



Palm Aire Plaza

5897 Whitfield Avenue,
Sarasota, FL 34243

Diane Lawson

941.780.6136
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FL #581055

Ryan Edwards

847.800.2282
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Property Summary



PROPERTY DESCRIPTION

This restaurant space has a full kitchen and seating, covered patio, outside seating and outside cooler/freezer. Outside areas are not included in the square footage. Increase your seating capacity by taking advantage of additional outdoor area in the rear. Imagine twinkle lights and picnic tables under the large canopy of Live Oaks.

This property offers a very competitive lease rate, providing an attractive setting for businesses seeking a prominent location. Ample parking is available, ensuring convenient access for both tenants and visitors. With a competitive CAM rate of \$8, this property presents an appealing opportunity for businesses seeking a well-positioned location.

AI was used to alter some photos.

PROPERTY HIGHLIGHTS

- Full kitchen system
- Outside covered patio (not part of sf)
- Outside cooler/freezer (not part of sf)
- Potential for additional outdoor seating

Located at the entrance to Palm Aire Country Club

OFFERING SUMMARY

| | |
|----------------|------------------|
| Lease Rate: | \$23 SF/yr (NNN) |
| Available SF: | 2,000 - 4,264 SF |
| Building Size: | 14,030 SF |

| DEMOGRAPHICS | 0.25 MILES | 0.5 MILES | 1 MILE |
|-------------------|------------|-----------|-----------|
| Total Households | 276 | 1,035 | 3,526 |
| Total Population | 585 | 2,131 | 7,939 |
| Average HH Income | \$104,110 | \$106,808 | \$109,536 |

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LOCATION DESCRIPTION

Situated at the entrance to Palm Aire Country Club, this property offers a coveted location for prospective restaurateurs. With its prime position in a prestigious golf and raquet community, this space presents an exciting opportunity for a 4,000+ square foot restaurant. The surrounding area boasts a dynamic mix of residential and commercial activity, ensuring a steady flow of potential patrons. Additionally, being in close proximity to The Mall at University Town Center and University Parkway enhances the visibility and accessibility, making it an ideal setting for a restaurant seeking to establish a strong presence in this vibrant market.

Just moments away, tenants can also leverage the proximity to the Sarasota-Bradenton International Airport, catering to both local and visiting clientele. Additionally, the nearby Ringling Museum of Art and the idyllic Nathan Benderson Park provide opportunities for engaging with the local community and attracting patrons seeking leisure and cultural experiences. This thriving location at Palm Aire Plaza presents an exciting opportunity for businesses to establish a strong and dynamic presence within the Sarasota landscape.

Complete Highlights



PROPERTY HIGHLIGHTS

- Full kitchen system
- Outside covered patio (not part of sf)
- Outside cooler/freezer (not part of sf)
- Potential for additional outdoor seating
- Located at the entrance to Palm Aire Country Club
- Situated in the UTC corridor with a bustling 2 million + sf of commercial space
- New 400 unit luxury apartment community coming soon adjacent



Additional Photos





Section 1

LOCATION INFORMATION

Palm Aire Plaza

5897 Whitfield Avenue, Sarasota, FL 3424

Diane Lawson

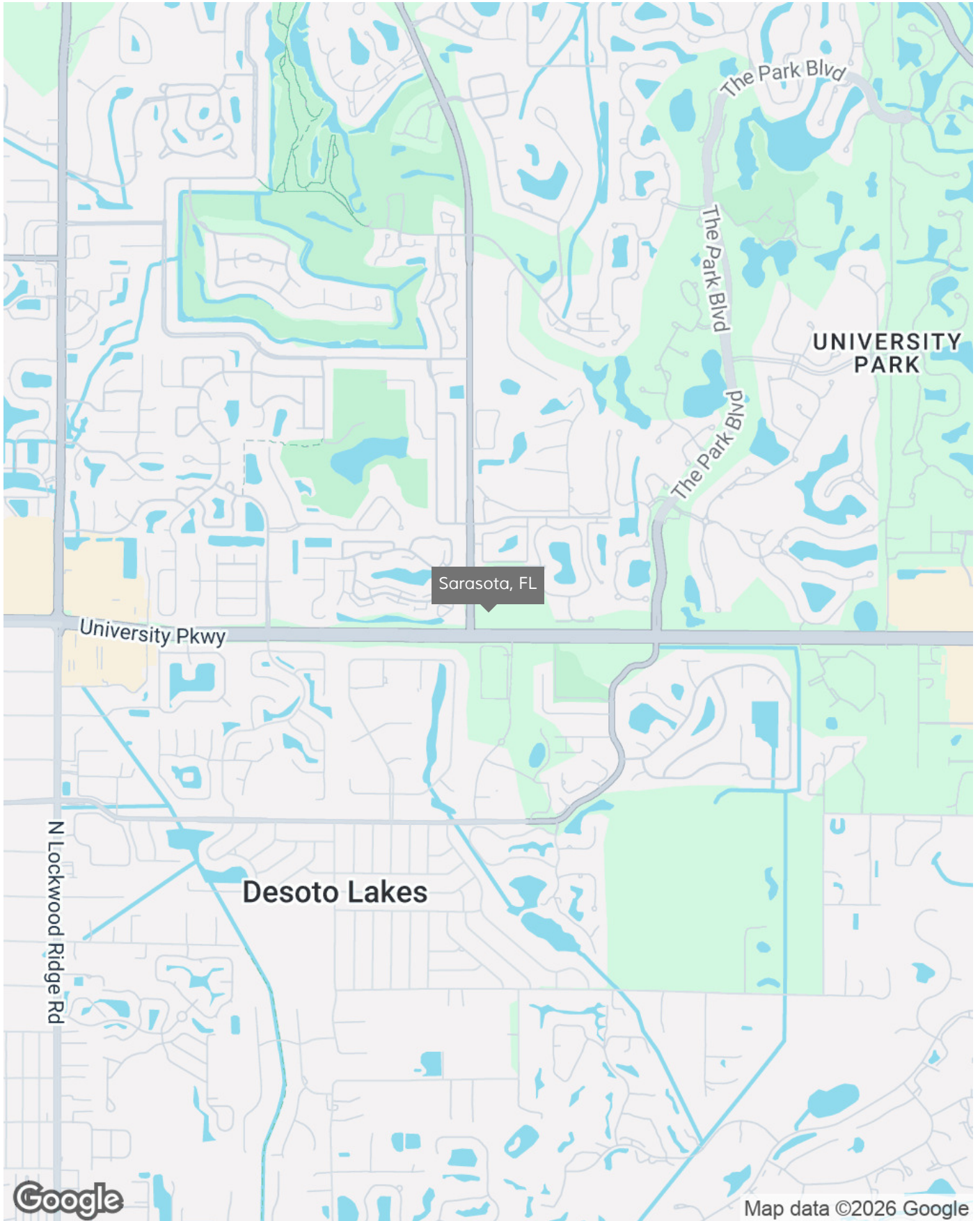
941.780.6136
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Ryan Edwards

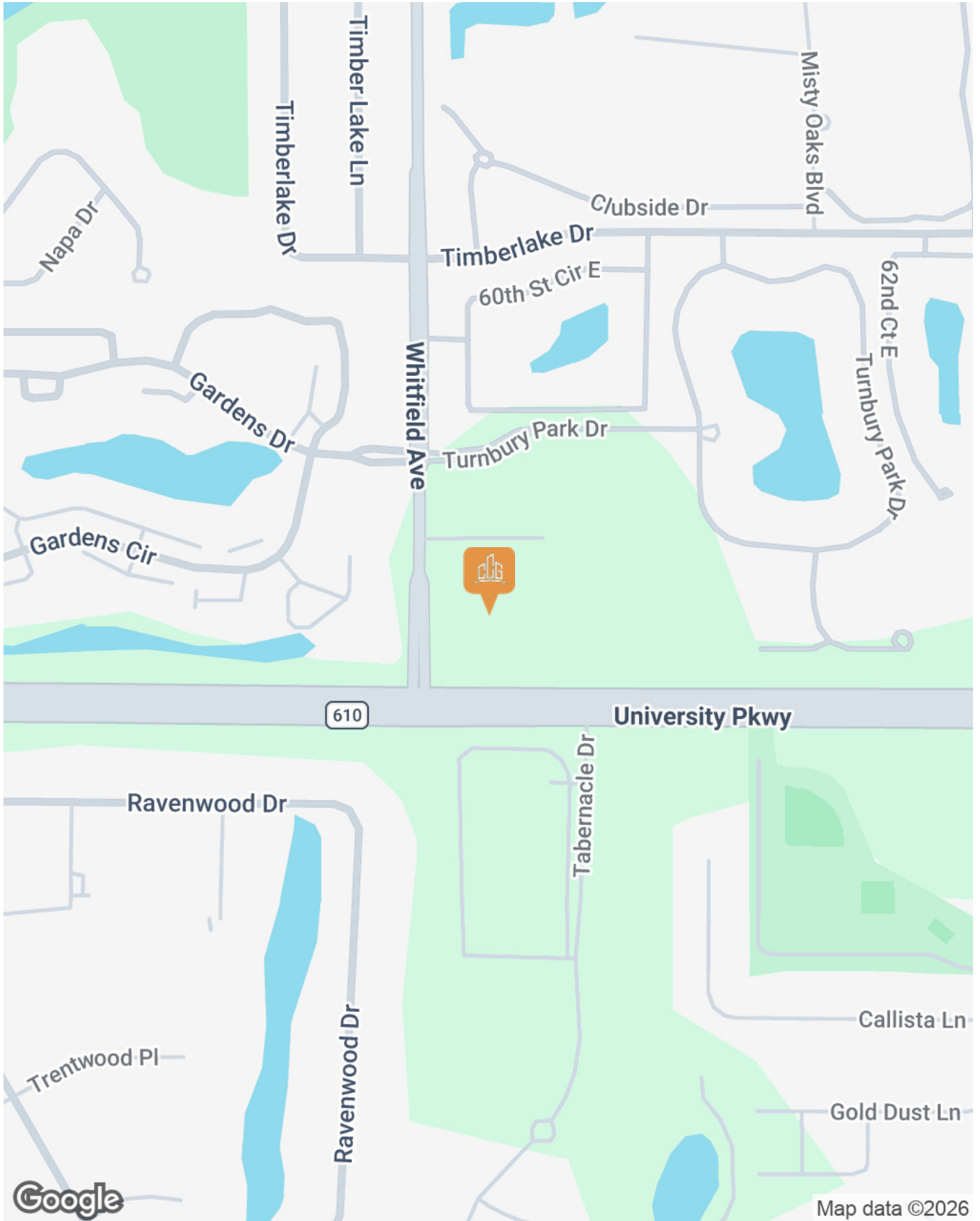
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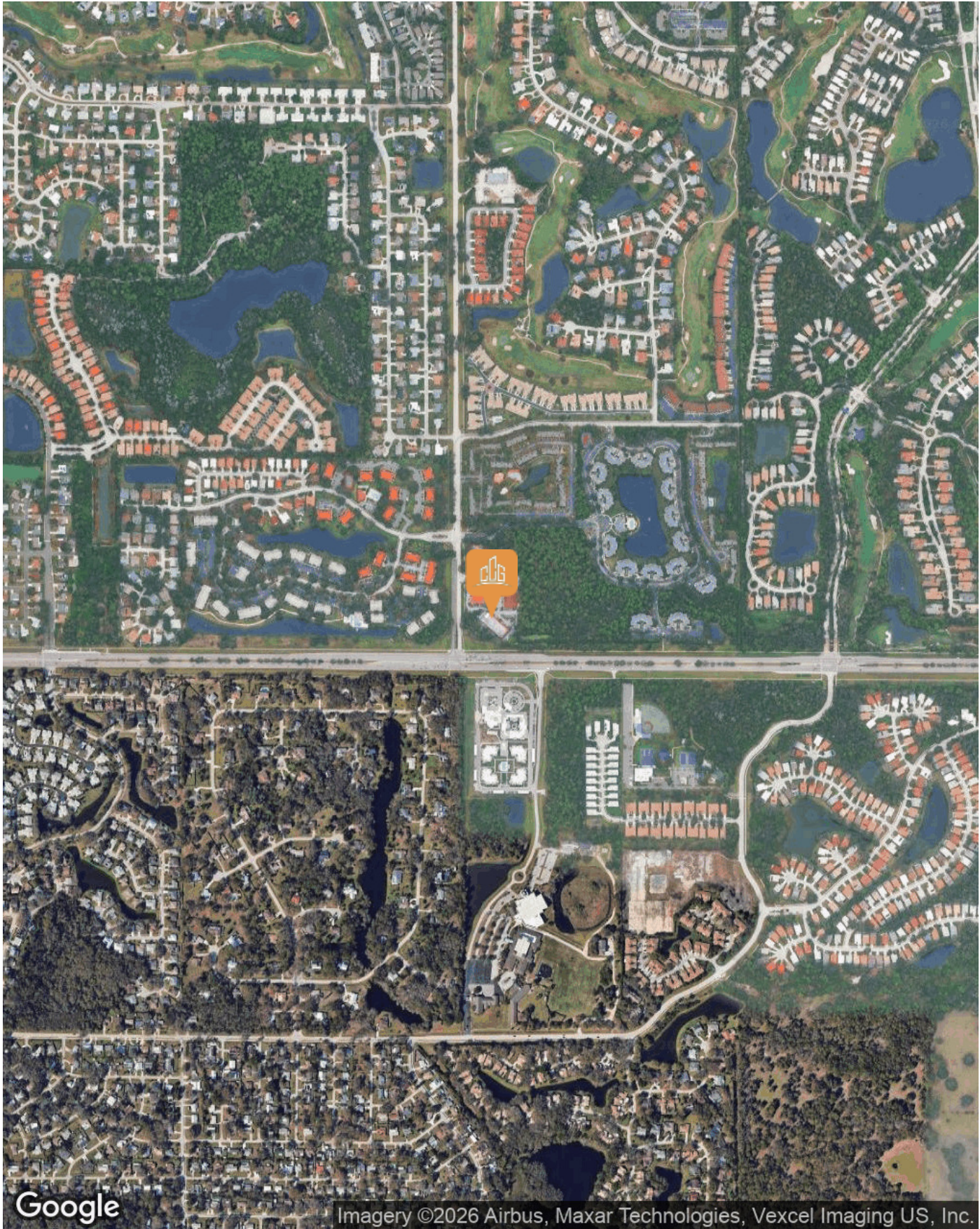
Regional Map



Location Map

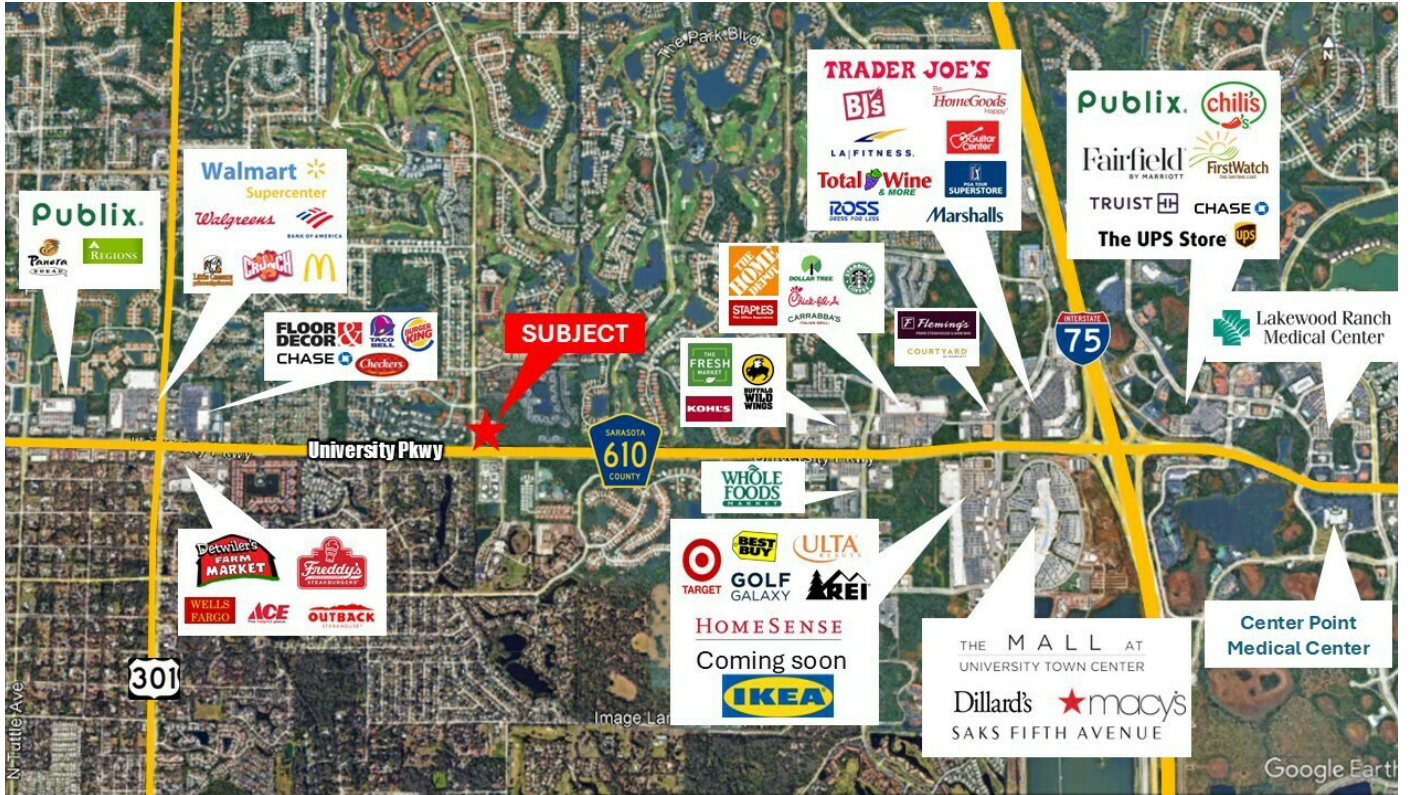


Aerial Map

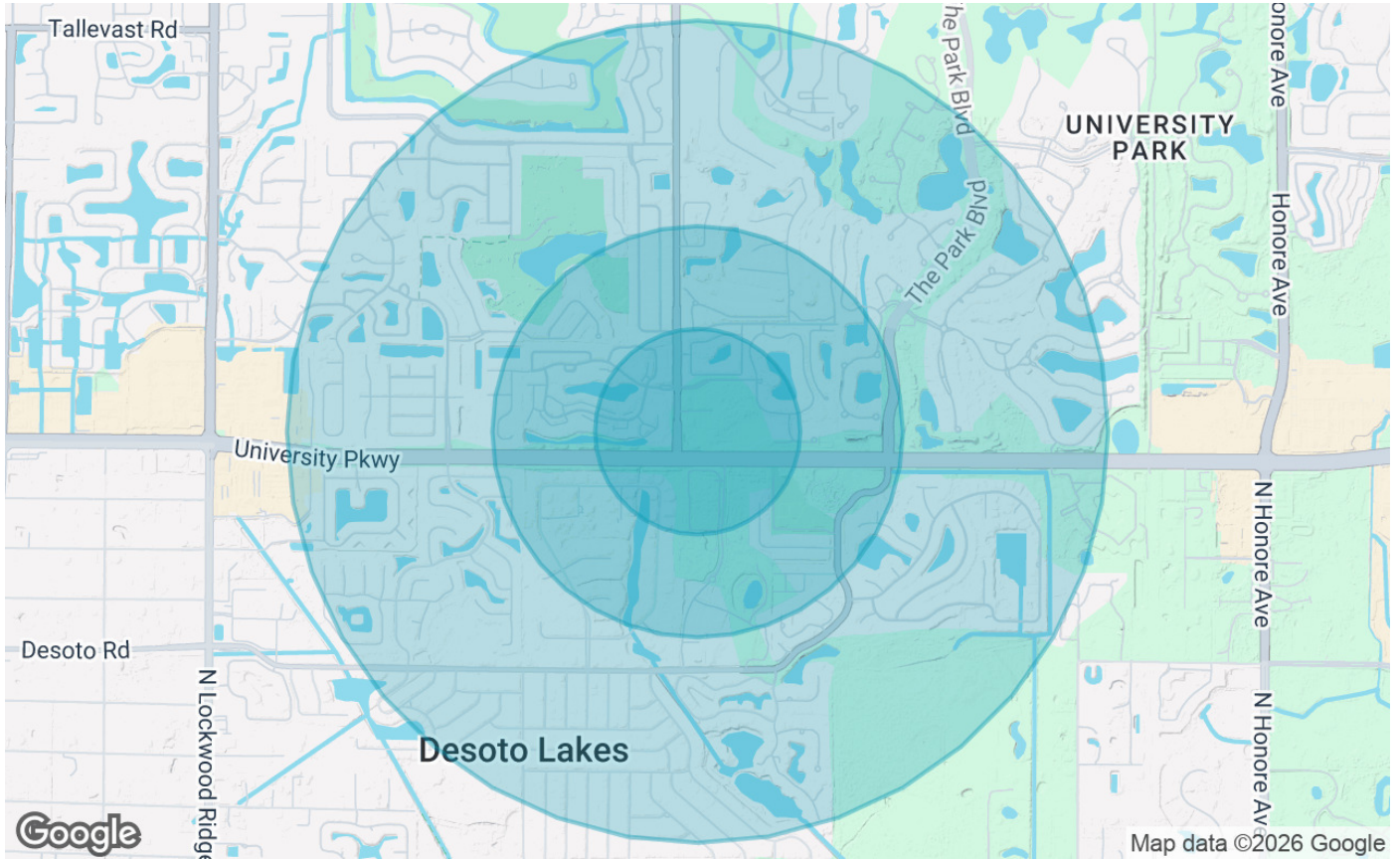


Palm Aire Plaza - Retail Property For Lease | 5897 Whitfield Avenue, Sarasota, FL 34243

Retail Aerial



Demographics Map & Report



| POPULATION | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|--------|
| Total Population | 585 | 2,131 | 7,939 |
| Average Age | 45.2 | 48.5 | 49.5 |
| Average Age (Male) | 41.9 | 45.1 | 47.7 |
| Average Age (Female) | 52.3 | 54.5 | 52.5 |

| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE |
|---------------------|------------|-----------|-----------|
| Total Households | 276 | 1,035 | 3,526 |
| # of Persons per HH | 2.1 | 2.1 | 2.3 |
| Average HH Income | \$104,110 | \$106,808 | \$109,536 |
| Average House Value | \$426,105 | \$429,077 | \$468,705 |

2023 American Community Survey (ACS)

Advisor Bio 1



DIANE LAWSON

diane.lawson@corecommercial.us
Direct: 941.780.6136 | Cell: 941.780.6136

FL #581055

PROFESSIONAL BACKGROUND

Diane Lawson has been in the commercial real estate industry for 35 years, specializing in the sales and leasing of office and retail space. Starting out in property management and leasing she has extensive experience in the office market providing consult to both property buyers and sellers with their acquisition and disposition requirements. Diane takes a forensic approach to her analysis all the while keeping a keen eye on the big picture. Her ability to challenge and be challenged, her attention to detail while welcoming creativity, to listen and to be heard are just a few qualities that brings successful results to her clients. Diane holds a broker's license and is one of only 6% of commercial brokers nationwide to have earned and be honored as a Certified Commercial Investment Member (CCIM) designee.

Diane lives in Bradenton and enjoys spending time with family, traveling and enjoying the gulf waters and beaches.

MEMBERSHIPS

Certified Commercial Investment Member (CCIM) designee

Core Commercial Group
1990 Main Street, Suite 802
Sarasota, FL 34236
941.500.1212



Advisor Bio 2



RYAN EDWARDS

Advisor

ryan.edwards@corecommercial.us

Direct: **847.800.2282**

PROFESSIONAL BACKGROUND

Ryan Edwards is an Advisor with Core Commercial Group in Sarasota, FL, specializing in the sale and leasing of retail, office, medical, and industrial properties throughout Southwest Florida.

Over the past four years, Ryan has represented a diverse range of landlords, tenants, buyers, and sellers—consistently helping clients maximize value through strategic marketing, data-driven insights, and hands-on deal execution. Known for his persistence, integrity, and results-driven approach, Ryan takes pride in guiding transactions from initial strategy through closing while building long-term relationships rooted in trust and performance.

Prior to commercial real estate, Ryan spent eight years in third-party logistics and technology, where he developed a consultative approach to business and a strong understanding of operational efficiency and client service.

Originally from Northfield, Illinois, Ryan earned his bachelor’s degree in Political Science from the University of Dayton. He now resides in Sarasota’s Arlington Park neighborhood and enjoys golf, fishing, and exploring Florida’s Gulf Coast.

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