



CRESTWOOD COMMONS

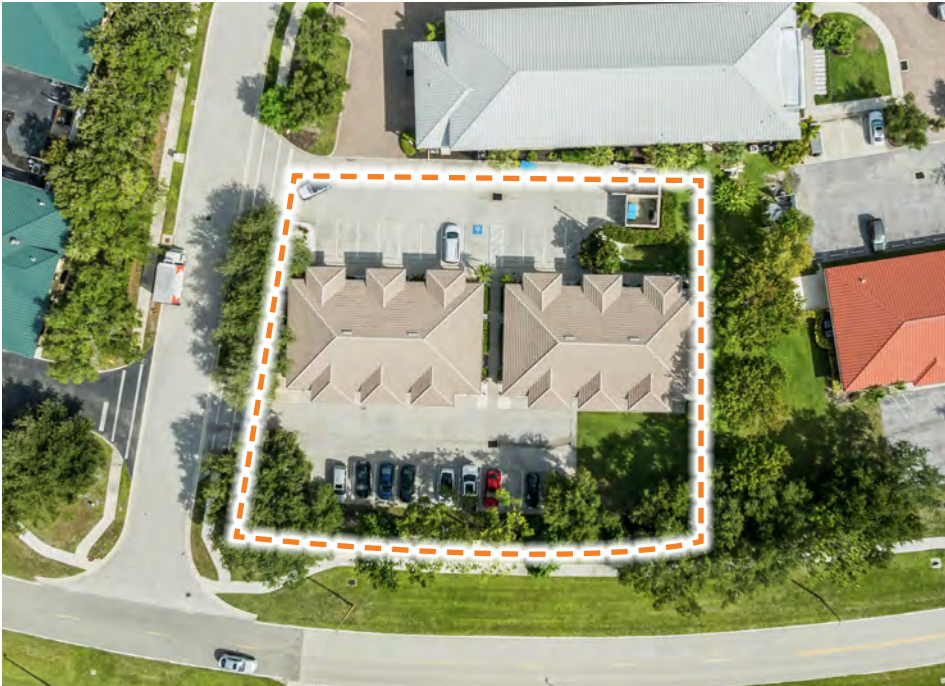
6,000-SF Fully Occupied Office Center | Located in Lakewood Ranch Planned Community

5313-5343 Paylor Ln, Sarasota, FL 34240

OFFERING MEMORANDUM

Marcus & Millichap
PATEL YOZWIAK GROUP

PROPERTY PHOTOS // CRESTWOOD COMMONS



HIGHLIGHTS // CRESTWOOD COMMONS

- **MULTI TENANT OFFICE:** 6,000-SF across two buildings on a 0.76 acre lot. 30 parking spaces and fully landscaped lot.
- **FULLY OCCUPIED CENTER:** Can be modified from 6 to up to 28 individual Executive Offices and Multi-Room Suites. Some with direct access of parking , with building & door signage based on demand.
- **ANNUAL INCREASES:** All current leases feature 3% to 5% annual increases built in.
- **INVESTMENT POTENTIAL:** Strong opportunities for owner/users, investors, condo exits, partial occupancy, and EB-2 strategies. See agent for details.
- **LOCATED WITHIN LAKEWOOD RANCH WATERSIDE PLANNED COMMUNITY:** Lakewood Ranch is a 35,000 acre master planned community with 50 housing developments, multiple mixed use town centers and over 300 shops and restaurants. Lakewood Ranch has seen 80% population growth since the 2020 census. Lakewood Ranch recently approved plans for an additional 5,000 homes from 16 different builders. In 2025, Lakewood Ranch ranked 2nd nationally among master-planned communities with 2,085 new-home sales and remains the fastest selling multi-generational community in the country according to RCLCO.
- **1 MILE FROM LAKEWOOD RANCH MEDICAL CENTER:** A 30 acre medical campus with 240 beds. LRMC recently completed a new \$120 million patient tower with a phase II expansion plan to add 60 additional beds.
- **DENSE OFFICE PARK LOCATION:** Situated within Lakewood Ranch office park adjacent to multiple office, light industrial, medical and education tenants. Per SMR / LWR developer, all commercial land is sold out at this time.
- **DENSE RETAIL HUB:** Located near Center Point at Waterside, a new 50 acre mixed-use center featuring medical offices, retail and restaurants. 2 miles from University Town Center mall (UTC Mall) and Cooper Creek Square, both major retail centers within the Lakewood Ranch planned community.
- **HEAVY TRAFFIC CORRIDOR:** 2 miles off of Interstate 75 Exit 213 seeing 154,000 vehicles per day (VPD), and University Parkway, seeing 51,000 VPD.
- **PROXIMITY TO DOWNTOWN SARASOTA:** 8 miles from Sarasota Bradenton International Airport and 10 miles from downtown Sarasota. Lakewood Ranch is less than 1 hour from Tampa and St Petersburg.
- **STRONG DEMOGRAPHICS:** The population exceeds 99,500 within 5-miles and is projected to increase by 2030. Daytime populations within 5 miles are over 116,700. Average household incomes within 1 mile are over \$156,600.

OFFERING SUMMARY // CRESTWOOD COMMONS

\$3,250,000

LIST PRICE

6.54%

CAP RATE

7.24%

PRO FORMA CAP

\$579

PRICE/SF

PROPERTY DESCRIPTION

Year Built:	2005
Lot Size:	+/-0.76-Acres
GLA:	6,000 -Sq. Ft.
Number of Units:	6-28
Occupancy:	100%
Type of Ownership:	Fee Simple
Parcel No.:	0000-00-8373



LOCAL AERIAL // CRESTWOOD COMMONS



LOCAL AERIAL // CRESTWOOD COMMONS



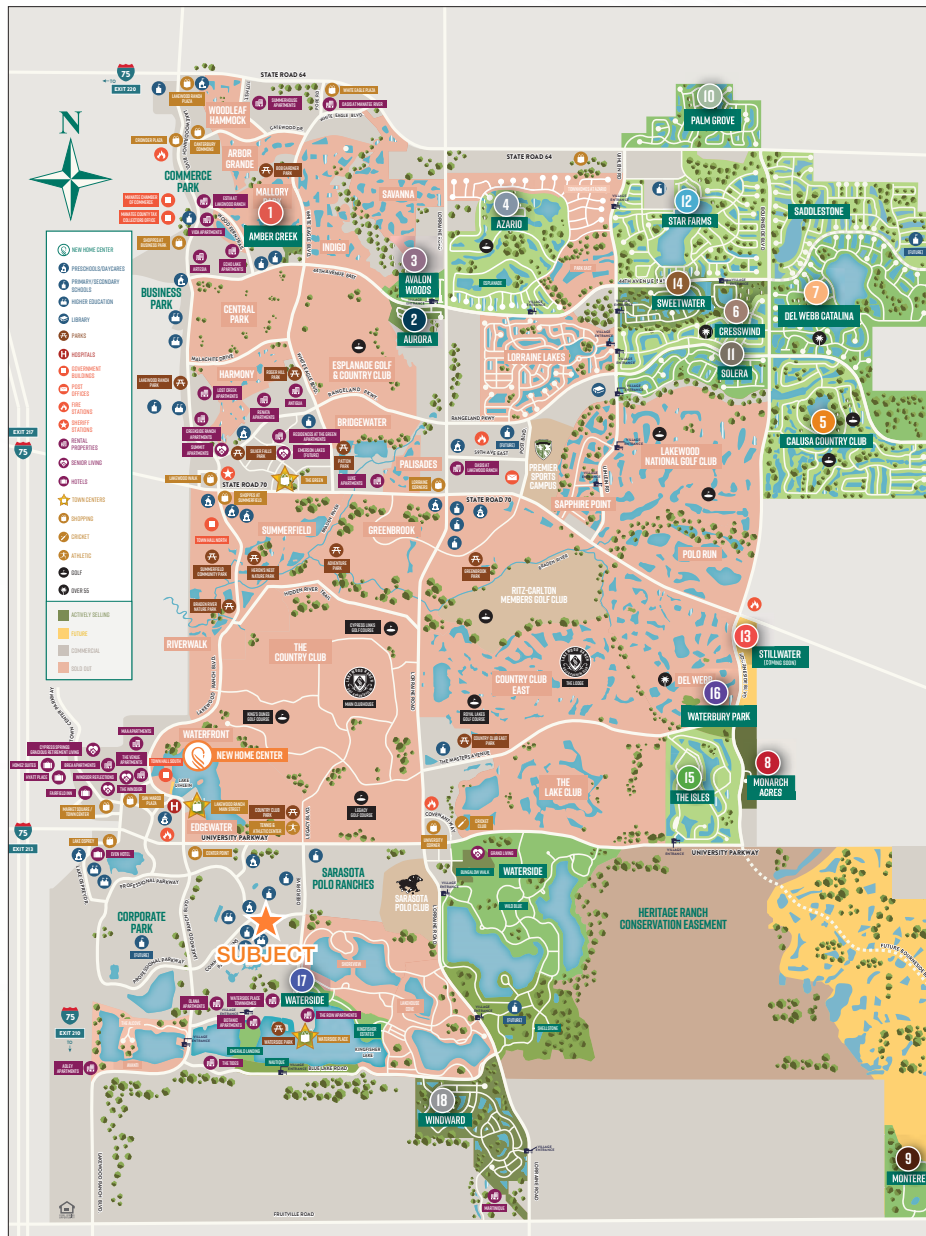
REGIONAL AERIAL // SARASOTA, FL



LOCAL MARKET SUMMARY // LAKEWOOD RANCH



LAKEWOOD RANCH
FLORIDA



Lakewood Ranch is a planned community in southeastern Manatee County and northeastern Sarasota County, Florida, consisting of approximately 35,000 acres. It is part of the Sarasota metropolitan area. According to the 2020 census, the CDP had a population of 34,877.

Lakewood Ranch brings the Florida lifestyle to life with active recreation, top-rated healthcare, and vibrant community traditions. Home to the nation's #1 Farmers' Market, the community connects residents to nature with 150+ miles of trails and protected wildlife habitats, while offering endless opportunities for fun—from three lively town centers and a sports campus to the Sarasota Polo Club.

With more than 15+ distinctive villages, Lakewood Ranch offers a wide variety of homes in a community designed to nurture wellness, education, and lasting traditions. Named America's Favorite Place to Call Home, it has been the #1 all-ages community in the nation for eight consecutive years. [LakewoodRanch.com](https://www.lakewoodranch.com)

NEW LUXURY HOME COMMUNITY COMING TO LAKEWOOD RANCH

Tampa Bay Business & Wealth - 5/11/2026

Lakewood Ranch as builders continue adding high-end housing across Southwest Florida. Monterey at Lakewood Ranch – Egret Collection will feature single-family homes ranging from 4,320 to more than 5,800 square feet, with preserve and lakefront views. [FULL ARTICLE](#)

93K SQUARE FEET OF LIGHT INDUSTRIAL SPACE OPENS IN LAKEWOOD RANCH

Business Observer - 5/6/2026

Tavistock Development Co. recently completed the buildout of a 93,000-square-foot project consisting of two buildings on Lakewood Ranch Boulevard in Waterside. While it is in the final stages of permitting, the warehouse spaces are currently for lease. [FULL ARTICLE](#)

1,200 NEW HOMES WITH RESORT-STYLE AMENITIES ARE COMING TO LAKEWOOD RANCH

Bradenton Herald - 1/15/2026

Homebuilder Taylor Morrison recently closed a land deal to turn it into its newest resort-style community. Located between University Pkwy and Fruitville Rd and east of a future Bourneside Blvd extension in Sarasota County, the Esplanade at Cammaray will have 1,200 single-family homes, condos and villas, according to a press release. [FULL ARTICLE](#)

MARKET SUMMARY // SARASOTA, FL

SARASOTA

Known for small-town living, beaches and resorts, the Sarasota metro is a major draw for tourists and retirees. About one-third of the population is above the age of 65, supporting a large network of health care providers and underpinning demand for workers in the sector. The metro encompasses all of Manatee and Sarasota counties. About 60 miles south of Tampa, Sarasota is the second-most populated city in the metro, with more than 59,000 residents. North Port has a slightly larger population at almost 90,000 citizens.

ECONOMY

- In addition to manufacturers, other major employers in the metro include SMH Health Care, HCA Sarasota Doctors Hospital, Florida Resource Management, Ritz-Carlton and FCCI Insurance Group.
- The area offers proximity to Seaport Manatee, Port Tampa Bay, Tampa International Airport and Sarasota-Bradenton International Airport.
- The Baltimore Orioles and Pittsburgh Pirates conduct spring training in the metro, contributing to the metro's tourism sector. Other sporting events here pertain to polo, powerboat racing and BMX.
- The many museums and cultural activities, such as the Ringling Museum of Art and the Sarasota Orchestra, enhance the metro's quality of life.

QUICK FACTS



POPULATION

924K

Growth 2024-2029*
7.0%



HOUSEHOLDS

408K

Growth 2024-2029*
7.1%



MEDIAN AGE

52.0

U.S. Median:
39.0

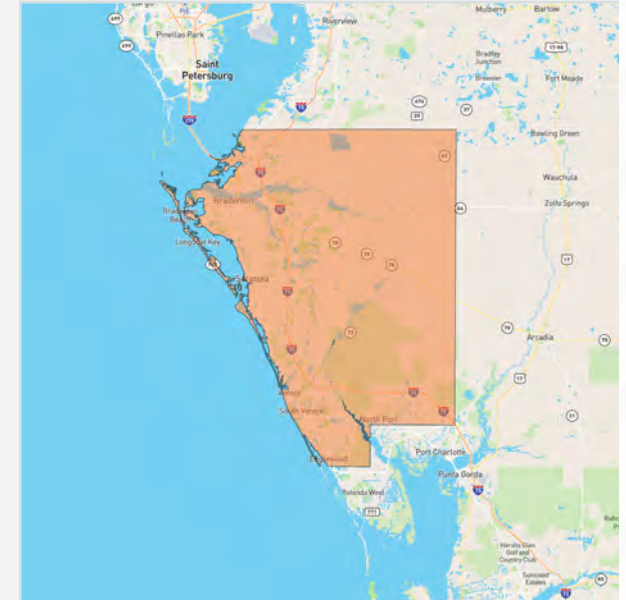


MEDIAN HOUSEHOLD INCOME

\$83,400

U.S. Median:
\$76,100

* Forecast



METRO HIGHLIGHTS



DIVERSIFYING ECONOMY

Infotech, life sciences, professional services and clean technology are among the growing sectors propelling the economy.



MANUFACTURING

The Sarasota metro is home to some 1,000 manufacturing companies, including PGT Innovations, Sun Hydraulics Corp., Helios Technologies and Tervis.



TOURISM INDUSTRY

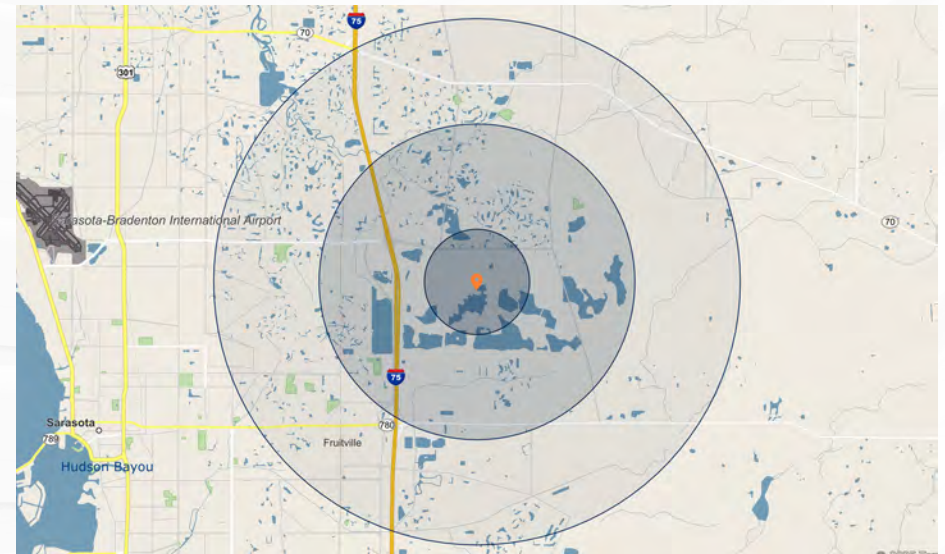
A warm climate year-round, miles of beaches, and an abundance of activities and attractions draw two million to three million annual tourists, yielding billions in total economic impact each year.

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau; EDC Sarasota County

DEMOGRAPHIC REPORT // SARASOTA, FL

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	601	29,771	105,568
2025 Estimate			
Total Population	553	27,574	99,595
2020 Census			
Total Population	444	22,181	86,040
2010 Census			
Total Population	355	18,140	68,089
Daytime Population			
2025 Estimate	668	41,869	116,766
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Households	269	13,883	47,056
2025 Estimate			
Total Households	247	12,786	44,212
Average (Mean) Household Size	2.1	2.2	2.3
2020 Census			
Total Households	207	10,690	38,773
2010 Census			
Total Households	168	8,977	29,919
HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
\$200,000 or More	27.2%	22.0%	18.9%
\$150,000-\$199,999	11.7%	9.1%	10.9%
\$100,000-\$149,999	19.9%	21.3%	21.1%
\$75,000-\$99,999	11.9%	13.5%	13.6%
\$50,000-\$74,999	12.9%	14.9%	14.8%
\$35,000-\$49,999	4.9%	6.7%	8.6%
\$25,000-\$34,999	5.2%	4.2%	4.4%
\$15,000-\$24,999	2.3%	3.3%	3.5%
Under \$15,000	4.0%	5.1%	4.3%
Average Household Income	\$156,657	\$142,740	\$136,132
Median Household Income	\$117,144	\$109,634	\$107,521
Per Capita Income	\$73,854	\$64,883	\$59,857

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2025 Estimate Total Population	553	27,574	99,595
Under 20	10.3%	13.2%	16.1%
20 to 34 Years	7.7%	12.7%	13.2%
35 to 49 Years	9.3%	12.8%	14.9%
50 to 59 Years	12.4%	13.5%	13.3%
60 to 64 Years	10.0%	8.7%	8.3%
65 to 69 Years	11.6%	9.5%	9.1%
70 to 74 Years	14.0%	10.0%	8.7%
Age 75+	24.5%	19.5%	16.4%
Median Age	64.0	57.0	53.0
Population by Gender			
2025 Estimate Total Population	553	27,574	99,595
Male Population	48.1%	47.6%	48.1%
Female Population	51.9%	52.4%	51.9%
Travel Time to Work			
Average Travel Time to Work in Minutes	31.0	28.0	28.0



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CRESTWOOD COMMONS

5313-5343 Paylor Lane, Sarasota, FL

EXCLUSIVELY LISTED BY:

DARPAN PATEL

Senior Managing Director, Investments
Tampa Office

Direct: (513) 878-7723

Darpan.Patel@marcusmillichap.com

License: OH SAL 2012000748

DAN YOZWIAK

Senior Managing Director, Investments
Columbus Office

Direct: (614) 403-1094

Dan.Yozwiak@marcusmillichap.com

License: OH SAL 2008003600

RYAN NEE

FLORIDA BROKER OF RECORD
5900 N ANDREWS AVE., STE. 100
FORT LAUDERDALE, FL 33309
P: (954) 245-3400
LIC #: BK3154667

Marcus & Millichap