



GATEWAY TO THE RANCH WEST PLAZA

8511-8527 S.R 70

Bradenton, FL 34202

Located on busy State Road 70 (1 mile East of I-75), Gateway East is in close proximity to award-winning master-planned community Lakewood Ranch and a Walmark Supercenter. The center is surrounded by private landscaping and has ample parking. Built in 2008 it has excellent curb appeal and great signage. There is a lighted intersection for easy ingress/egress.

Fully Occupied plaza less than 1 mile from I-75.

Property Features & Key Demographics (2019)

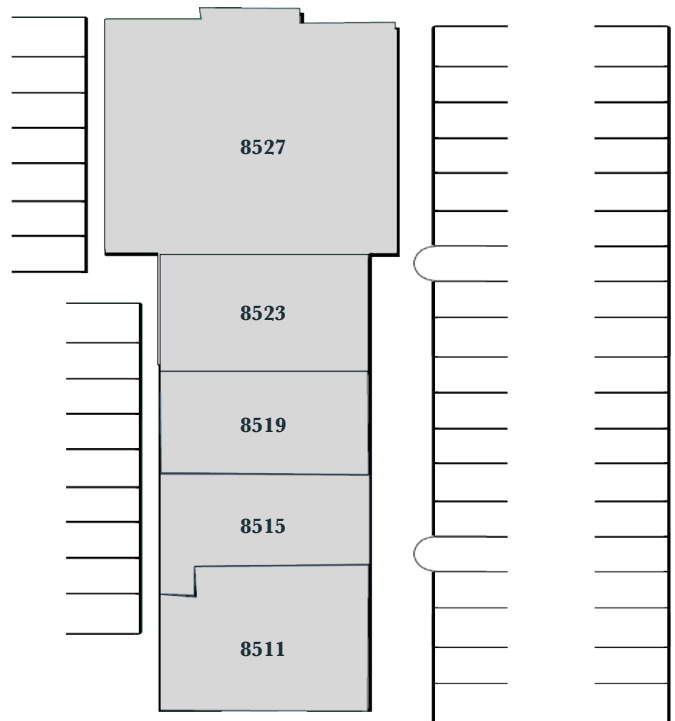
GLA: 9,601 Square Feet
Zoning: CG - Sarasota County
Parking: 81 surface spaces
 (8.4/1,000 SF)
AADT: 46,500 vehicles/day

	1 Mile	3 Mile	5 Mile
Population	11,516	39,598	96,670
Median Age	57	52	48
Ave HH Income	\$111,688	\$105,809	\$94,577
Med HH Income	\$89,852	\$83,173	\$72,926



Tenants

Suite	Tenant	Size
8511	Tomeo & Tomeo Oral Surgery	2,103
8515	Great Florida Insurance	906
8519	We Fix Computers	1,092
8523	Organic Spa	1,500
8527	Scrub Club	4,000



*Additional parking not shown

Susanne Arbagy, CCIM, RPA

2 N. Tamiami Trail # 100 | Sarasota, FL 34236
O: 941.954.2300 x 102 | C: 941.321.3117
sarbagy@icorr.com | www.icorr.com