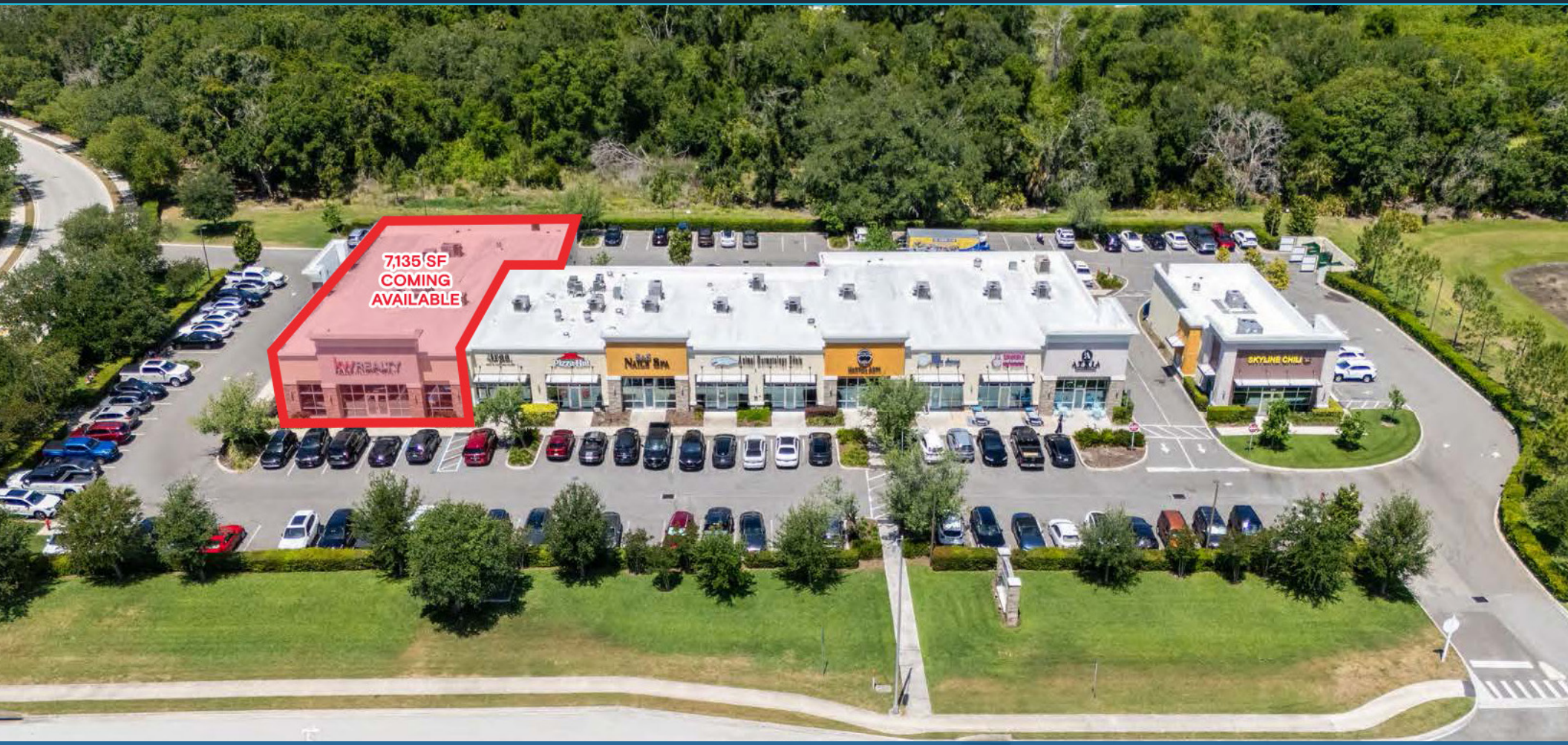
RETAIL SPACE FOR LEASE

SHOPPES AT BUSINESS PARK

4112-4152 Lakewood Ranch Boulevard, Bradenton, FL 34211



PRIME ENDCAP WITHIN NATION'S BEST-SELLING MASTER PLANNED COMMUNITY

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

David Eggnatz
VICE PRESIDENT
davideggnatz@katzretail.com
(954) 579-2927

Property Overview

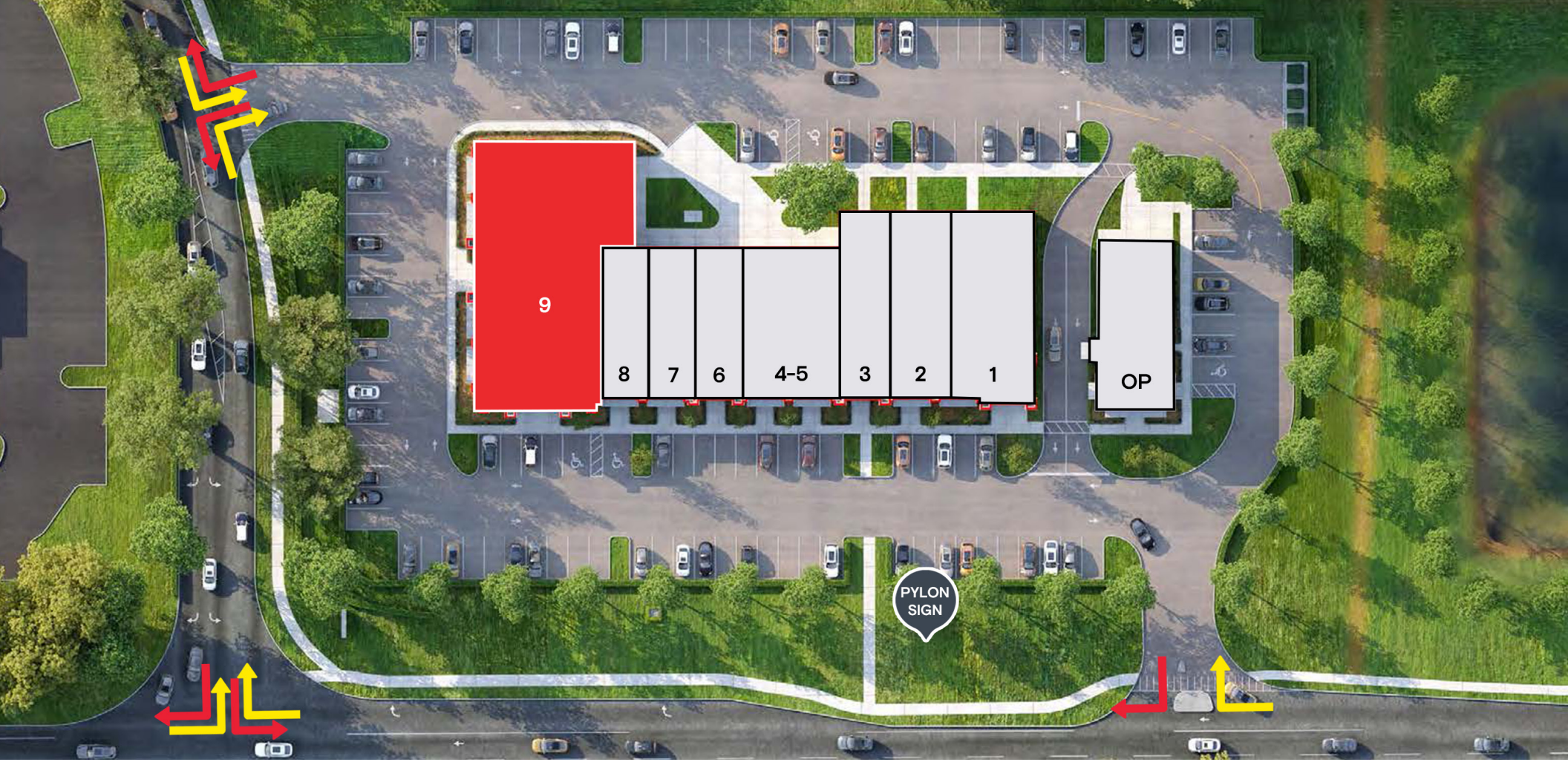
HIGHLIGHTS

- ±7,135 SF endcap coming available
- Exceptional Sightline, Visibility, Exposure & Signage
- 26,500+ Average Daily Traffic Count
- Main N/S Artery Connecting State Rd 64 & State Rd 70
- Positioned Next to The Florida Research Institute, a Dedicated Clinical Trial Site & Research Facility, 50+ Employees
- Surrounded By Several Government County Offices Including the Manatee Chamber of Commerce & Manatee County Tax Collector
- Lakewood Ranch is one of the most dynamic and fastest-growing master-planned communities in the nation.
- Residents within Lakewood Ranch boast above-average household incomes exceeding $162,000 within 1-mile

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	9,161	52,260	119,285
HOUSEHOLDS	3,779	21,420	50,323
EMPLOYEES	1,381	11,632	30,612
AVERAGE HH INCOME	$162,698	$157,905	$155,561
	5 MINUTES	**10 MINUTES**	**15 MINUTES**
POPULATION	18,076	63,687	131,925
HOUSEHOLDS	7,544	26,079	56,192
EMPLOYEES	2,723	11,948	36,071
AVERAGE HH INCOME	$160,472	$164,994	$157,601

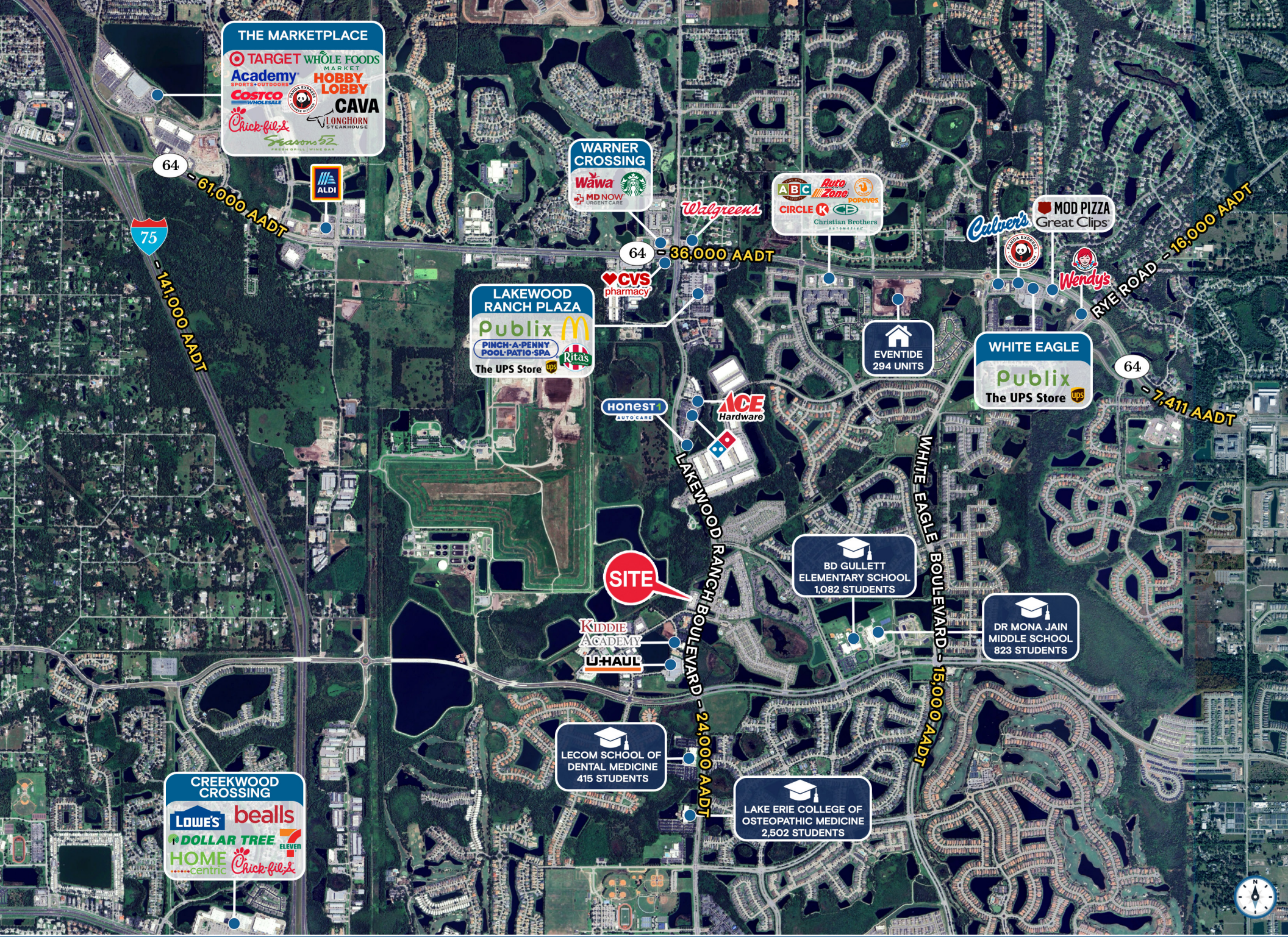


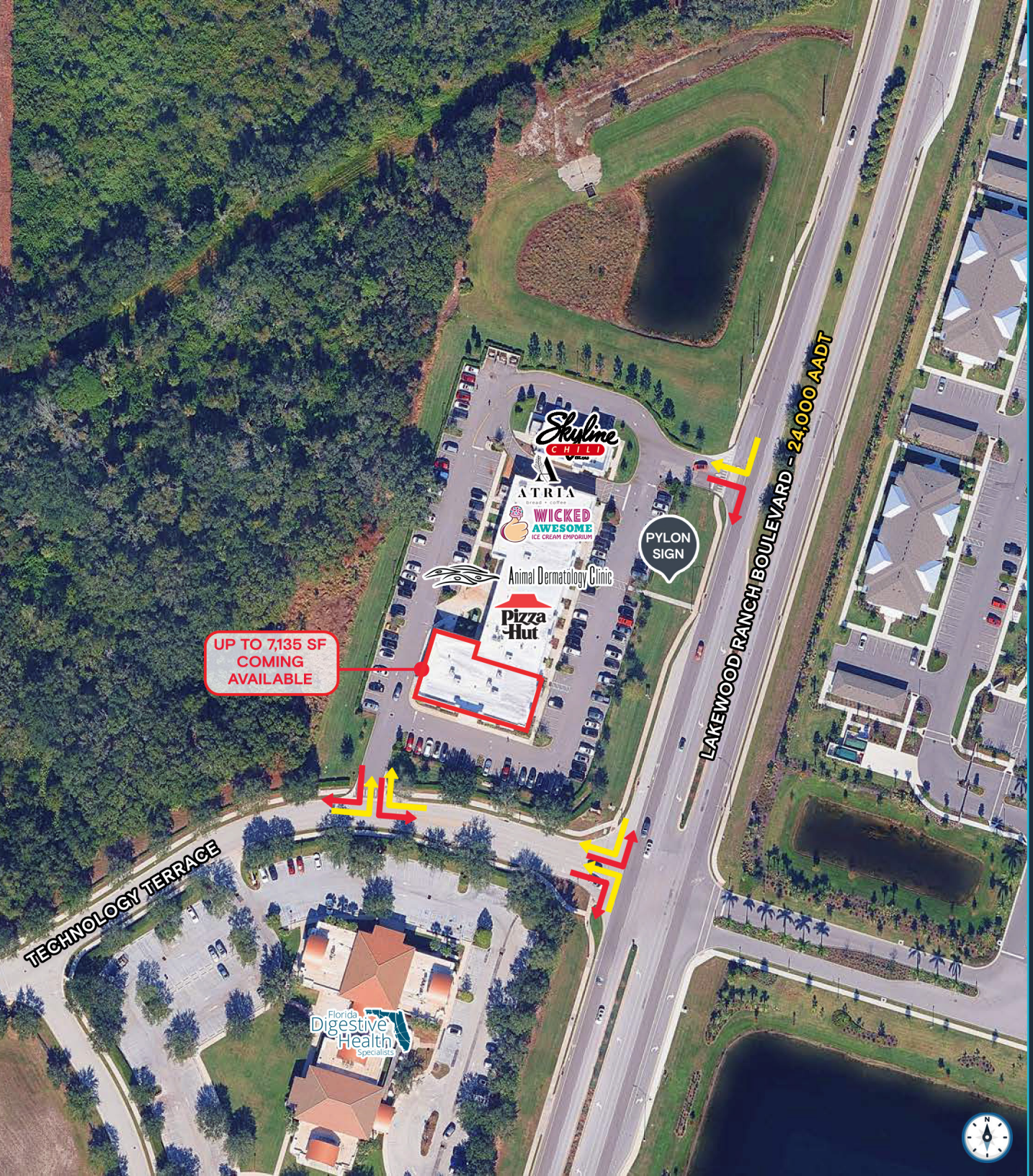




Tenant Roster

OP	Skyline Chili	2,220 SF
1A	Atria Restaurant	2,000 SF
1B	Wicked Awesome Ice Cream Emporium	1,232 SF
2	Yoga Barre	1,780 SF
3	Laping Martial Arts	1,685 SF
4-5	Animal Dermatology Clinic	2,574 SF
6	S&S Nails	1,391 SF
7	Pizza Hut	1,294 SF
8	Troo Organic Hair Salon	1,006 SF
9	Coming Available	±7,135 SF


THE MARKETPLACE
TARGET
WHOLE FOODS MARKET
Academy SPORTS + OUTDOORS
HOBBY LOBBY
COSTCO WHOLESALE
CAVA
Chick-fil-A
LONGHORN STEAKHOUSE
Seasons 52
64
- 61,000 AADT
ALDI
75
- 141,000 AADT
WARNER CROSSING
Wawa
MD NOW URGENT CARE
Walgreens
64
- 36,000 AADT
CVS pharmacy
LAKEWOOD RANCH PLAZA
Publix
PINCH-A-PENNY POOL·PATIO·SPA
Rita's
The UPS Store
ABC
AutoZone
Popeyes
CIRCLE K
Christian Brothers
Culver's
MOD PIZZA
Great Clips
Wendy's
RYE ROAD - 16,000 AADT
EVENTIDE
294 UNITS
WHITE EAGLE
Publix
The UPS Store
64
- 7,411 AADT
honest 1 AUTO CARE
ACE Hardware
LAKEWOOD RANCH BOULEVARD - 24,000 AADT
WHITE EAGLE BOULEVARD - 15,000 AADT
SITE
BD GULLETT ELEMENTARY SCHOOL
1,082 STUDENTS
DR MONA JAIN MIDDLE SCHOOL
823 STUDENTS
KIDDIE ACADEMY
U-HAUL
LECOM SCHOOL OF DENTAL MEDICINE
415 STUDENTS
LAKE ERIE COLLEGE OF OSTEOPATHIC MEDICINE
2,502 STUDENTS
CREEKWOOD CROSSING
LOWE'S
bealls
DOLLAR TREE
7 ELEVEN
HOME centric
Chick-fil-A



Contact Broker

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