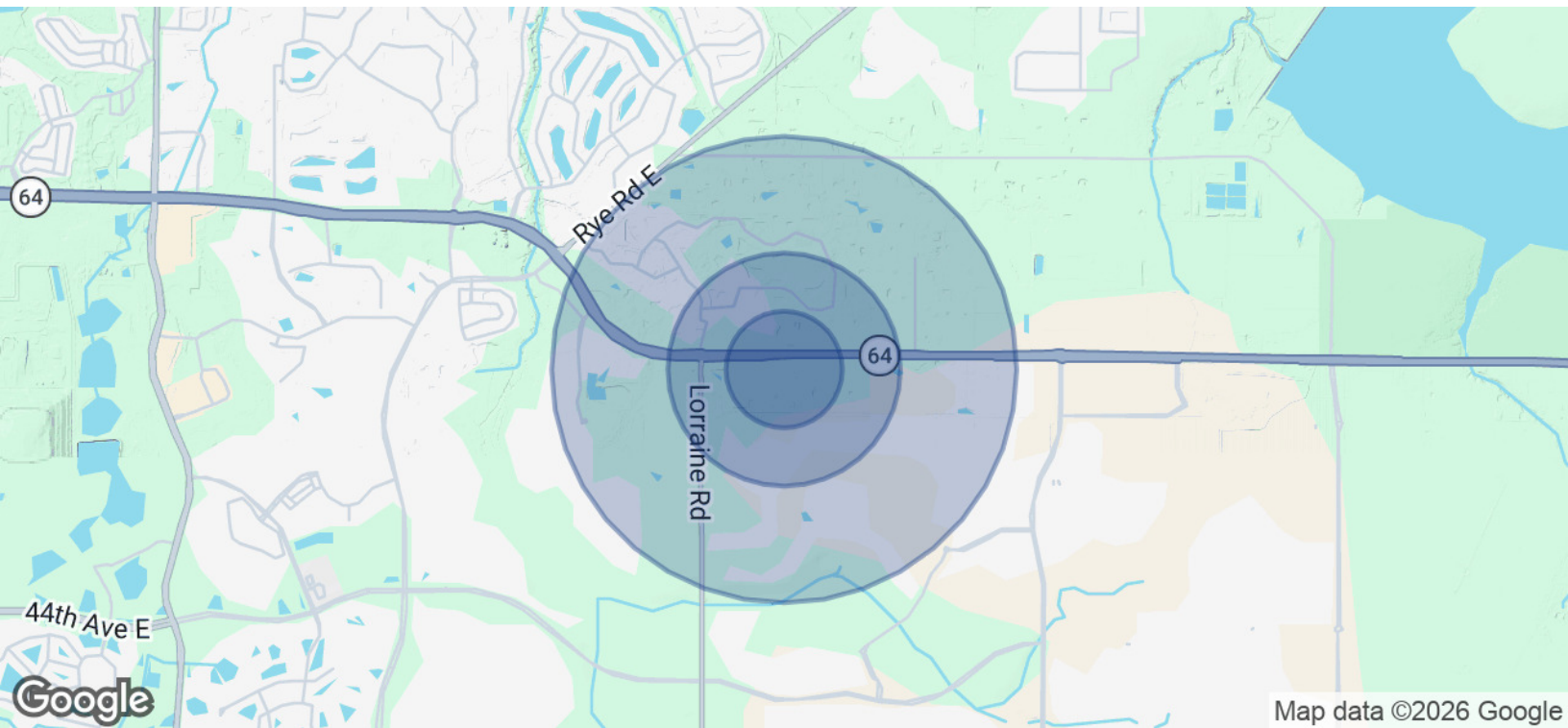
Situated directly on SR 64, the property offers excellent visibility and convenient access to Lakewood Ranch, I-75, Bradenton, and Sarasota. Prospective tenants may have the opportunity to secure space early and customize their buildout, subject to project timing, permitting, and availability.

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**AMERICAN
PROPERTY GROUP**
 OF SARASOTA, INC.

NEW COMMERCIAL DEVELOPMENT IN LAKEWOOD RANCH



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	48	270	1,686
Average Age	53.5	49.1	45.6
Average Age (Male)	50.3	48.2	46.3
Average Age (Female)	55.2	49.5	44.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	18	97	596
# of Persons per HH	2.7	2.8	2.8
Average HH Income	\$176,117	\$174,899	\$172,206
Average House Value	\$736,355	\$705,998	\$677,701

2023 American Community Survey (ACS)

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