

CENTERGATE PLAZA

5804 – 5872 Bee Ridge Rd & 4010 – 4080 Cattlemen Rd | Sarasota, FL 34233



PROPERTY HIGHLIGHTS:

- Up to 1,260 SF available
- Centrally located in a major retail corridor of Sarasota with great visibility and accessibility
- Located at a busy, signalized intersection of Bee Ridge Rd and Cattlemen Rd with a 55,900 combined AADT and 0.30 miles from I-75
- Within a 5-mile trade radius there is a population of over 147,000 with an average household income of more than \$86,000
- Trade area tenants include Publix Super Market, Walmart, Winn-Dixie, Save A Lot, Home Depot, Bealls Outlet, Starbucks, HomeGoods, Party City, Pet Supermarket, Burlington, McDonald's, Taco Bell, Burger King, KFC, Arby's, Dollar General, Walgreens, and CVS
- Shopping center total GLA: 89,979 SF (MOL)
- Office building total GLA: 11,059 SF (MOL)

KEY DEMOS	1 MILE	3 MILES	5 MILES
POPULATION			
2022 Estimated Population	11,617	65,422	152,064
2022 Estimated Households	4,748	27,892	68,164
INCOME			
2022 Estimated Avg HH Income	\$79,691	\$89,096	\$88,792
AGE			
Median Age	49	50	52
DAYTIME DEMOS			
Number of Businesses	812	5,956	13,303
Number of Employees	7,168	42,545	85,490
Total Daytime Population	11,184	65,285	143,925
TRAFFIC COUNTS			
Bee Ridge Rd (E/W)	37,500 AADT		
Cattlemen Rd (N/S)	18,400 AADT		
I-75 (N/S)	123,000 AADT		



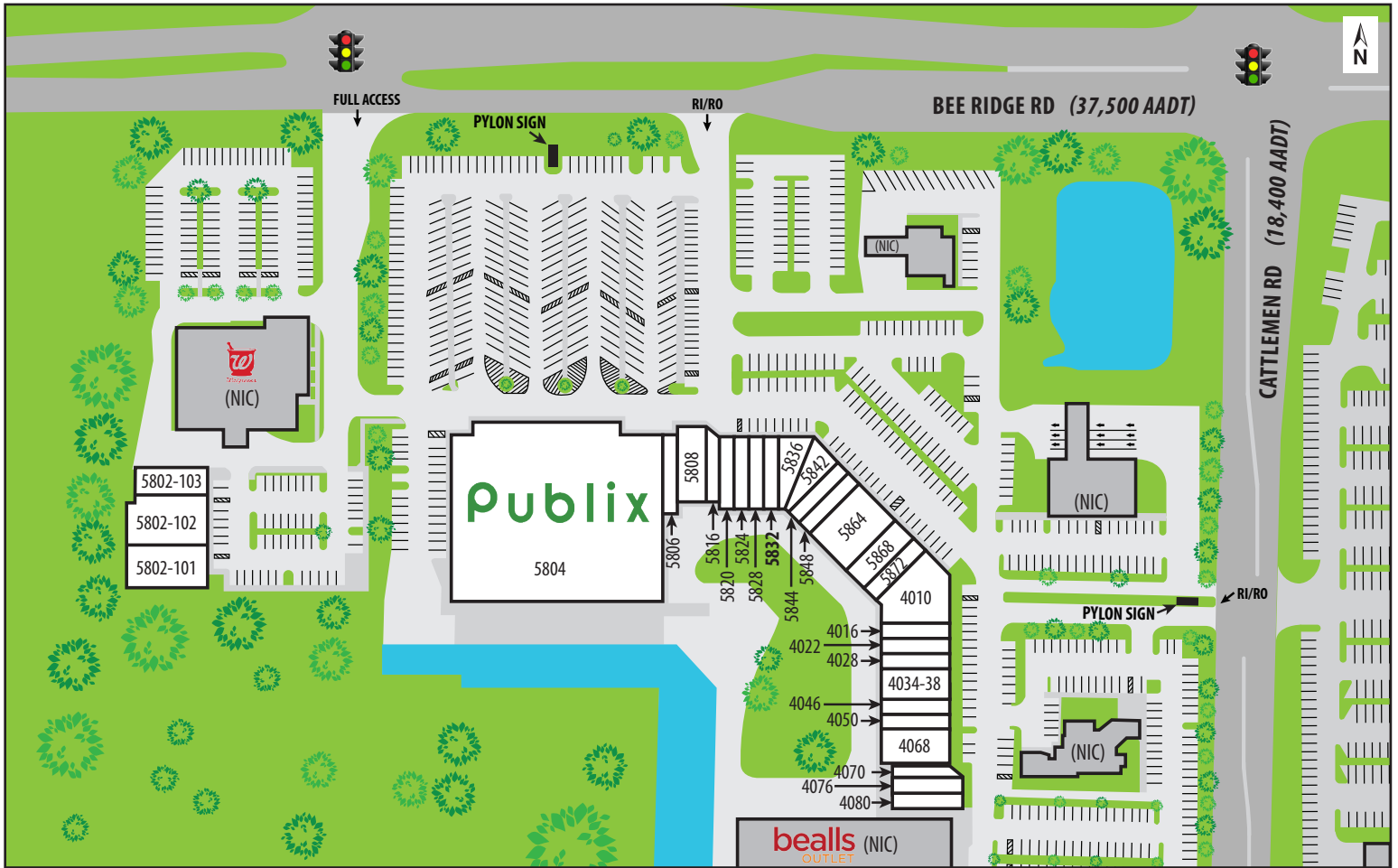
FOR LEASING INFORMATION:

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UNIT	TENANT	SF
CATTELMEN RD		
4010	Verizon	4,270
4016	CBD American Shaman	1,260
4022	Mathnasium	1,260
4028	Moda Salon	1,260
4034-38	Best Nails	2,520
4046	Connect Hearing	1,260
4050	AcuMassage	1,260
4068	Ed Klopfer Real Estate School	2,520
4070	Techy	1,048
4076	Centergate Family Dentistry	1,120
4080	Domino's	1,120
BEE RIDGE RD		
5802-101	Spectrum Underground	4,073
5802-102	Snap Fitness	4,736
5802-103	Elite Medical Spa	2,250

UNIT	TENANT	SF
5804	Publix Super Market	48,555
5806	Publix Liquors	1,261
5808	T-Mobile	2,240
5816	Smoothie King	1,048
5820	Centergate Cleaners	1,260
5824	PakMail	1,260
5828	Shangri-La Restaurant	1,260
5832	Wolf Gang Pet Bakery	1,260
5836	Great Clips	1,114
5842	Super Value Nutrition	1,861
5844	Island Fin Poké Co.	1,260
5848	Ignite Smoke Shop	1,260
5864	Panera Bread	4,260
5868	Jenny Craig	1,922
5872	Bayview Opticians	1,260

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