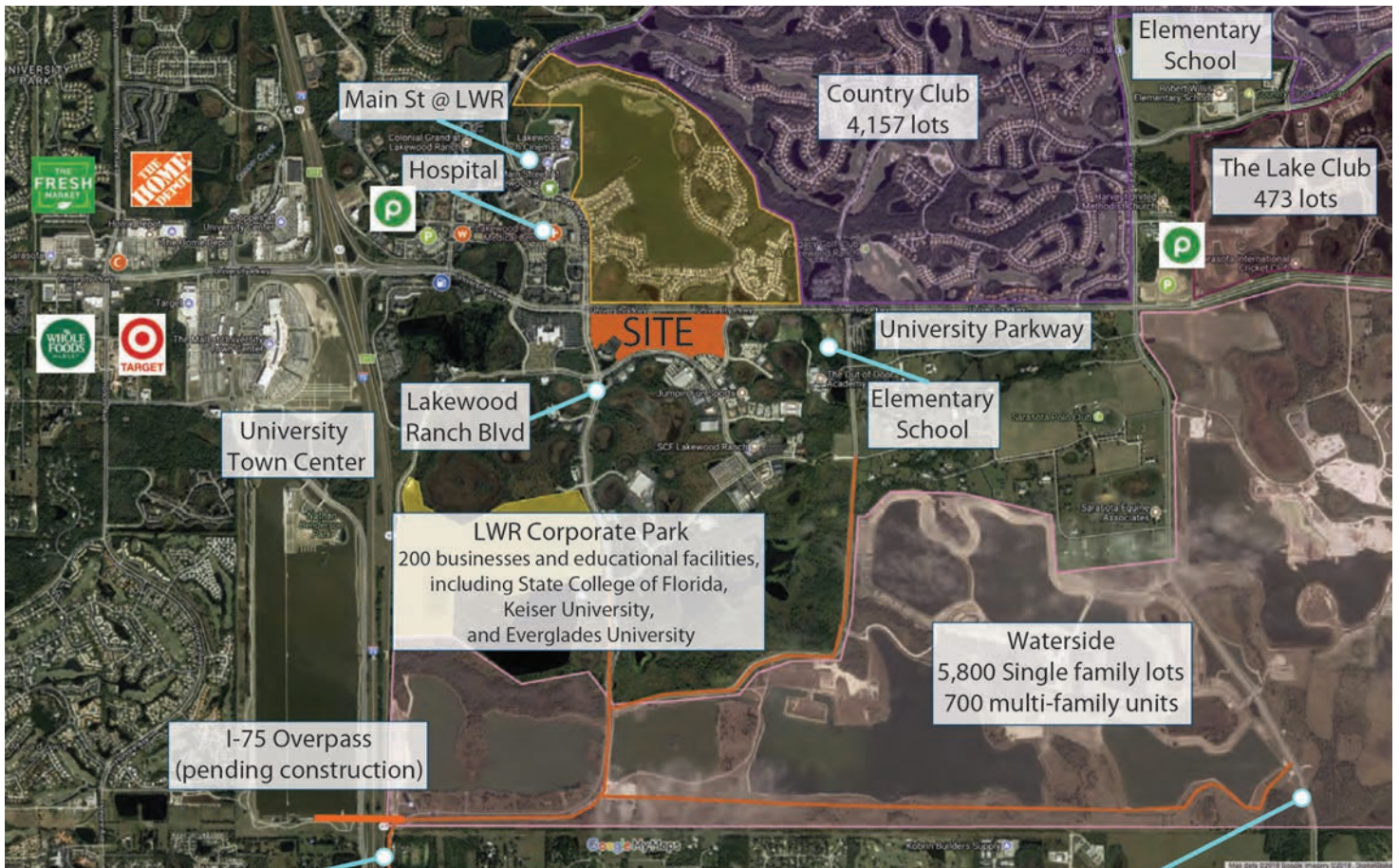


# CENTER POINT AT LAKEWOOD RANCH | Lakewood Ranch, Florida



Lakewood Ranch Blvd  
Extension to Fruitville Rd

Lorraine Rd  
Extension to Fruitville Rd

## MASTER SITE PLAN

50 acres

## OPENING DELIVERY

End of 2019, 1st Q 2020

## LOCATION

SEC of University Parkway and  
Lakewood Ranch Blvd., Sarasota, FL

## LEASING CONTACTS

**Massimo Rastrelli**  
941.552.4336 OFFICE  
MRastrelli@castoinfo.com

**Barry D. Edwards**  
941.914.1887 OFFICE  
bdeassoc@gmail.com



5391 Lakewood Ranch Blvd., Suite 100  
Sarasota, Florida 34240  
www.castoinfo.com

# CENTER POINT AT LAKEWOOD RANCH | Lakewood Ranch, Florida

75,000 Sq.ft. Medical Office Building on 3 stories.

The proposed MOB will be the only major off-campus building located in the heart of Lakewood Ranch.

## SURROUNDING MARKET

Lakewood Ranch was ranked the #4 Best Selling Master Planned Community by RCLCO in 2016 (6th year in a row the community was ranked in the top ten).

## CORPORATE PARK

- 1,273 - acre campus-style business park
- Home to over 200 business and educational facilities, including State College of Florida, Keiser University, and Everglades University.
- Considered a major employment center along the I-75 corridor
- Class A office space, high-end light industrial.
- Attached is an aerial that I made showing corporate campus pending office pads, as you can see currently less than 50% has been developed and several new office parcels are under contract.

## MAGNOLIA GREEN OFFICE PARK

- 500,000 Sq.ft. of Class A office space.

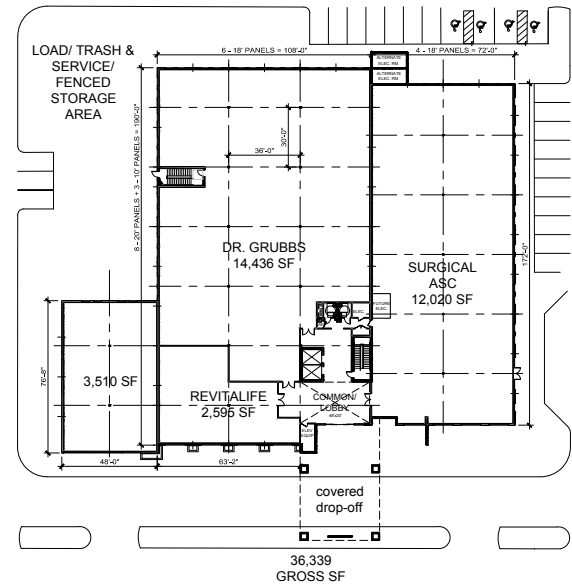
## LAKEWOOD RANCH TOWN CENTER

- 500 acres of mix-us business park - home to multiple retail centers, professional executives, hospitality services, medical and high-end offices.
- Lakewood Ranch Medical Center, a 120 bed acute care hospital.

## WATERSIDE

- Completed infrastructure for 5,800 single family lots located South of Corporate Park, home are well under construction.
- 700 multi-family units + community retail shops and restaurants.

Tenant names, building sizes and shopping center configuration are subject to change.



FLOOR 1		
UNIT	TENANT	SF
100	Sarasota Interventional Radiology	14,436 s.f.
101	Revitalife	2,595 s.f.
102	Surgery Center	12,020 s.f.
103	Urgent Care Center	3,510 s.f.
FLOOR 2		
TOTAL	AVAILABLE	Gross 20,272 s.f.
FLOOR 3		
TOTAL	AVAILABLE	Gross 20,272 s.f.

## KEY DEMOGRAPHICS

3-MILE RADIUS

### POPULATION

Current Estimated Population	28,165
Projected Population (5 Years)	31,767
College Degree (BA or Higher)	52.1%
Travel to Work in 14 Min. or Less	19.8%
Average Minutes Travel to Work	23.2
Estimated Average HH Income	\$115,476

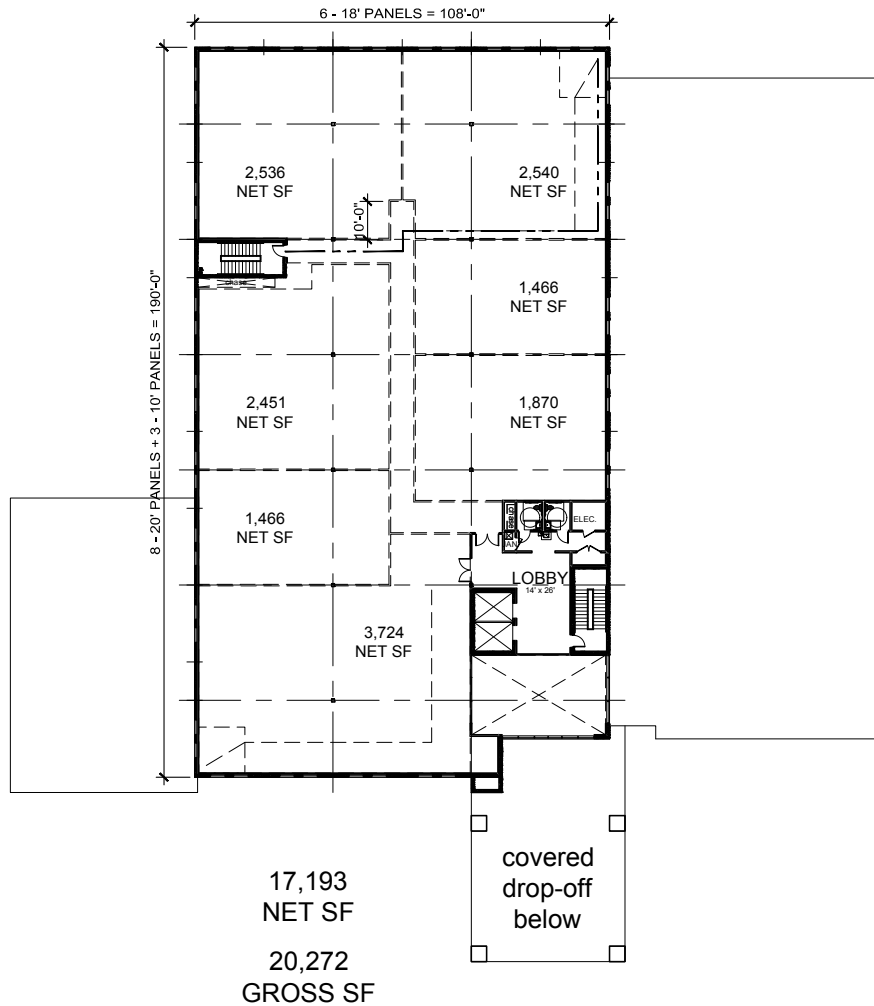
### DAYTIME DEMOGRAPHICS

Number of Businesses	1,977
Number of Employees	22,093
Total Daytime Population	33,955

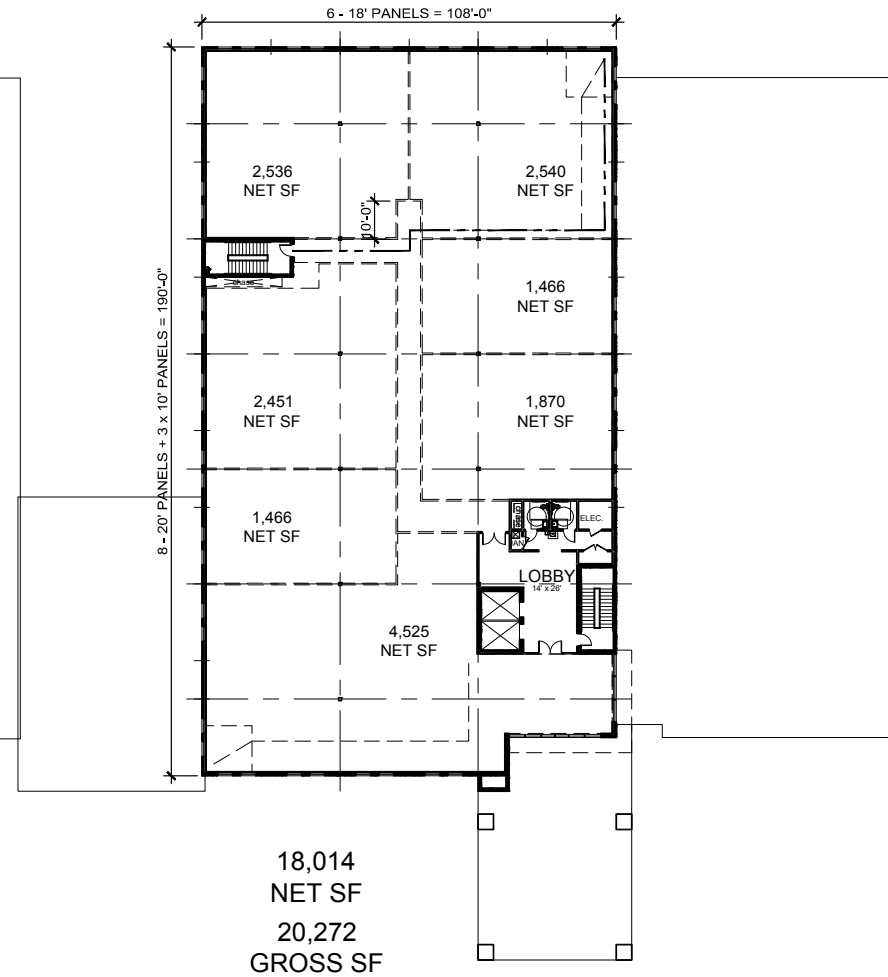
Labor Force Growth Since 2010 5.6%

### CONSUMER EXPENDITURES

Total Retail Expenditures	\$470 M
Per Household per Month	\$3,083
Food and Beverages	\$141 M



2ND FLOOR PLAN  
1/32" = 1'-0"

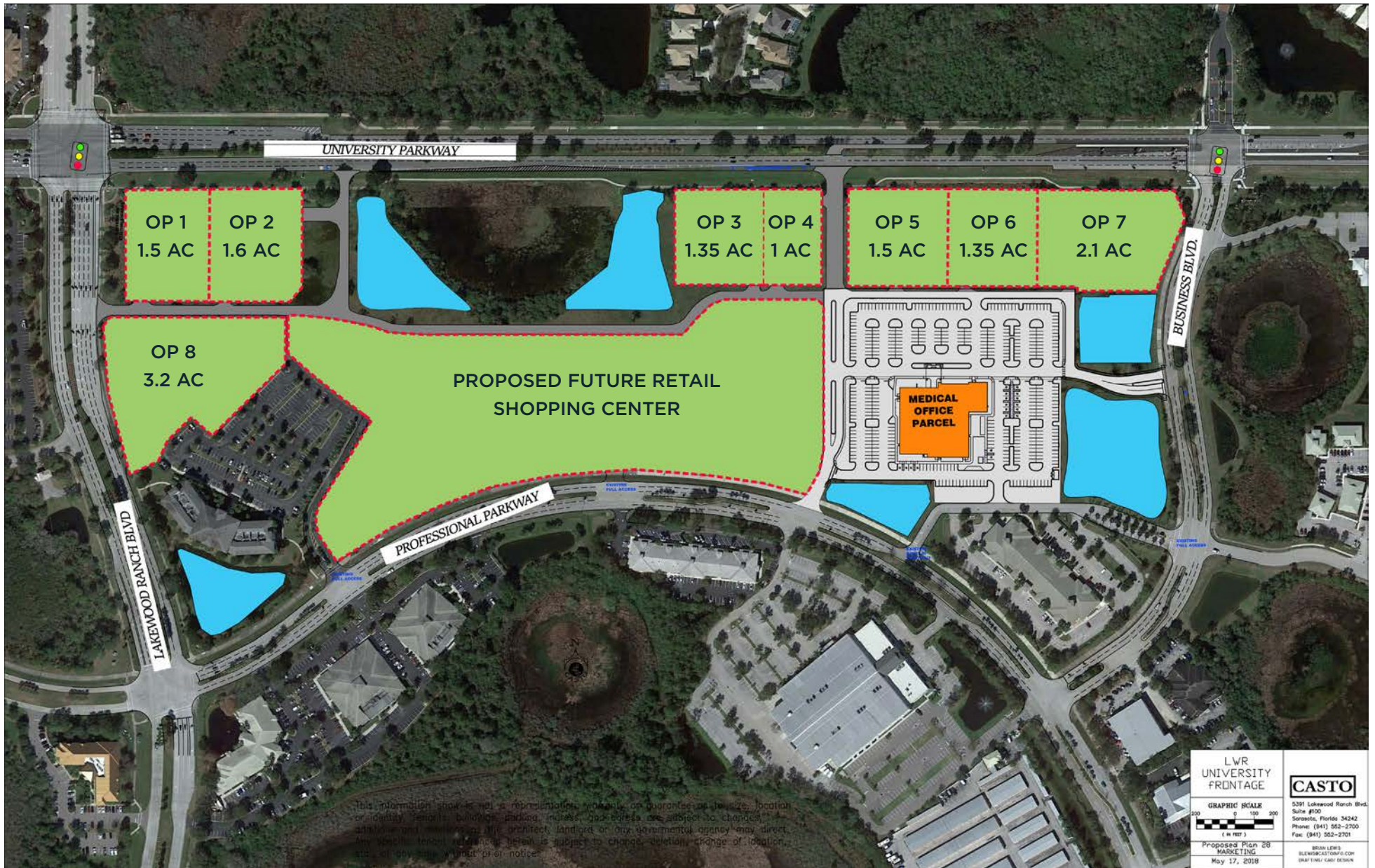


3RD FLOOR PLAN  
1/32" = 1'-0"



Tenant names, building sizes and shopping center configuration are subject to change.

# CENTER POINT AT LAKEWOOD RANCH | Lakewood Ranch, Florida

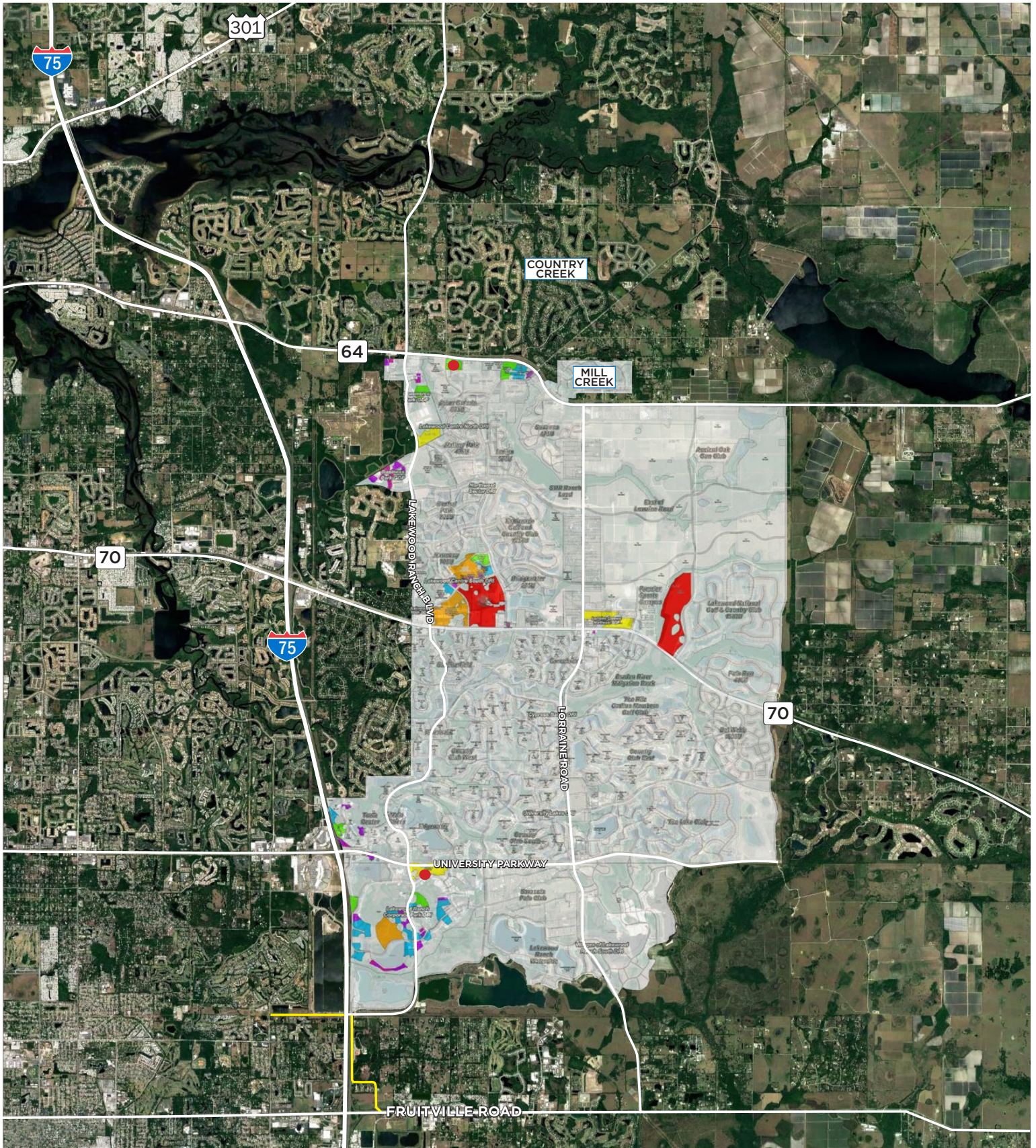


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# CENTER POINT AT LAKEWOOD RANCH | Lakewood Ranch, Florida



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CASTO

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