

For Lease

SOUTH BRIDGE PLAZA

1874 Stickney Point Rd, Sarasota, FL 34231



OFFERING SUMMARY

Lease Rate:	\$32 SF/yr (NNN)
Building Size:	17,010 SF
Available SF:	2,018 SF
Lot Size:	2.95 Acres

PROPERTY OVERVIEW

Position your business at the intersection of luxury and high-traffic commerce. Located on the direct artery to the world-renowned Siesta Key, this 2,018 SF versatile space offers unparalleled visibility in one of Sarasota's most dynamic corridors. Directly across from the massive Stickney Point development project, this site will benefit from the massive influx of residents, hotel guests, and shoppers.

PROPERTY HIGHLIGHTS

- One block west of US-Hwy 41
- High traffic count daily
- High visibility Pylon signage
- Price: \$32NNN
- Ample on-site parking

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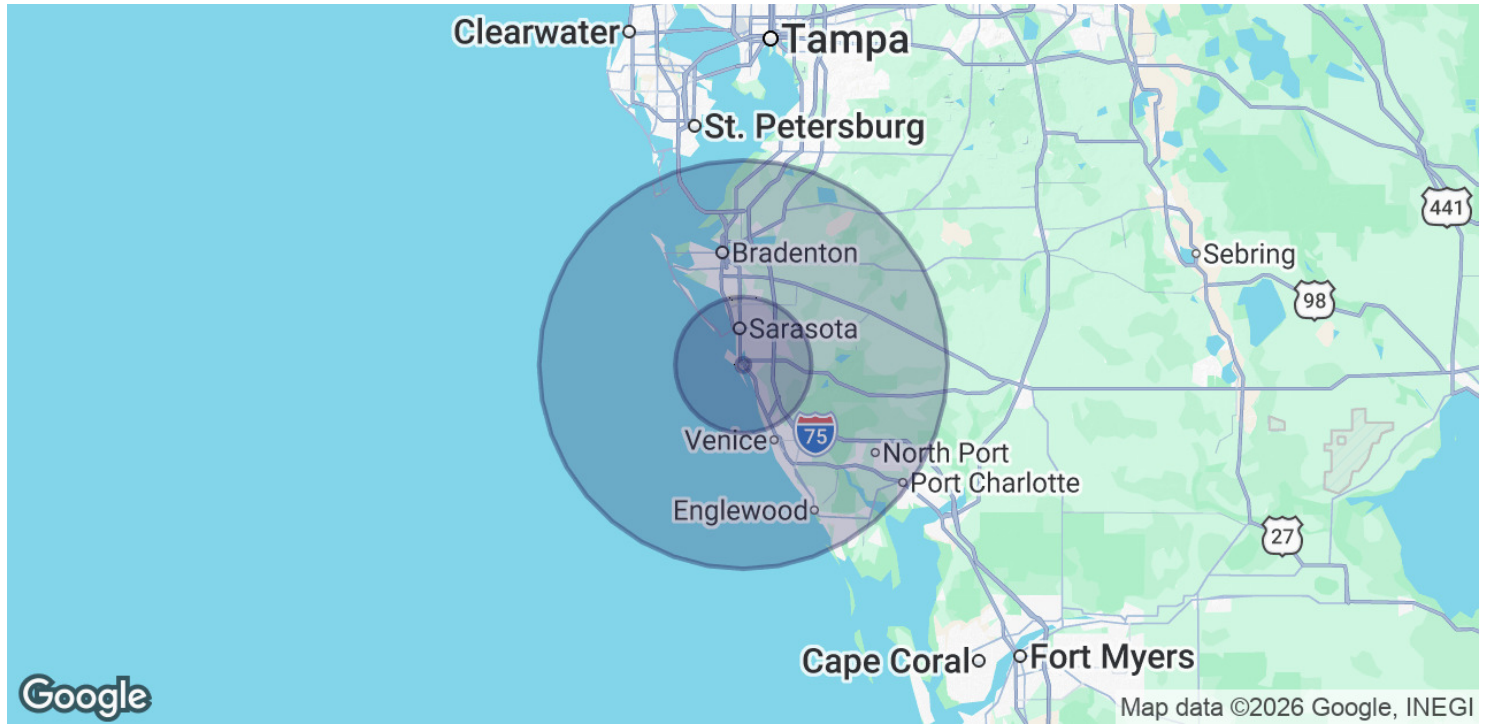
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POPULATION	1 MILE	10 MILES	30 MILES
Total Population	7,418	260,883	924,245
Average Age	54.7	53.1	52.2
Average Age (Male)	51.2	50.9	51.2
Average Age (Female)	56.9	54.6	53.2
HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total Households	3,699	120,056	401,265
# of Persons per HH	2.0	2.2	2.3
Average HH Income	\$115,108	\$126,055	\$112,290
Average House Value	\$478,455	\$566,920	\$441,488

2023 American Community Survey (ACS)

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