

LAKEWOOD RANCH OUTPARCELS

University Pkwy. & Lorraine Rd., Lakewood Ranch, FL 34240

RETAIL SPACE FOR LEASE

PROPERTY HIGHLIGHTS

VIDEO

- **RETAIL SPACE AVAILABLE:** 2,050 +/- SF
- Delivery of December 2022
- Located on the SWQ of **University Pkwy.** and **Lorraine Rd.** adjacent to the newly built CVS Pharmacy and across from a brand new Publix anchored center
- With more than 36,000 residents, Lakewood Ranch is a 31,000 acre multi-generational, master-planned community
- LWR contains more than 5.5 million square feet of commercial development and entitlements for up to 14.4 million square feetpace

DEMOGRAPHICS

POPULATION



3 Mile	21,971
5 Mile	67,930
10 Minute	30,654

HOUSEHOLDS



3 Mile	8,466
5 Mile	27,552
10 Minute	11,980

DAYTIME POPULATION



3 Mile	25,183
5 Mile	62,369
10 Minute	35,574

AVE. HOUSEHOLD INCOME



3 Mile	\$136,001
5 Mile	\$106,485
10 Minute	\$128,623

DAILY TRAFFIC COUNTS



University Pkwy.	19,100 AADT
Lorraine Rd.	11,600 AADT



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DEVELOPMENT

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