



RIDGEWOOD PLAZA

7016 US 301, Ellenton, FL 34222



PROPERTY OVERVIEW

Ian Black Real Estate is pleased to present an opportunity to lease a retail/office unit in Ridgewood Plaza.

The Shopping Center boasts a strategic location on US 301, between Ridgewood Blvd. and Victory Rd. (a signalized intersection), with excellent access and site line visibility. The property is a highly accessible and central location. Surrounding the property are Bank of America, Wells Fargo, US Post Office, and the Rocky Bluff Branch Library.

Ridgewood Plaza boasts a Tenant mix of national, regional, and local retailers and serves a rapidly growing trade area in a densely populated infill location, with 43,203 +/- residents in a 3 mile radius and growing.

PROPERTY SUMMARY

Lease Rate:	\$14.00 PSF
Available SF:	1,080
Op. Ex.:	\$4.75 PSF
Year Built:	1985
Building Size:	42,112
Renovated:	2017
Market:	Bradenton - Sarasota - Venice
Submarket:	Ellenton
Traffic Count:	39,000



Presented By:

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Information deemed reliable but not guaranteed. Prices subject to change without notice.

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