

PRIME DEVELOPMENT SITE

6009 EXCHANGE WAY

6009 Exchange Way Lakewood Ranch, FL 34202



PROPERTY DESCRIPTION

Exceptional 2.11 acre commercial development site in one of Southwest Florida's fastest growing corridors. Ideally positioned off I-75 and minutes from UTC retail hub. It offers outstanding visibility from I-75. Site surrounded by thriving residential communities, corporate offices, sports tourism destinations, and not far from the Sarasota Bradenton International Airport. The lot is strategically located to serve the area's rapidly growing population and year-round visitor traffic. With limited sites left in this market, 6009 Exchange Way presents a rare opportunity for investors, developers, and owner-users seeking high profile location in the heart of the region's continued growth. The PD-MU zoning allows for a variety of commercial uses such as restaurant, entertainment, professional office, medical, to name a few.

PROPERTY HIGHLIGHTS

- This lot is positioned in the gateway to Lakewood Ranch.
- Surrounded by 2 hotels, corporate offices, premier shopping, and nationally recognized youth sports complexes.
- Ability to build 10,000+ square feet building.
- Minutes to the UTC retail corridor, corporate parks, and residential communities.

SALE PRICE: **\$1,850,000**

Lot Size: **2.11 Acres**

Zoning: **PD-MU**

Stacy Rosenberg

(727) 488-4814



**COLDWELL BANKER
COMMERCIAL
REALTY**

PROPERTY IMAGES

6009 EXCHANGE WAY
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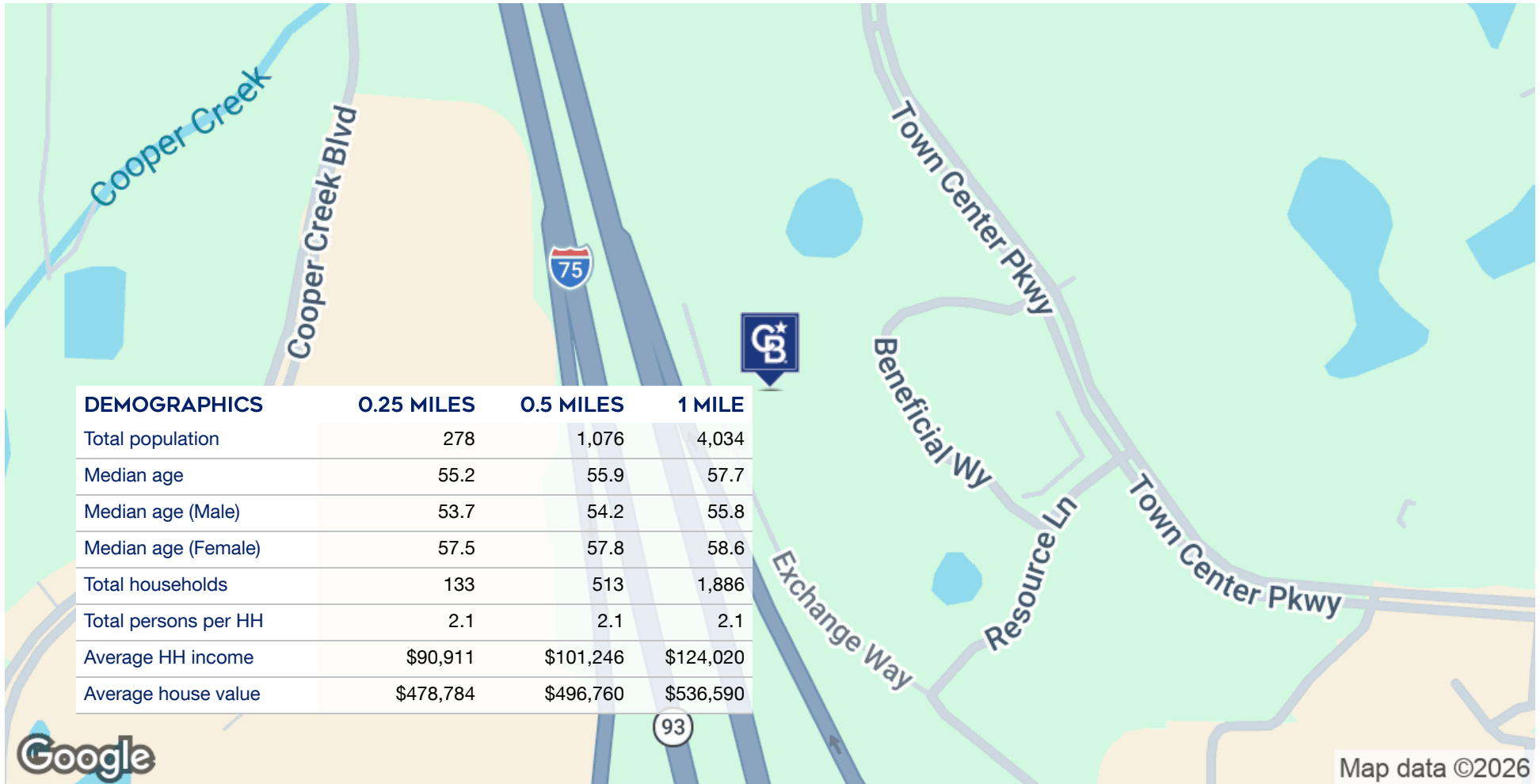
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MAP & DEMOGRAPHICS

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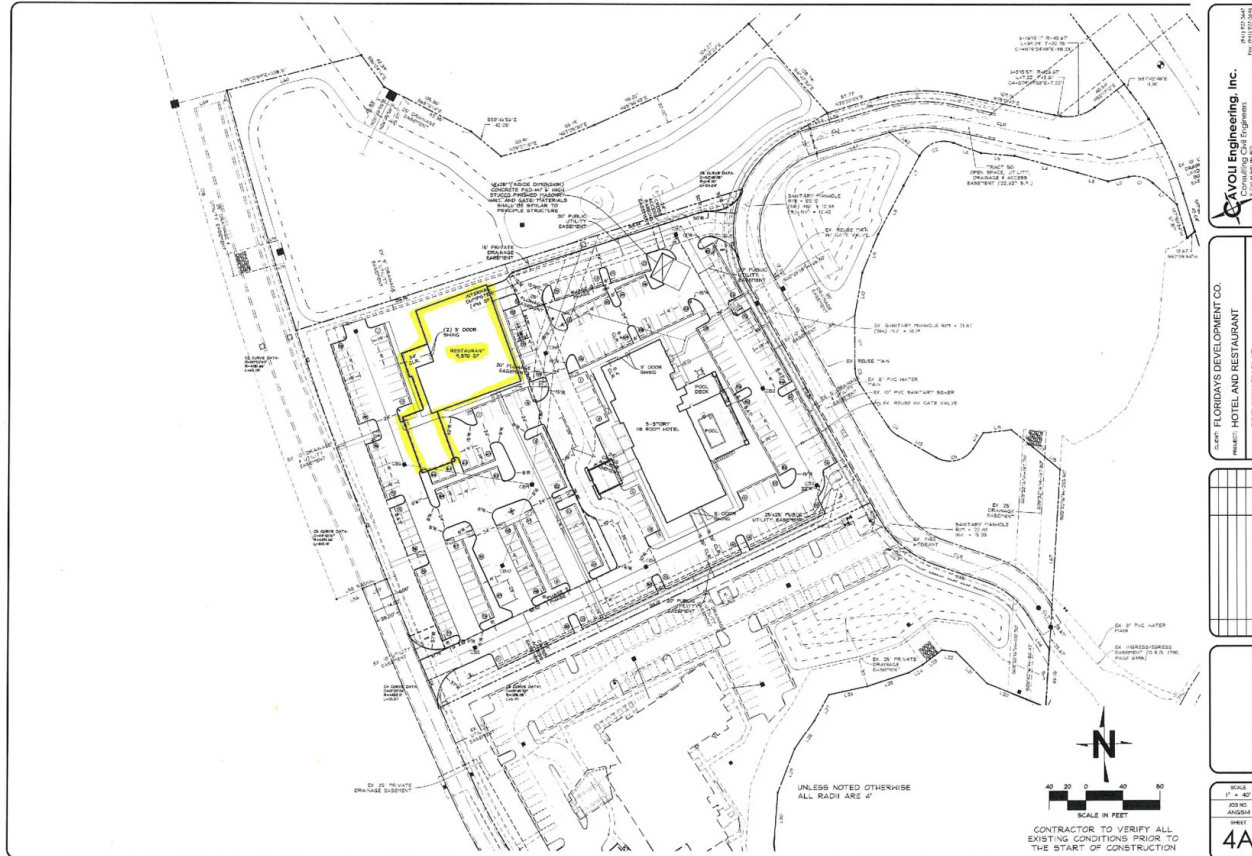


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SITE PLAN

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LAKWOOD RANCH STATS

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LAKWOOD RANCH BUILT FOR GROWTH

Lakewood Ranch is one of the nation's most successful master-planned communities—designed for generations and built for the future. A thriving economy, exceptional amenities, and unmatched quality of life continue to attract residents, businesses and visitors from around the world.



<p>60,000+ RESIDENTS TODAY</p>	<p>100,000+ RESIDENTS AT FULL BUILDOUT</p>	<p>17% POPULATION GROWTH SINCE 2020</p>	<p>2,100+ BUSINESSES</p>	<p>18,000+ EMPLOYEES</p>	<p>#1 MASTER-PLANNED COMMUNITY IN THE U.S.</p>	<p>AFFLUENT & EDUCATED MARKET</p> <ul style="list-style-type: none"> \$162,000 average household income Highly educated workforce Strong demand for medical, professional, retail and hospitality uses 	<p>BUSINESS & ECONOMIC POWERHOUSE</p> <ul style="list-style-type: none"> 6 million+ SF of commercial development Corporate, medical and technology companies thrive here A pro-business environment that drives continued investment 	<p>TOURISM & SPORTS DESTINATION</p> <ul style="list-style-type: none"> Premier Sports Campus and world-class sports facilities Year-round tournaments and events drive visitor traffic Multiple hotels, dining, retail and entertainment options 	<p>STRATEGIC LOCATION</p> <ul style="list-style-type: none"> Minutes to UTC, I-75, and SR-64 Easy access to Sarasota, Tampa and the Gulf Coast Surrounded by new residential growth and major employers
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PREMIER COMMERCIAL SITE 6009 EXCHANGE WAY LAKWOOD RANCH, FL 34202

- 2.11 ACRES**
Premium commercial land
- ZONED PD-MU***
Planned Development - Mixed Use
*No residential uses permitted.
- FRONTAGE ON I-75 CORRIDOR**
Excellent visibility & access

PD-MU ZONING OVERVIEW
The PD-MU (Planned Development - Mixed Use) zoning allows for a wide range of commercial, office, medical, hospitality and mixed-use non-residential development opportunities.

NO RESIDENTIAL USES PERMITTED.

- APPROVED USES INCLUDE:**
- Medical Office
 - Corporate Office
 - Retail & Restaurant
 - Hospitality
 - Professional Services
 - Financial Institutions
 - Fitness & Wellness
 - Personal Services
 - Entertainment
 - Mixed Commercial Uses

<p>2+ MILLION ANNUAL VISITORS</p> <p>Premier Sports Campus and surrounding amenities attract millions of visitors throughout the year.</p>	<p>I-75 VISIBILITY & TRAFFIC EXPOSURE</p> <p>Direct access to I-75 and SR-44 with excellent visibility and high traffic counts.</p>	<p>ADJACENT TO 2 HOTELS</p> <p>Immediate proximity to hotels and hospitality options attracts business and visitors.</p>	<p>GROWTH ALL AROUND</p> <p>Surrounded by ongoing residential growth, major employers and future commercial development.</p>
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A rare opportunity to secure one of the last remaining commercial sites in the heart of Lakewood Ranch's growth corridor.

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CONCEPTS

6009 EXCHANGE WAY

6009 Exchange Way Lakewood Ranch, FL 34202



CONCEPTS *that Connect.*

PLACES THAT INSPIRE.
COMMUNITIES THAT THRIVE.

Thoughtful spaces designed to bring people together, create lasting experiences, and drive meaningful growth.

THESE ARE AI FORMULATED CONCEPTS.
NOT OFFICIAL RENDERINGS.



VISIONARY LOCATION. ENDLESS POSSIBILITIES.



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