



Commercial

6200 LAKE OSPREY DRIVE LAND

6200 LAKE OSPREY DRIVE, LAKEWOOD RANCH, FL



OFFERING SUMMARY

Sale Price: \$999,000

Lot Size: 2.55 +/- Acres

Zoning: PCD

Price / SF: \$8.99

PROPERTY OVERVIEW

This 2.55+/- acre parcel is at the gateway to all of Lakewood Ranch just off I-75 and University Parkway. The property is entitled to 17,803+/-SF of development. This Sarasota County property is in the Lakewood Ranch Corporate Park.

PROPERTY highlights

- Visible from I-75.
- Boasts easy access off of University Parkway.
- Close to Lakewood Ranch's new Waterside Development hosting 5000+ Residences and a Dynamic Lakefront Center.
- Directly across from Keiser and Everglades Universities.

Michael Saunders & Company[®]



Licensed Real Estate Broker

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

PRESENTED BY:

Susan H. Goldstein LLC,
CCIM, MBA

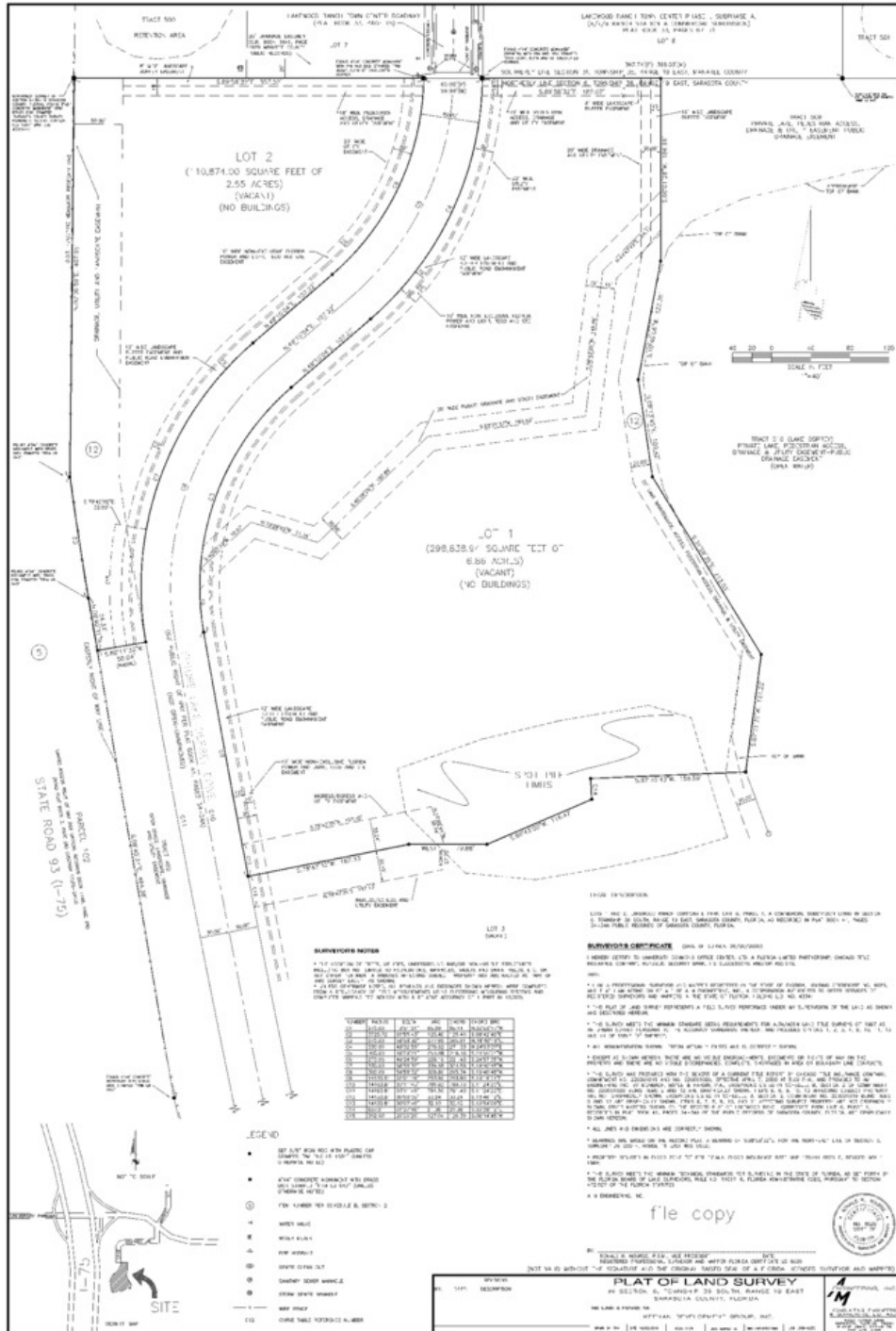
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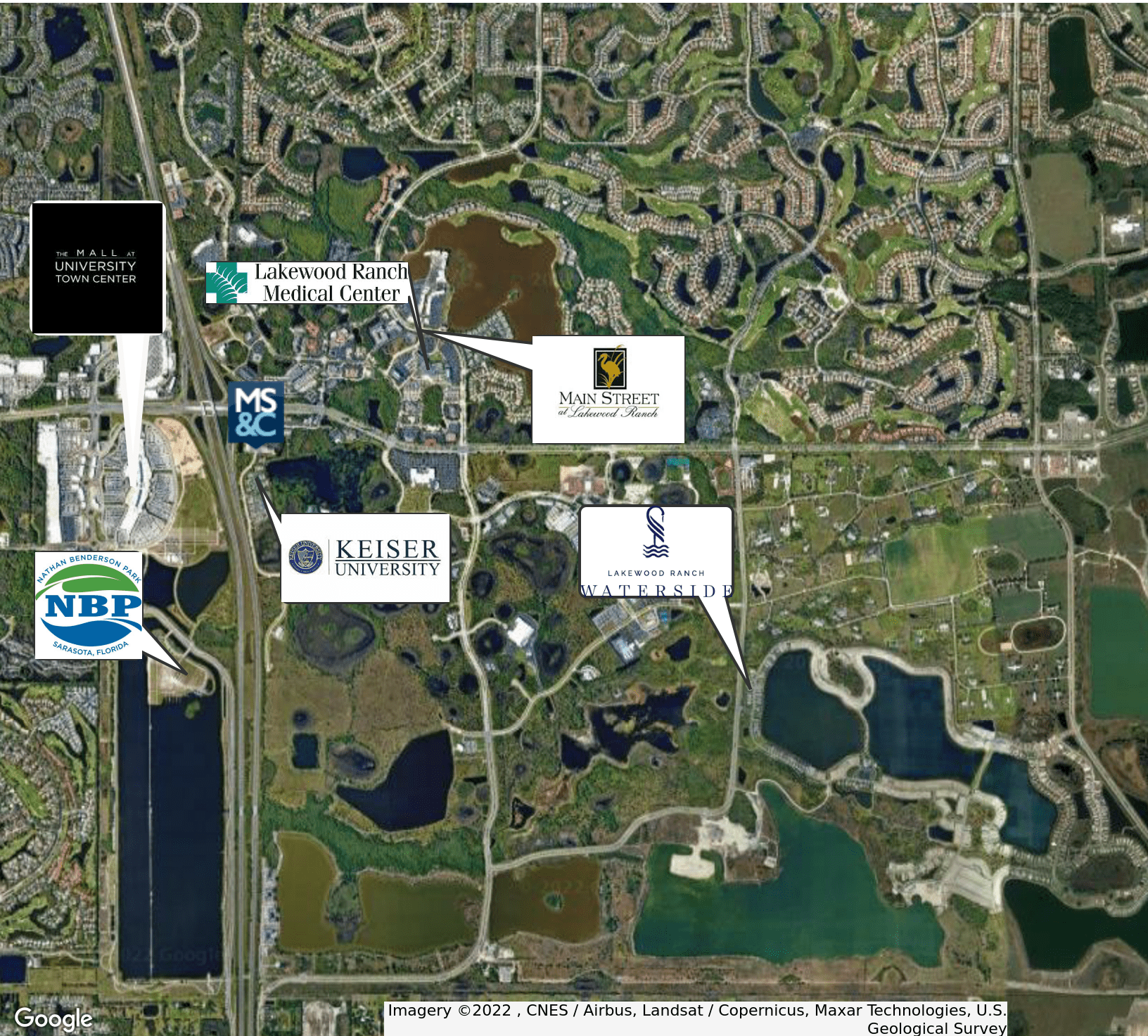
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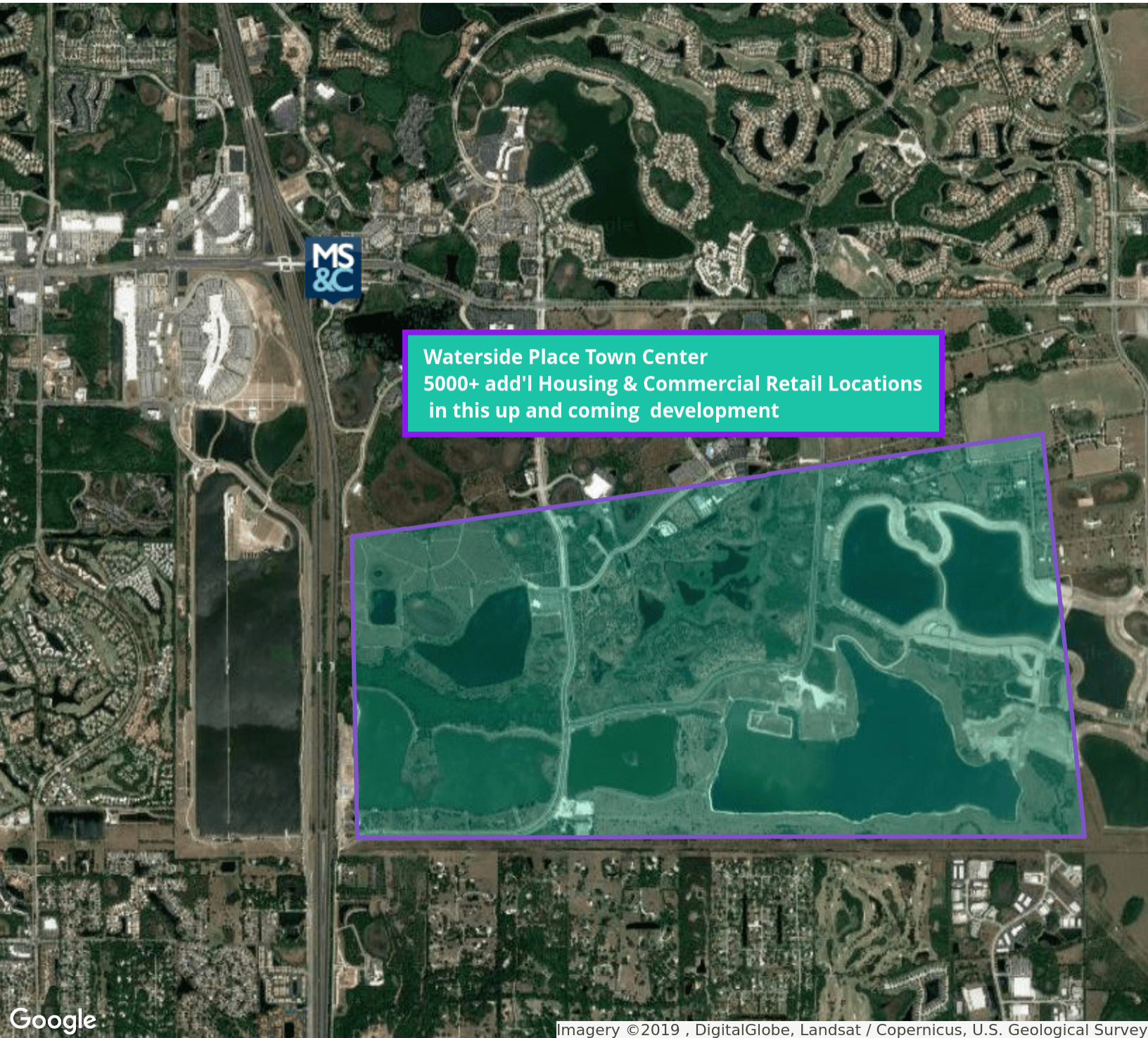
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Waterside Place Town Center
5000+ add'l Housing & Commercial Retail Locations
in this up and coming development

Google

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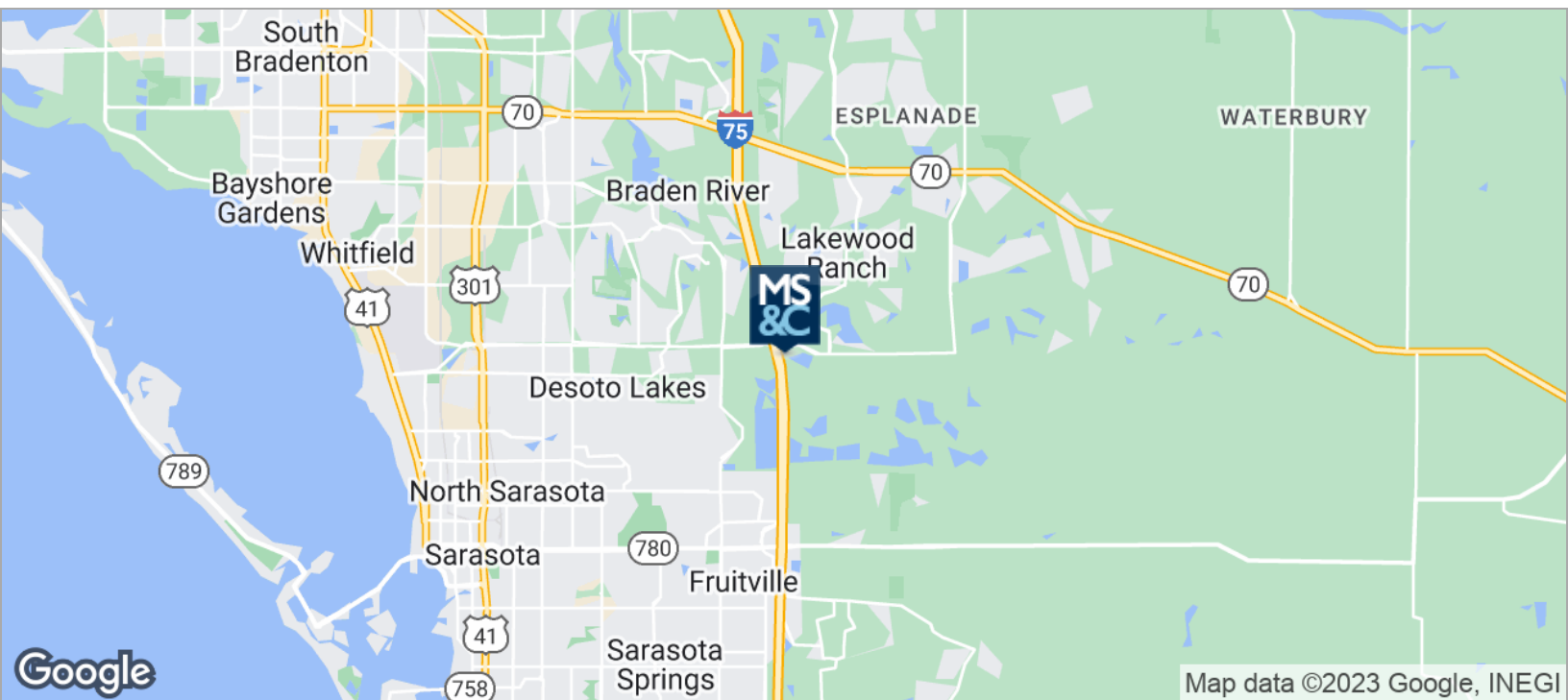
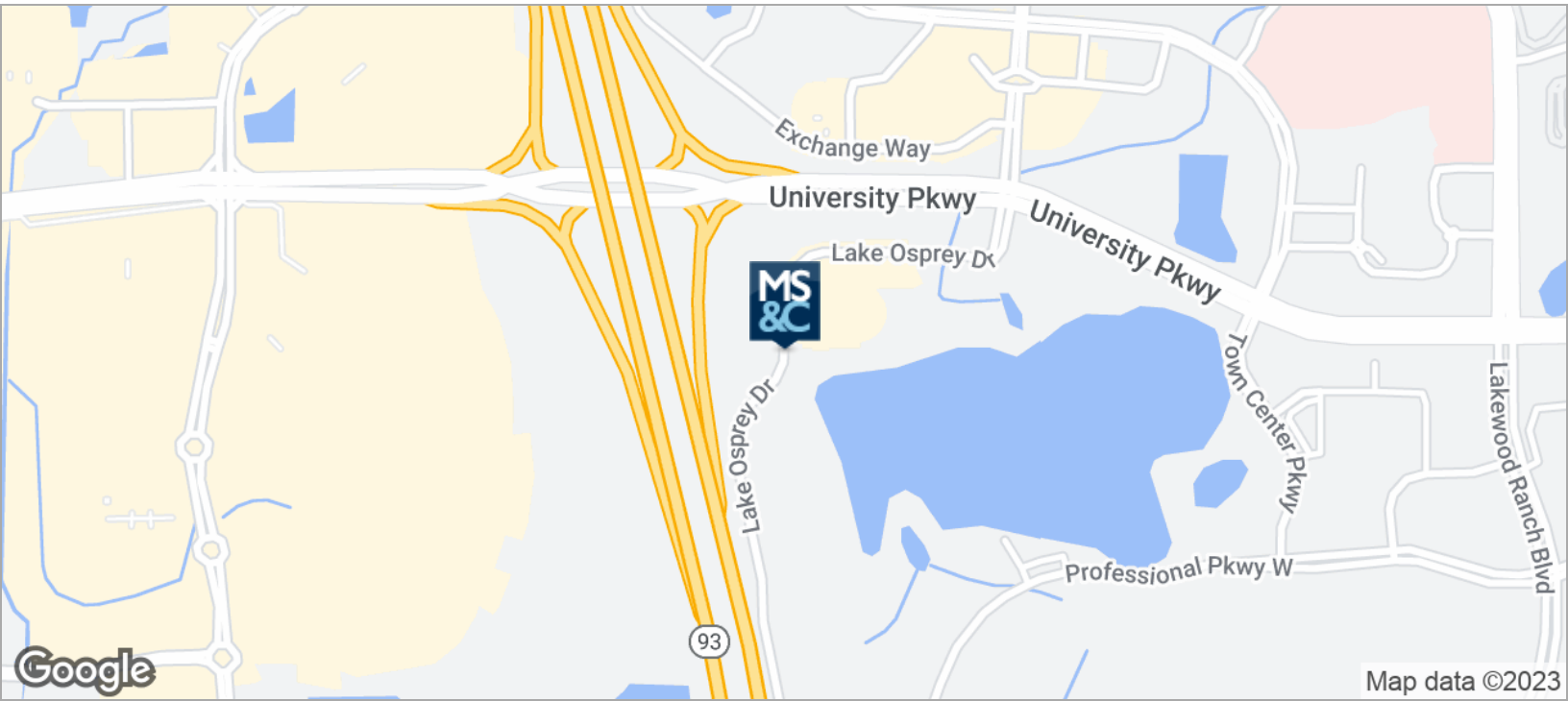
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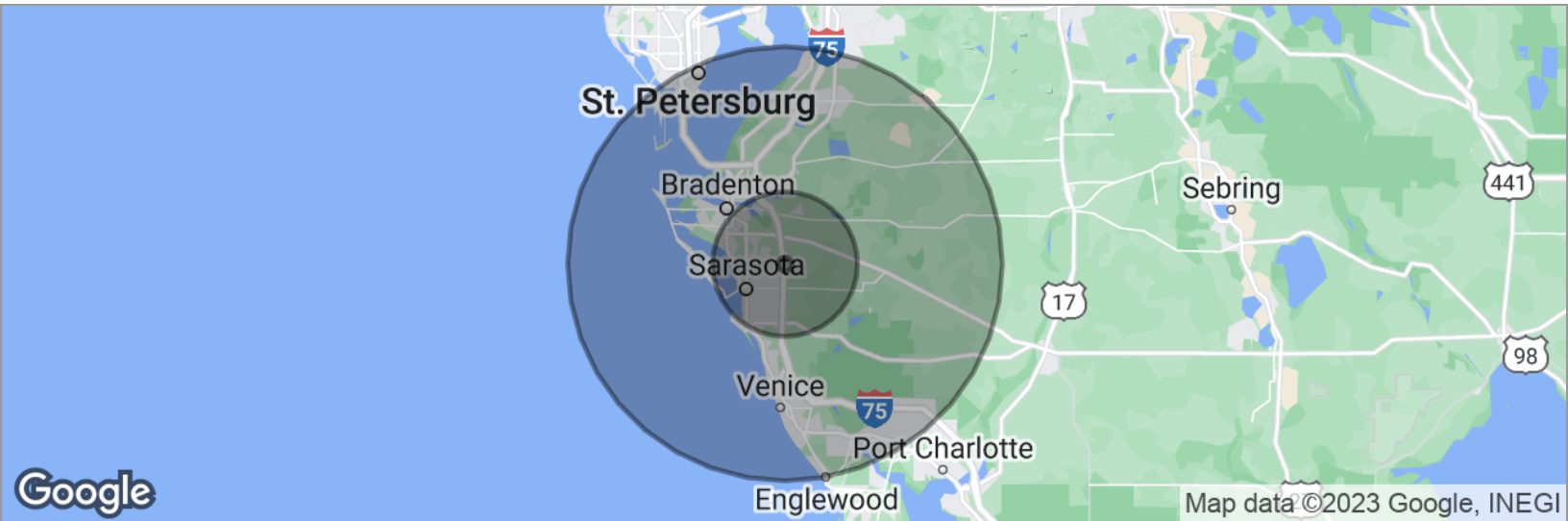
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POPULATION

1 MILE

10 MILES

30 MILES

Total population	2,982	356,728	892,669
Median age	45.3	45.2	47.7
Median age (Male)	44.1	44.2	46.6
Median age (Female)	44.2	46.4	48.6

HOUSEHOLDS & INCOME

1 MILE

10 MILES

30 MILES

Total households	1,302	148,961	384,174
# of persons per HH	2.3	2.4	2.3
Average HH income	\$89,458	\$70,546	\$67,276
Average house value	\$525,885	\$313,625	\$284,116

* Demographic data derived from 2020 ACS - US Census

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PROFESSIONAL BACKGROUND

Susan Goldstein has repeatedly earned the position of MS&C's Top Producing Commercial Agent. She focuses on sales and leasing in the Sarasota and Manatee County marketplace. Susan provides superior service to her clients.

Balancing an understanding of client needs and objectives with dynamics of the market, the financial realities of all parties, and a willingness to work hard to get the job done contribute to Susan's success. Susan has been involved in a multitude of transactions with clients ranging from national corporations to local businesses and developers. Susan is considered an important player in the vibrant commercial real estate arena.

With an MBA from Columbia University, strong marketing experience with companies such as American Express and Proctor & Gamble, along with the CCIM Designation, the highest level of Commercial Realtor educational achievement, Susan ensures her clients the most professional and profitable real estate transaction.

EDUCATION

CCIM Designation
Columbia University Business School MBA
Duke University BA

MEMBERSHIPS & AFFILIATIONS

The Commercial Real Estate Association (CREA) of the Realtor Association of Sarasota and Manatee, 2019 President, Board Member
Lakewood Ranch Business Alliance Governmental Affairs Committee Chair and Executive Committee Member
Columbia University Alumni Club Past President
Realtor Association of Sarasota & Manatee: Past Public Policy Chair, Attorney/ Realtor Committee Chair
The Sarasota and Manatee County Economic Development Corporation Real Estate Office Oversight Committee