

TUTTLEBEE PLAZA

NWC OF BEE RIDGE RD & TUTTLE AVE, SARASOTA, FL 34239

FOR LEASE

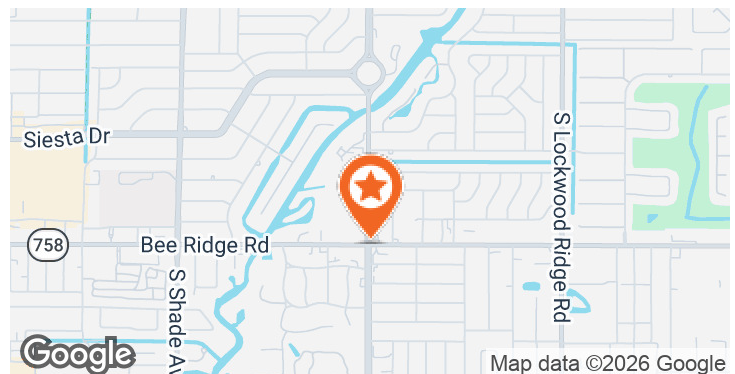


LOCATION DESCRIPTION

Located at the northwest corner of Bee Ridge Rd and Tuttle Ave in a well populated trade area

PROPERTY HIGHLIGHTS

- 1,800 SF 2nd generation restaurant space available
- 1,620 SF space available
- Anchored by TJ Maxx, Office Max, Amped Fitness and Dollar Tree
- Located 1 mile from The Crossings at Siesta Key and the heavily traveled S Tamiami Trail which is the main thoroughfare in Sarasota County
- Traffic Counts (AADT): Bee Ridge Rd - 30,500; Tuttle Avenue - 25,500
- The intersection is part of a network of key traffic corridors in Sarasota and is near residential, institutional, and commercial



 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	11,505	86,448	181,402
Daytime Population	11,278	107,077	216,338
Households	5,323	39,587	83,109
Average HH Income	\$94,057	\$123,594	\$125,014



NICK ANTHONY

nick.anthony@tscg.com
813.373.4810

JEREMY KRAL

jeremy.kral@tscg.com
813.545.4757



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SUITE	TENANT NAME	SPACE SIZE
1	Dunkin Donuts	1,782 SF
2	TJ Maxx	29,825 SF
3	OfficeMax	23,800 SF
4	Dollar Tree	19,700 SF
5	Aqua Tots Swim School	10,050 SF
6	SalonCentric	3,250 SF
7	Laura Jeans	2,240 SF

SUITE	TENANT NAME	SPACE SIZE
8	Jersey Mike's Subs	1,600 SF
9	Miracle Nails	1,600 SF
10	Purple Bol	1,200 SF
11	Available	1,620 SF
12	2nd Gen Restaurant Space Available	1,800 SF
13	Bang Jewelry	900 SF
14	The Men's Room Barbershop Too	870 SF



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SHOPS AT SIESTA ROW

- petco
- Publix
- The UPS Store
- pure barre
- SportClips
- HAND + STONE
- Salon Lofts
- Fifth Third Bank
- SMOOTHIE KING
- CVS pharmacy
- EUROPEAN WAY CENTER

CROSSINGS AT SIESTA KEY

- macy's
- LA FITNESS
- ALDI
- CMX
- Concours

TUTTLEBEE PLAZA

- TJ-maxx
- OfficeMax
- DOLLAR TREE
- AWFED FITNESS
- Joey's Muffins

Other Retailers: McDonald's, jiffy lube, MATTRESS FIRM, SUPERCUTS, BONEFISH GRILL, BARNES & NOBLE, IHOP, BEST BUY, THE VITAMIN SHOPPE, T-Mobile, TRADER JOE'S, celsius, ACE Hardware, Starbucks, MATTRESS FIRM, ALPINE STEAKHOUSE, Ashley HOMESTORE, West Marine, Great Clips, SUBWAY, THE LANDINGS, Publix, APOLLONIA, PURA VIDA, STRETCH LAB, DOLLAR TREE, DaRuma, MASSAGE HEIGHTS, PERFECT.

Key Locations: RIVERVIEW HIGH SCHOOL (2,542 STUDENTS), Advance Auto Parts, Dunkin', Once Upon A Child, at&t, Verizon.

Traffic Volume Data (AADT):

- 17,800 AADT (Siesta Dr)
- 52,000 AADT (Bee Ridge Rd)
- 24,500 AADT (Swift Rd)
- 21,500 AADT (Proctor Rd)
- 16,200 AADT (Phillippi St)
- 18,100 AADT (Bee Ridge Rd)

Site Location: Bee Ridge Rd & Swift Rd (758)

Scale: 0, 0.1, 0.2 Miles



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