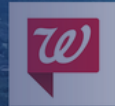




5 ACRES FOR SALE IN THE HEART OF RAPIDLY GROWING LAKEWOOD RANCH!

LORRAINE ROAD
BRADENTON, FL 34211



STATE ROAD 70

Diane Lawson, CCIM
Senior Advisor
O: 941.780.6136
diane.lawson@svn.com



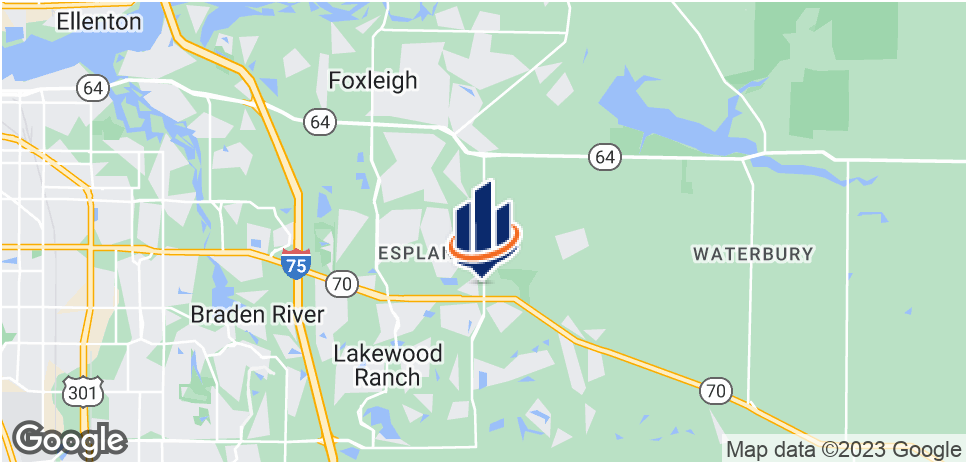
THE OASIS AT LWR
254 UNITS

Mike Migone CCIM
Senior Investment Advisor
O: 941.487.6986
mike.migone@svn.com

LORRAINE ROAD

5+/- ACRES

Property Summary



OFFERING SUMMARY

Sale Price: \$895,000

Lot Size: 5 Acres

Market: Lakewood Ranch

Price / SF: \$4.11

PROPERTY OVERVIEW

5 Acre lot for sale in Lakewood Ranch. Located just north of a new Publix anchored shopping center coming soon!! Ideal FUTURE LAND USES include Retail Commercial, Office, Medical, Church. Check with specific deed restrictions. Get ahead of the 1000's of new residential units planned within a 3 mile radius.

PROPERTY HIGHLIGHTS

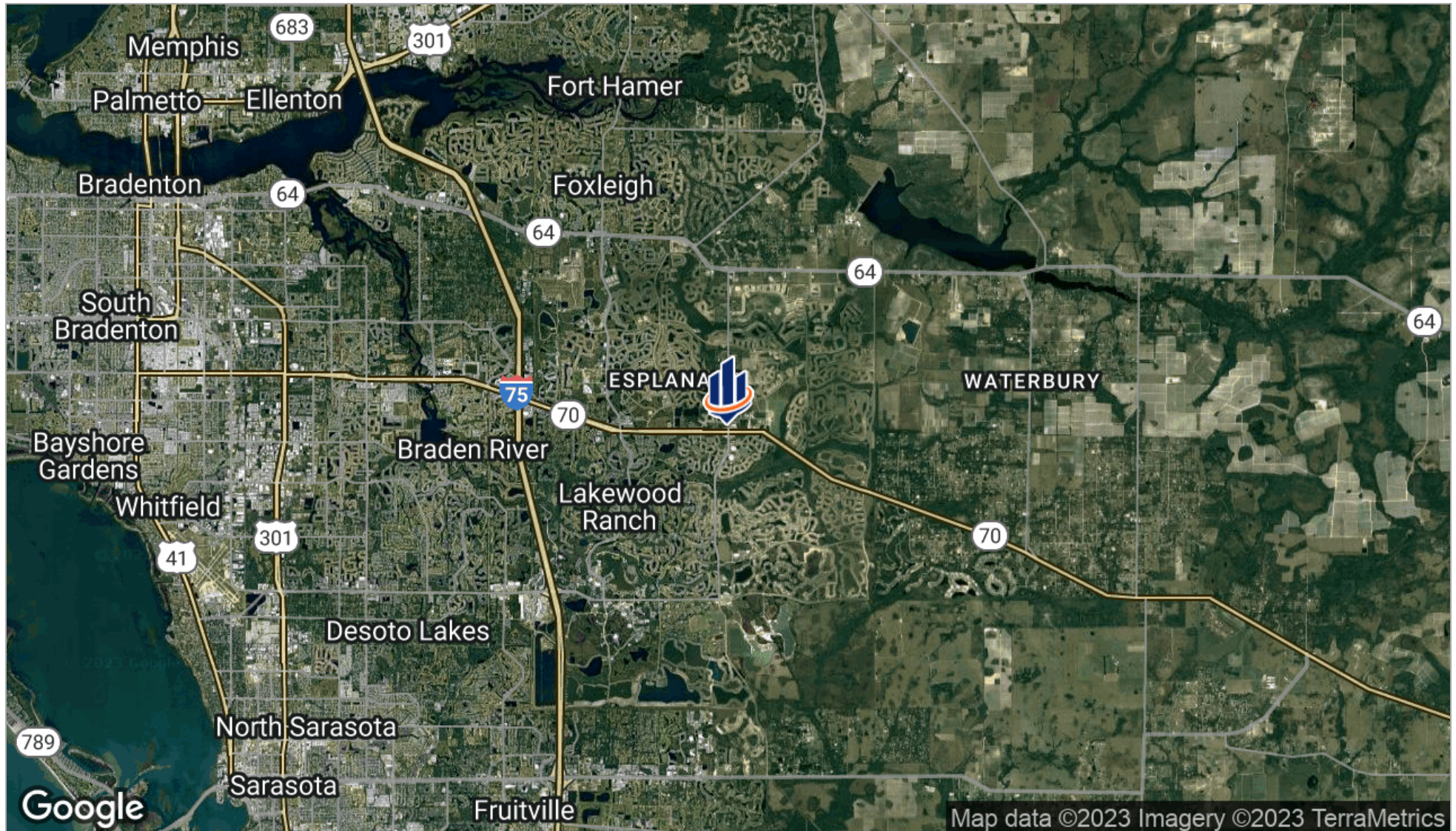
- 5 Acres in Heart of LWR
- Thousands of New Residential Units Planned or Under Construction Within 3-Mile Radius
- Rapidly developing area

LOCATION INFORMATION

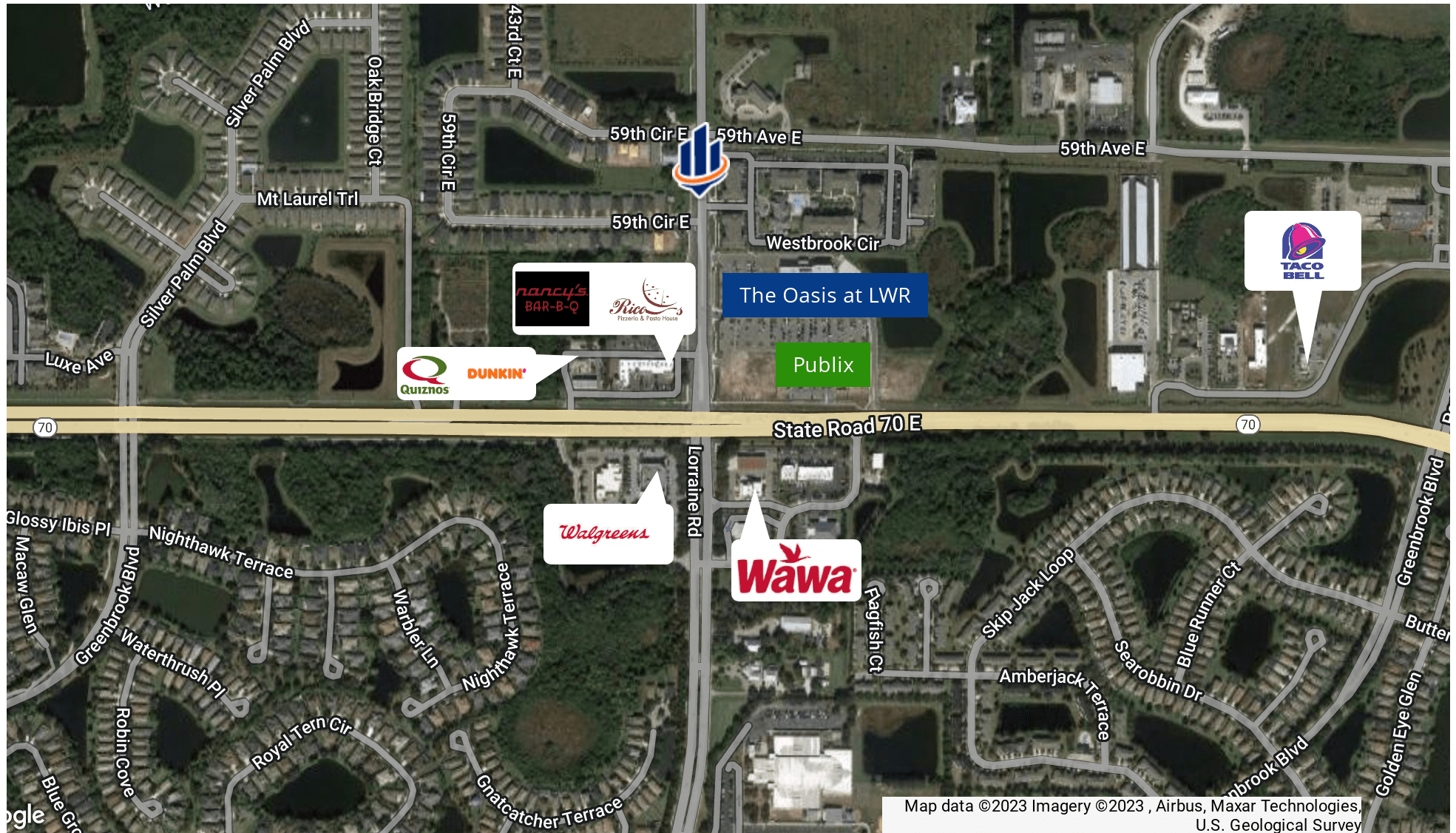
Lorraine Road
Bradenton, FL 34211



Location Maps



Retailer Map





Retailer Map



DEMOGRAPHICS

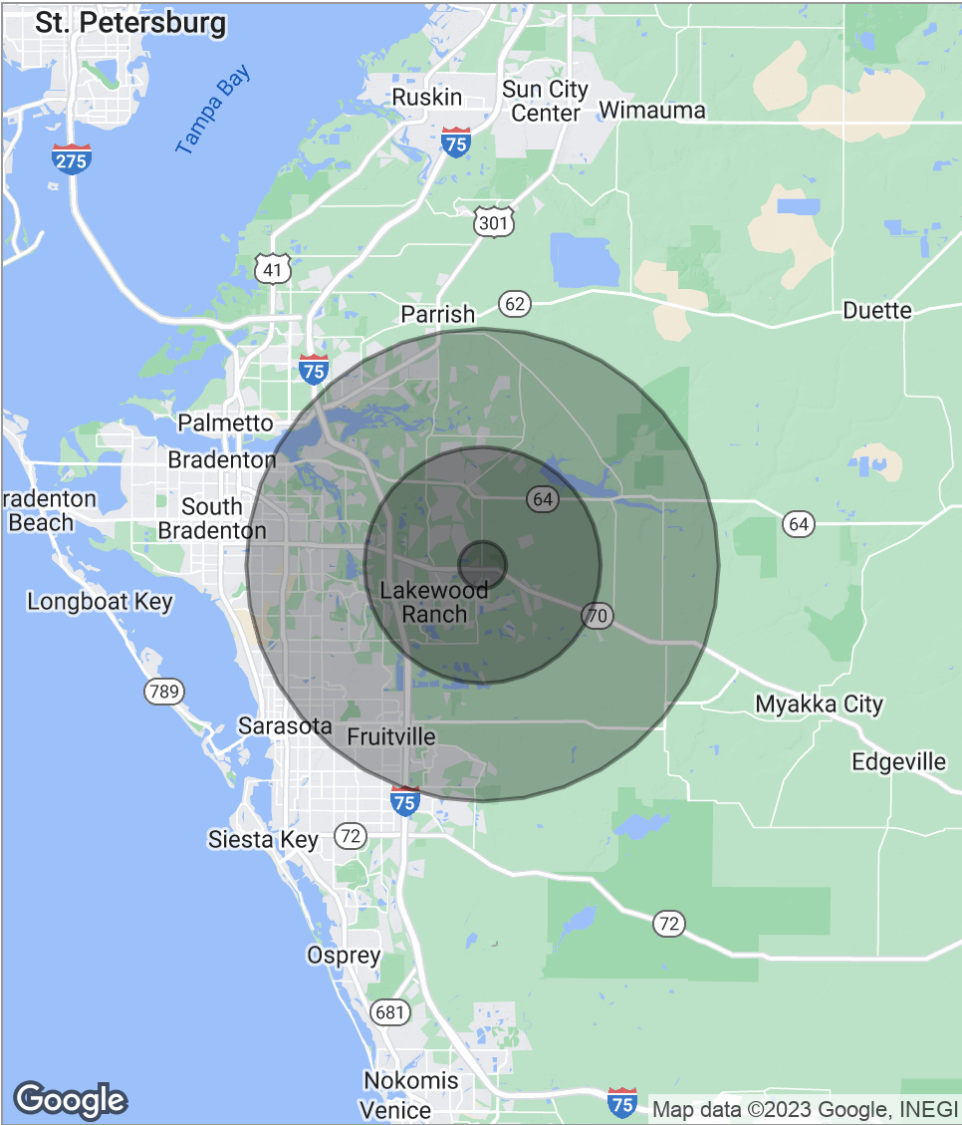
Lorraine Road
Bradenton, FL 34211

Demographics Report

	1 MILE	5 MILES	10 MILES
Total population	417	33,155	181,394
Median age	40.7	45.4	45.4
Median age (male)	39.6	45.0	45.0
Median age (female)	41.4	45.5	45.9
Total households	140	12,542	73,541
Total persons per HH	3.0	2.6	2.5
Average HH income	\$100,604	\$103,606	\$78,364
Average house value		\$466,548	\$342,440

** Demographic data derived from 2020 ACS - US Census*

Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	417	33,155	181,394
Median age	40.7	45.4	45.4
Median age [Male]	39.6	45.0	45.0
Median age [Female]	41.4	45.5	45.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	140	12,542	73,541
# of persons per HH	3.0	2.6	2.5
Average HH income	\$100,604	\$103,606	\$78,364
Average house value		\$466,548	\$342,440

* Demographic data derived from 2020 ACS - US Census

Advisor Bio & Contact 1

DIANE LAWSON, CCIM

Senior Advisor



1626 Ringling Boulevard, Suite 500
Sarasota, FL 34236
T 941.780.6136
C 941.780.6136
diane.lawson@svn.com
FL #BK581055

PROFESSIONAL BACKGROUND

Diane Lawson has been in the commercial real estate industry for over 27 years, specializing in the sales and leasing of office and retail space. Starting out in property management and leasing she has extensive experience in managing over 750,000 sf of office space and closed over 500 lease transactions. In 2005 she was recognized as one of Gulf Coast Business Review's Top 40 under 40 for her expertise in this industry in Sarasota and Manatee counties. She holds a broker's license and is one of only 6% of commercial brokers nationwide to be honored as a Certified Commercial Investment Member [CCIM] designee.

Diane lives in Bradenton and enjoys spending time with family, traveling and enjoying the gulf waters and beaches.

EDUCATION

Eckerd College, BA
Certified Commercial Investment Member

MEMBERSHIPS & AFFILIATIONS

Realtor Association of Sarasota and Manatee Counties
Florida Realtors
National Association of Realtors
Sarasota Chamber of Commerce
CCIM
International Counsel of Shopping Centers

Advisor Bio & Contact 2

MIKE MIGONE CCIM

Senior Investment Advisor



1626 Ringling Boulevard, Suite 500
Sarasota, FL 34236
T 941.487.6986
C 941.812.7437
mike.migone@svn.com
FL #BK399768

PROFESSIONAL BACKGROUND

Mike Migone, a Senior Investment Advisor for SVN | Commercial Advisory Group, has essentially grown up in the real estate industry, thanks to his father who was a successful Broker in Miami, Florida for decades. Mike's professionalism, integrity and passion for commercial real estate, has consistently made him a Top Advisor. He ranked 1st in sales in the State of Florida in 2019 and 9th in the World for SVN and 10th in 2021 in the State and 33rd Internationally. With extensive experience in listing and selling several commercial asset types, his specialties include the acquisition and development of multi-family properties, where he excels in site identification and the assessment of deal structuring and cost analysis. He was designated a Certified Land Specialist by SVN with over \$100 Million Dollars in total land sales volume. With an equally strong track record in medical office, retail, and land for all facets of development. Garnered by his CCIM designation; his advanced financial and market analysis and keen sense of investment approach, has led to a loyal client roster.

Mike grew up in Miami and relocated to Sarasota in 1991. He and his wife Cindy, enjoy the arts and are proud supporters /volunteers of several organizations. Exploring the area parks with their pup and spending time with their family is something titled, as priceless.

EDUCATION

Associates Degree in Business Administration at Broward College. CCIM 2008

MEMBERSHIPS & AFFILIATIONS

CCIM, GRI, Suncoast Community Church



1626 Ringling Boulevard, Suite 500
Sarasota, FL 34236
941.780.6136
suncoastsvn.com