



ADDRESS

**5045 Fruitville Rd, Unit 157
Sarasota, FL 34232**

PROPERTY FEATURES

- Great Tenant Mix
- Prime Location with high visibility
- Over 57,000 ADT
- Conveniently located near I-75/Fruitville interchange
- Minutes to Downtown Sarasota
- Close proximity to Target and Publix anchored shopping centers

	0.5 Miles	1 Mile	1.5 Miles
Total Households:	724	3,105	8,226
Total Population:	1,531	6,758	16,964
Average HH Income:	\$81,224	\$79,222	\$79,359

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It or other conditions, prior sale, lease or financing, or withdrawal without notice.



PRESENTED BY:

DANIELA KASKEY

Senior Commercial Advisor
941.685.1371

danielakaskey@michaelsaunders.com

COBIA BAY PLAZA RETAIL PROPERTY

5045 FRUITVILLE RD, UNIT 157, SARASOTA, FL



OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (NNN)
Building Size:	32,314 SF
Available SF:	2,047 SF
Lot Size:	2.89 Acres
Year Built:	2011
Zoning:	CG

PROPERTY OVERVIEW

Cobia Bay Plaza is conveniently located near the I-75/Fruitville Rd interchange. A highly sought-after center with direct exposure and access to Fruitville Rd. The center is home to a diverse tenant mix. Professionally managed and beautifully landscaped.

PROPERTY HIGHLIGHTS

- Great Tenant Mix
- Prime Location with high visibility
- Over 57,000 ADT
- Conveniently located near I-75/Fruitville interchange
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- Close proximity to Target and Publix anchored shopping centers



Commercial

COBIA BAY PLAZA RETAIL PROPERTY

5045 FRUITVILLE RD, UNIT 157, SARASOTA, FL



Michael Saunders & Company



1605 Main Street Suite 500 | Sarasota, FL
941.957.3730 | MSCcommercial.com

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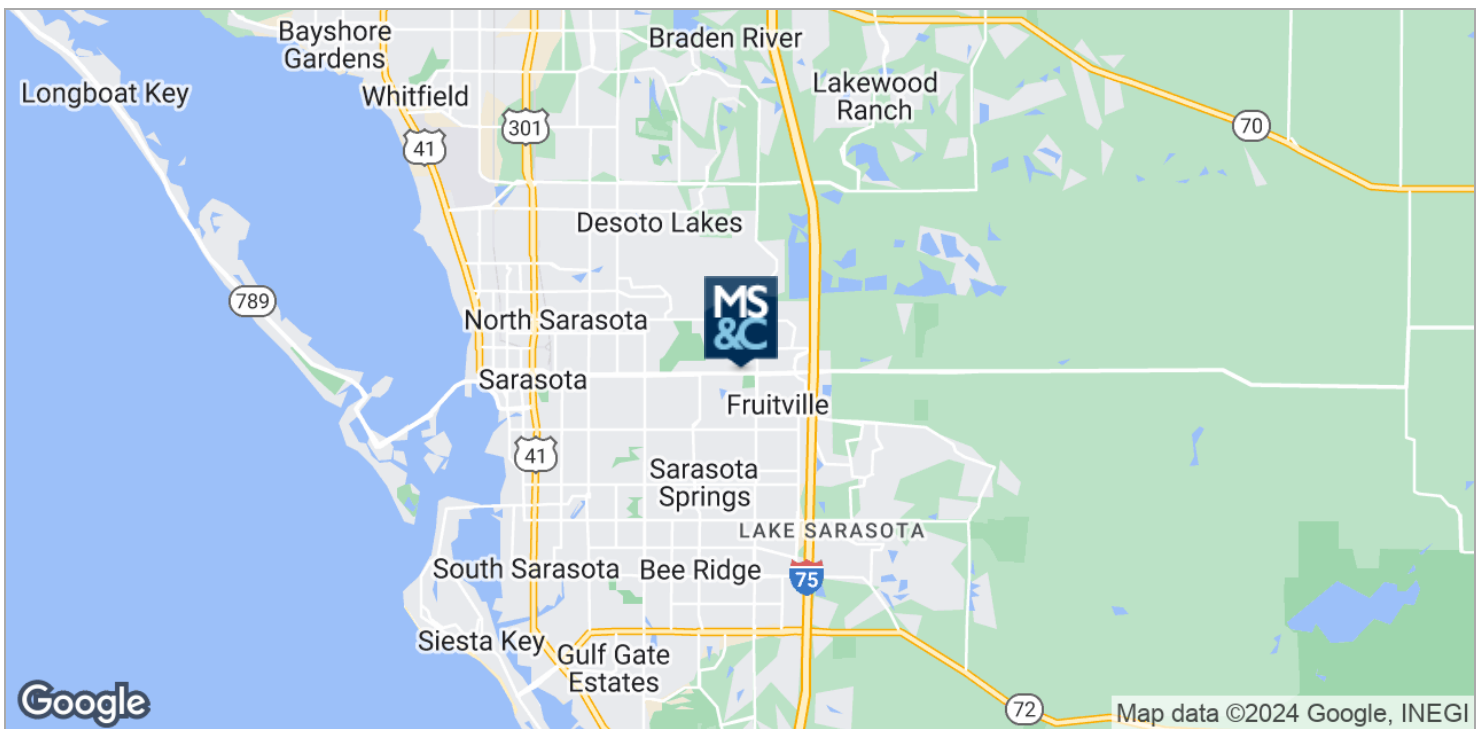
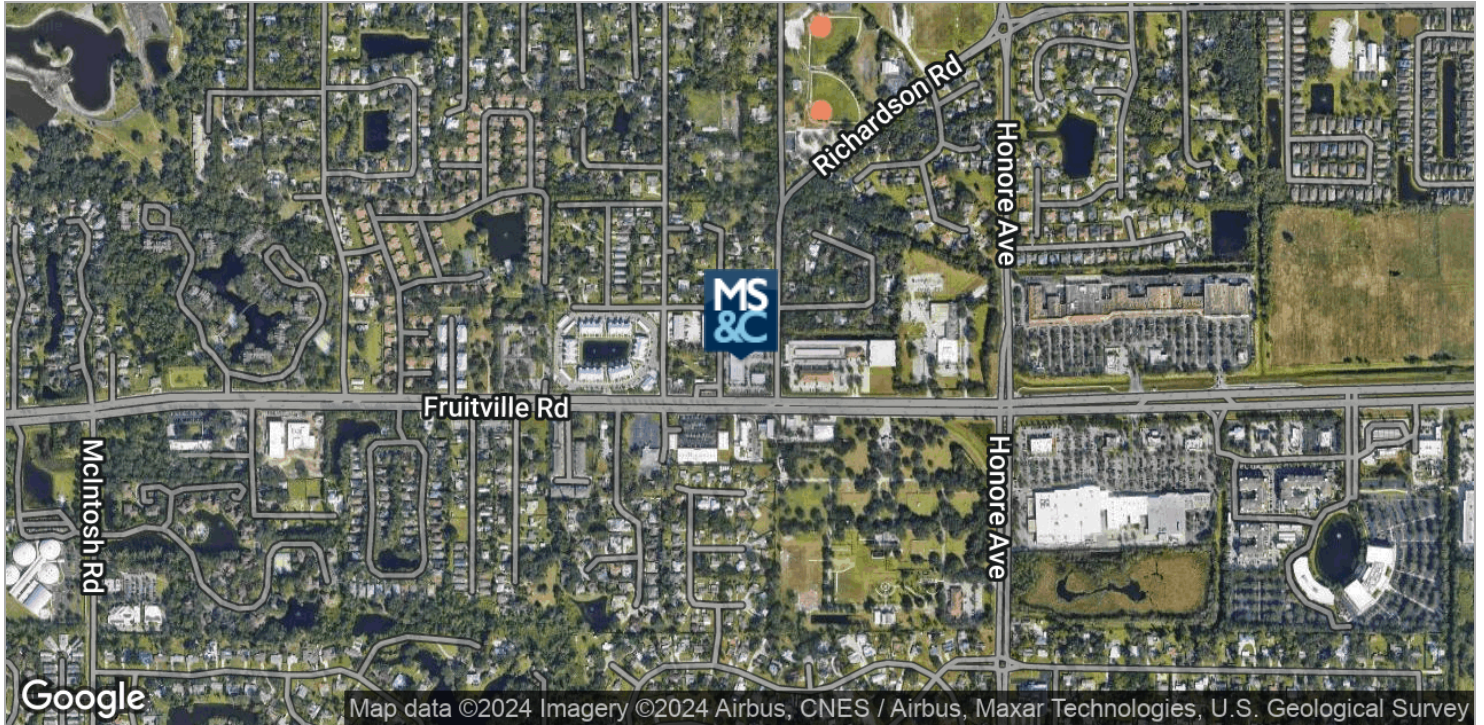
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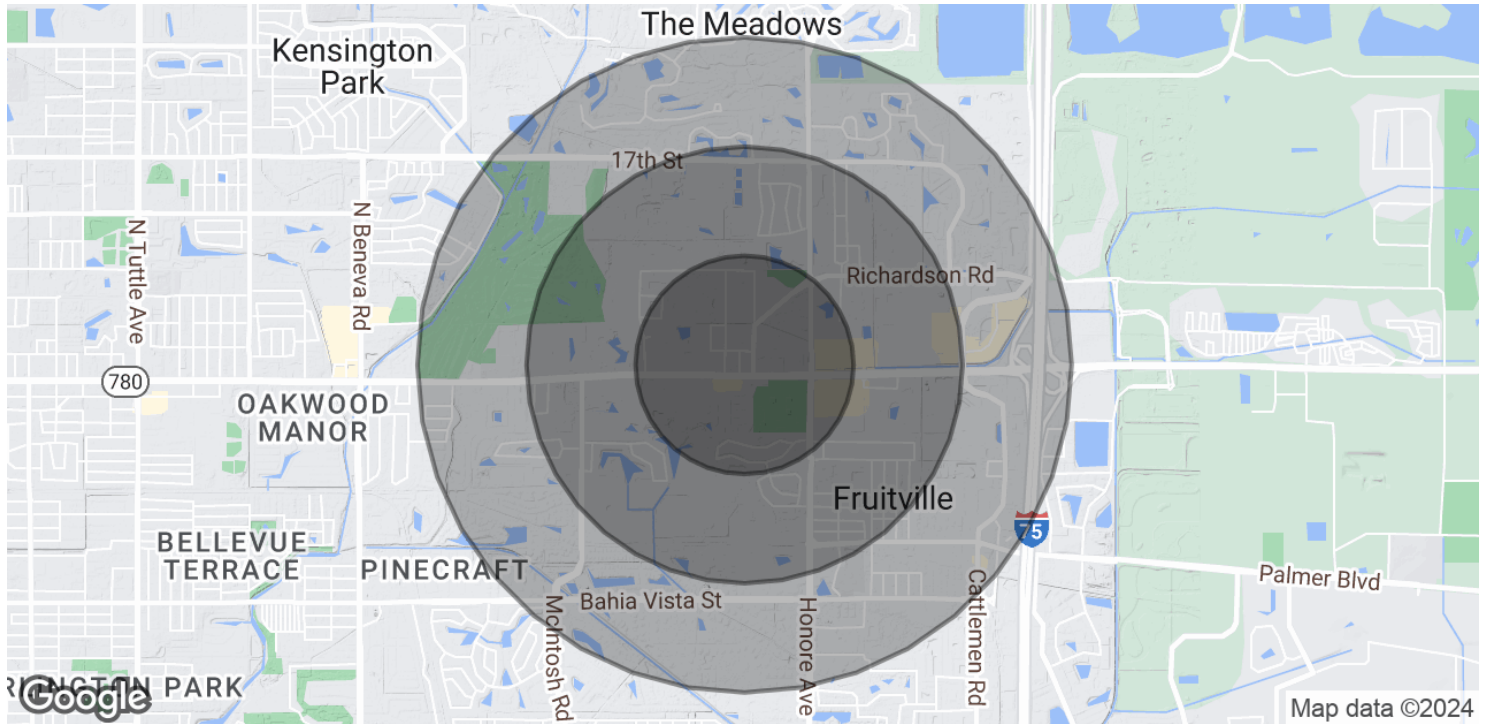
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Commercial

COBIA BAY PLAZA RETAIL PROPERTY

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POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,531	6,758	16,964
Average Age	49.5	46.5	48.4
Average Age (Male)	44.4	43.3	46.3
Average Age (Female)	54.9	50.8	51.2

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	724	3,105	8,226
# of Persons per HH	2.1	2.2	2.1
Average HH Income	\$81,224	\$79,222	\$79,359
Average House Value	\$285,419	\$267,580	\$259,194

2020 American Community Survey (ACS)

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