



**LEASE**

# Build to Suit

**5480 COMMUNICATIONS PKWY**

Sarasota, FL 34240

**PRESENTED BY:**

**GAIL BOWDEN**

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**MARK BOWER**

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Market Rate
LOT SIZE:	9.9 Acres
ZONING:	PCD
MARKET:	Sarasota
SUBMARKET:	Bradenton
TRAFFIC COUNT:	6,300
APN:	0188 01 0020
VIDEO:	<a href="#">View Here</a>

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**PROPERTY OVERVIEW**

BUILD TO SUIT, 9.92 Acres in Lakewood Ranch Corporate Park, right in the center of the action within Lakewood Ranch. Excellent location for research and development, light industrial/flex space, manufacturing and processing, indoor storage, warehousing, wholesaling, distribution uses, and office space. Large, big-box industrial or flex warehouse spaces may make the most sense for the surrounding area. The property is flat and does not appear to be wet. The owner will build to suit- renderings/schematics will follow shortly. Please email now to ensure you receive preliminary designs once they are available.

Avg. HH income \$114,185 (5 mi radius). Lakewood Ranch has been named the #1 multi-generational community in the USA for five years.

**LOCATION OVERVIEW**

2.0 miles from the I-75 LWR exchange and .8 miles to University Parkway

**PROPERTY HIGHLIGHTS**

- Easy access to I-75
- In the heart of Lakewood Ranch's industrial center
- Rare, large, dry parcel ready for development
- Tax free state in ultra high growth area
- Many options here; bring your company now

PROPERTY DETAILS

LEASE RATE	MARKET RATE
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LOCATION INFORMATION

BUILDING NAME	Build to Suit
STREET ADDRESS	5480 Communications Pkwy
CITY, STATE, ZIP	Sarasota, FL 34240
COUNTY	Sarasota
MARKET	Sarasota
SUB-MARKET	Bradenton
CROSS-STREETS	Communications Pkwy & Delainey Cir
TOWNSHIP	36
RANGE	19
SECTION	5
SIDE OF THE STREET	North
SIGNAL INTERSECTION	No
ROAD TYPE	Paved
MARKET TYPE	Large
NEAREST HIGHWAY	2.3 Miles to I 75
NEAREST AIRPORT	9 Miles to Sarasota Bradenton International Airport

PROPERTY INFORMATION

PROPERTY TYPE	Build to Suit
PROPERTY SUBTYPE	Other
ZONING	PCD
LOT SIZE	9.9 Acres
APN #	0188 01 0020
LOT FRONTAGE	770 ft
LOT DEPTH	576 ft
TRAFFIC COUNT	6300
TRAFFIC COUNT STREET	Lakewood Ranch Blvd
WATERFRONT	No
RAIL ACCESS	No
TOPOGRAPHY	Flat

BUILDING INFORMATION

BUILDING SIZE	TBD
NUMBER OF LOTS	1
BEST USE	Industrial, flex warehouse, manufacturing, indoor storage, office
NUMBER OF BUILDINGS	TBD

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ADDITIONAL PHOTOS



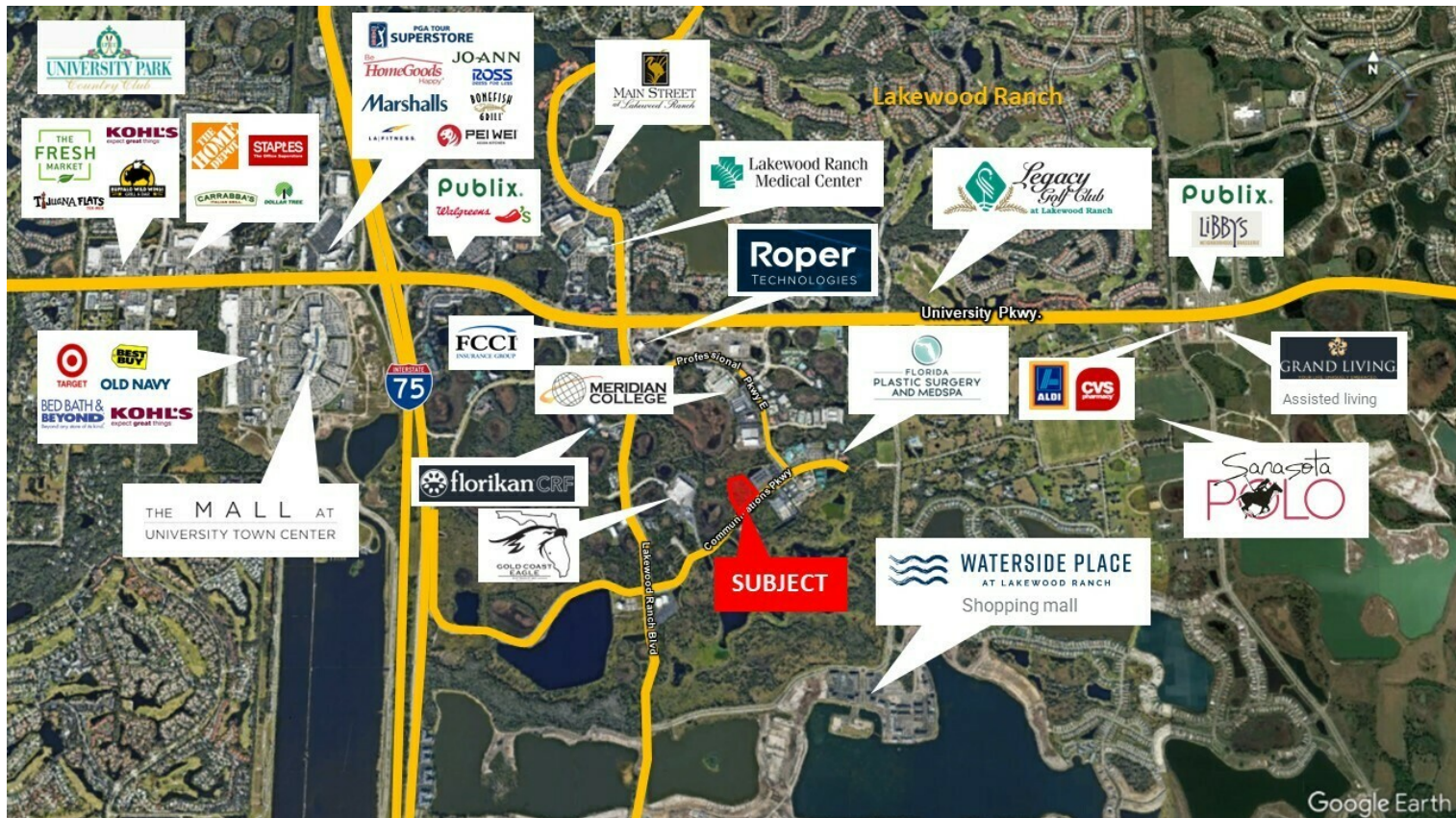
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# AERIAL MAP



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## AERIAL MAP



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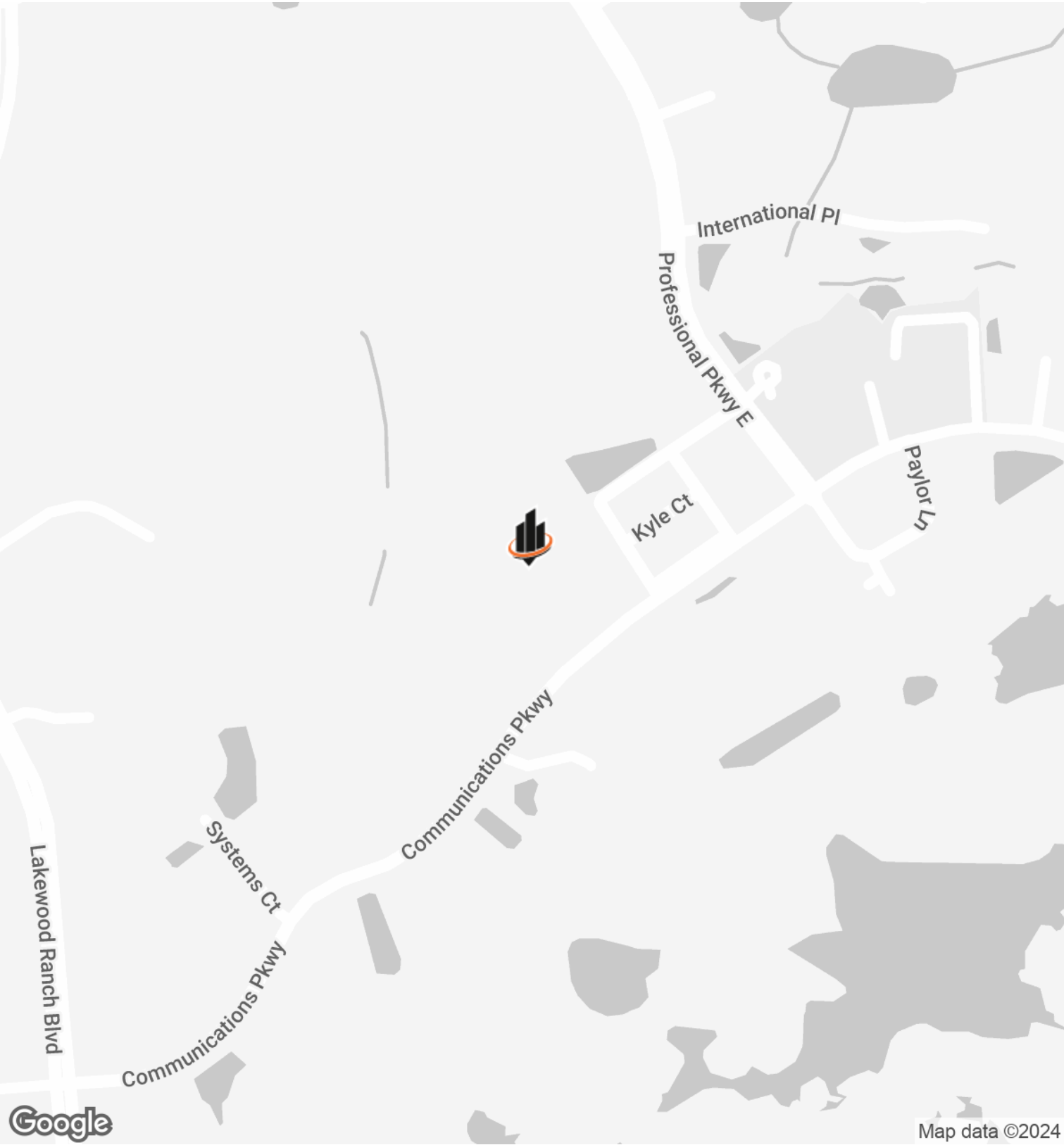
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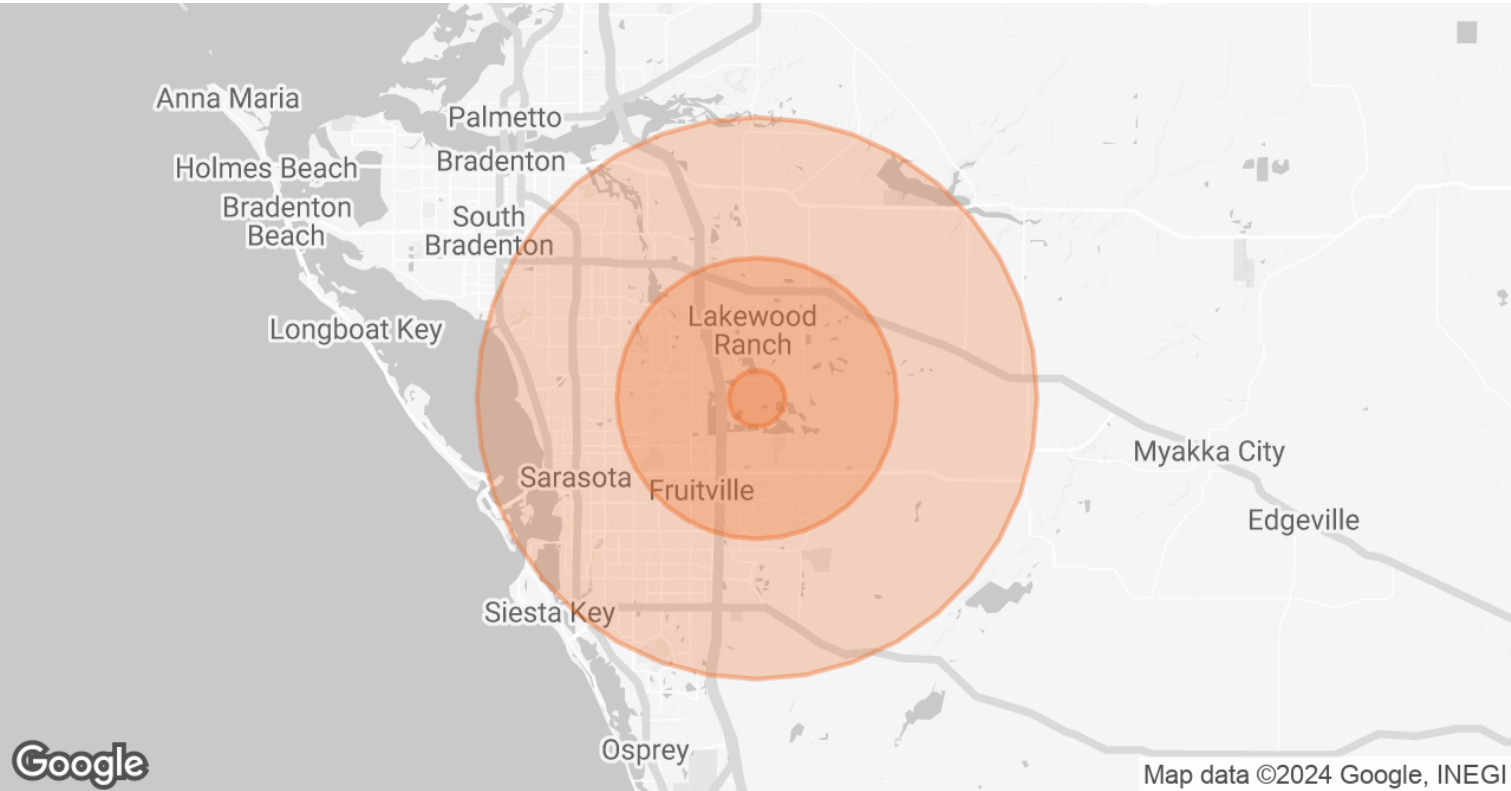
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	663	86,318	358,212
AVERAGE AGE	61.6	51.5	49.2
AVERAGE AGE (MALE)	60.3	49.9	47.6
AVERAGE AGE (FEMALE)	62.9	52.6	50.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	385	43,568	176,930
# OF PERSONS PER HH	1.7	2.0	2.0
AVERAGE HH INCOME	\$105,043	\$114,185	\$98,232
AVERAGE HOUSE VALUE	\$538,737	\$355,647	\$310,933

2020 American Community Survey (ACS)

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## GAIL BOWDEN

Senior Investment Advisor

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## PROFESSIONAL BACKGROUND

Gail Bowden, Senior Investment Advisor and founder of Global Medical Team, brings a unique blend of strategic creativity and expertise to the SVN Commercial Advisory Group team. Drawing on over thirty years of experience, Bowden is well known for her business ingenuity and ability to navigate the complexities of venture capital, project finance, construction, and development.

Her project list is extensive, as well as her list of accomplishments as an expert and industry leader.

SVN Certified Specialist in Office, Self-Storage, Industrial, and Retail

Real Estate Forum's Women of Influence 2020 & 2016

SVN's prestigious honor "Partners Circle" 2022, 2021, 2019, 2015 & 2014

MS&C Commercial Presidents Circle, Top Team Outstanding Performance 2018 & 2017

Four-time Top CRE Advisor; Top Producer; Top Sale Transaction

Ranked #11 worldwide & #2 in Florida with SVN 2019

Ranked #3 worldwide & #1 in Florida with SVN 2015

Ms. Bowden is well-known for closing complex and varied commercial investment projects, specializing in medical office, self-storage, retail, and industrial properties. Gail's propensity for guiding clients to appropriate financing and her skill for identifying the most suitable investors for each deal has contributed to her career sales total of over \$600 million.

From contract to closing, Gail handles each client with exceptional care, ensuring that every transaction element is presented clearly and logically. Known for thorough research, stamina, and patience, Gail's ability to communicate clearly with all sides in any negotiation has established her as a true professional. A passion for travel has enhanced Gail's ability to develop and cultivate long-standing relationships with real estate and development professionals worldwide.

## RECENT TRANSACTIONS

- SOLD | Land Zoned PD | Riverview, FL | 18 Acres
- SOLD | Land Zoned OPI | Sarasota, FL | 3.143 Acres

**SVN | Commercial Advisory Group**  
1626 Ringling Boulevard, Suite 500

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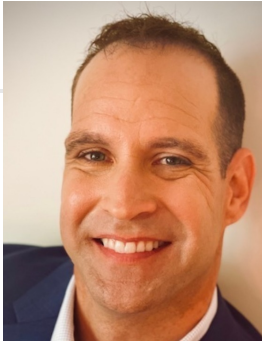
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## MARK BOWER

Investment Advisor

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## PROFESSIONAL BACKGROUND

Mark Bower is a founding partner with the SVN Global Medical Team in Sarasota, FL and specializes in health care, occupier services and investment sales. In this role, he oversees corporate real estate portfolios and sources investment-grade real estate opportunities while helping investors leverage market dynamics to maximize their specific goals. Mark prides himself on being creative, relentless and diligent on behalf of his clients-- using experience, intuition and data-driven analytics.

Prior to SVN, Mark founded three companies: an award-winning landscape architecture and construction firm which, during his tenure, completed projects throughout Florida with 300+ employees. Simultaneously, he spearheaded a development company with interests from Miami to New York. Additionally, Bower secured venture capital funding to launch an environmental/alternative energy company in Colorado which he scaled into six western states.

Outside of work, you can find Mark with his high school sweetheart, their 2 children and dog, Isla. They will probably be out on the water chasing fish, cooking something messy in the kitchen or planning their next road trip and camping adventure.

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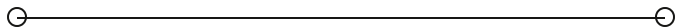
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