

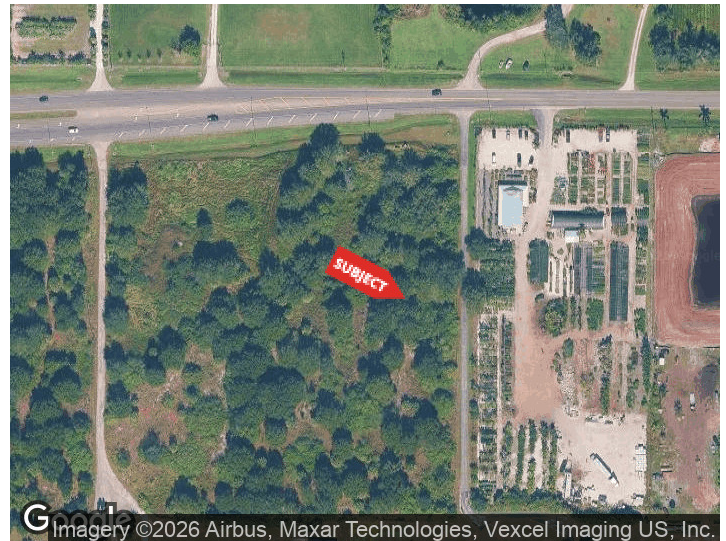


NEW COMMERCIAL DEVELOPMENT IN LAKEWOOD RANCH

15020 FLORIDA 64
BRADENTON, FLORIDA 34212

PROPERTY HIGHLIGHTS

- New commercial building coming soon
- Approximately ±7,700 SF planned
- Pre-leasing opportunities available
- High-growth Lakewood Ranch / State Road 64 corridor
- Excellent visibility and accessibility
- Convenient access to I-75, Bradenton, and Sarasota
- Opportunity for early tenant involvement and buildout customization



DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	18	97	596
Total Population	48	270	1,686

For More Information

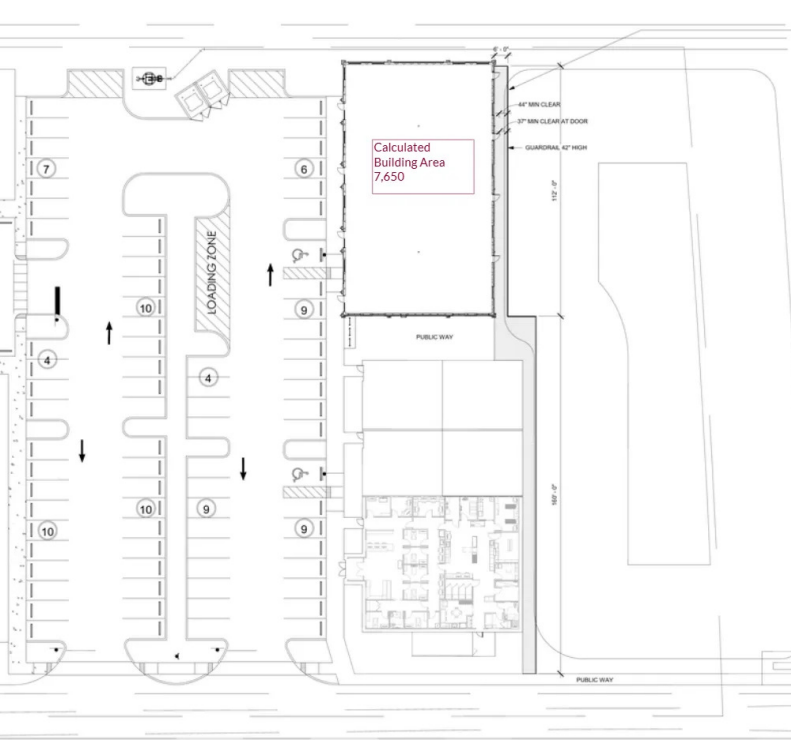
SARAH TOEDMAN

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NEW COMMERCIAL DEVELOPMENT IN LAKEWOOD RANCH



OFFERING SUMMARY

Lease Rate:	\$42 SF/yr (NNN)
Building Size:	7,700 SF
Available SF:	7,700 SF
Lot Size:	4.55 Acres
Zoning:	A

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 15020 Florida 64, Bradenton, FL

Property Type: New Commercial Development for Lease

Planned Building Size: Approximately ±7,700 SF

An exciting new commercial development is coming soon to the highly desirable State Road 64 corridor in Lakewood Ranch. The planned ±7,700 SF building will offer future leasing opportunities for businesses seeking a prominent location within one of the fastest-growing communities in Southwest Florida.

Situated along SR-64 with convenient access to Lakewood Ranch, I-75, Bradenton, and Sarasota, this location offers outstanding visibility and accessibility within a rapidly expanding residential and commercial market.

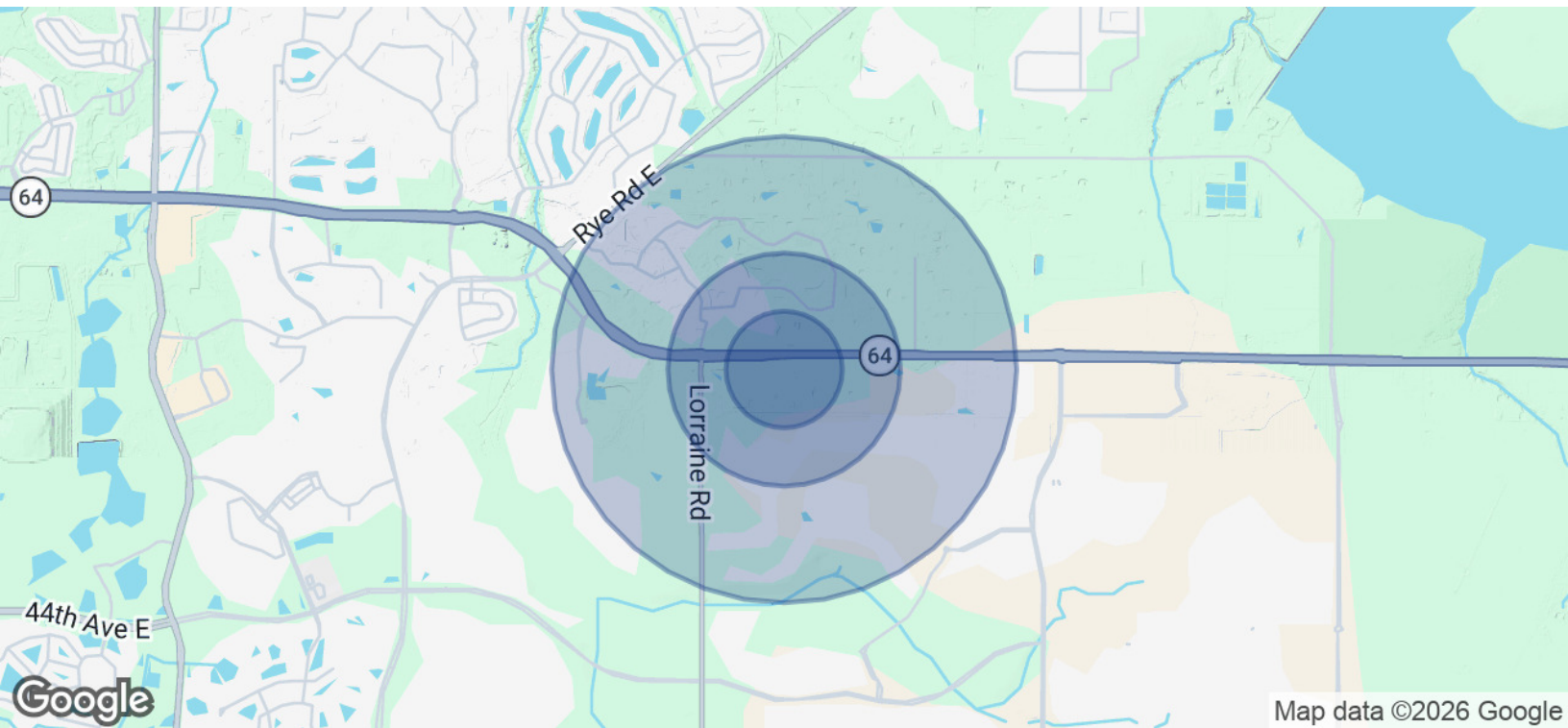
The property is currently under development, presenting tenants with the opportunity to secure space early and potentially customize their buildout based on project timing and availability.

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