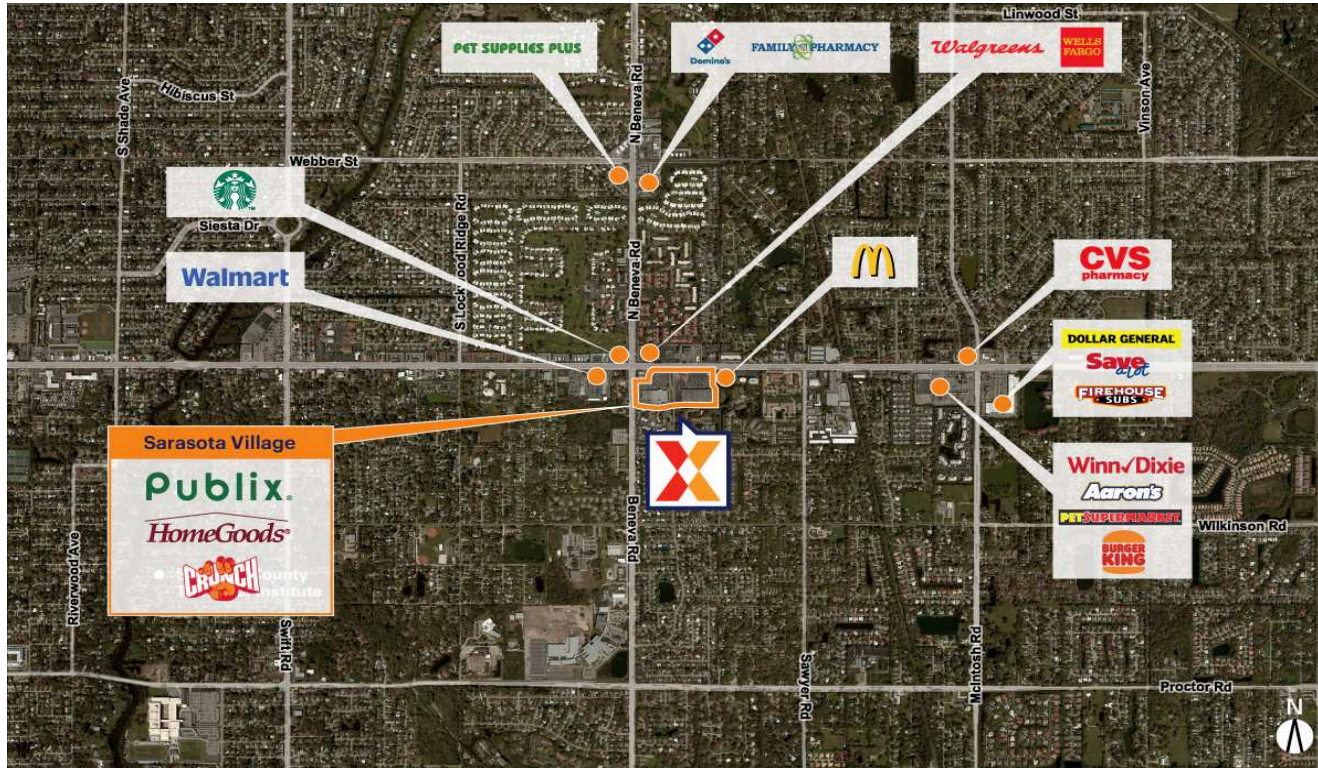


Sarasota Village

North Port-Bradenton-Sarasota, FL

27.2977, -82.4956

3606 Bee Ridge Road | Sarasota, FL 34233



Center Size: 173,184 SF



Demographics	1 Mile	3 Mile	5 Mile
	12,069	91,607	187,847
	5,634	41,098	85,729
	\$94,889	\$110,764	\$124,417

Publix-anchored center with a strong lineup of national retailers including HomeGoods, Crunch Fitness, and Fantastic Sams, drawing an estimated 2.3M annual visits (Placer.ai 2024)

High visibility from 27K+ vehicles daily on Beneva Rd and 39K+ on Bee Ridge Rd; just 2.5 miles west of I-75 (Kalibrate 2021)

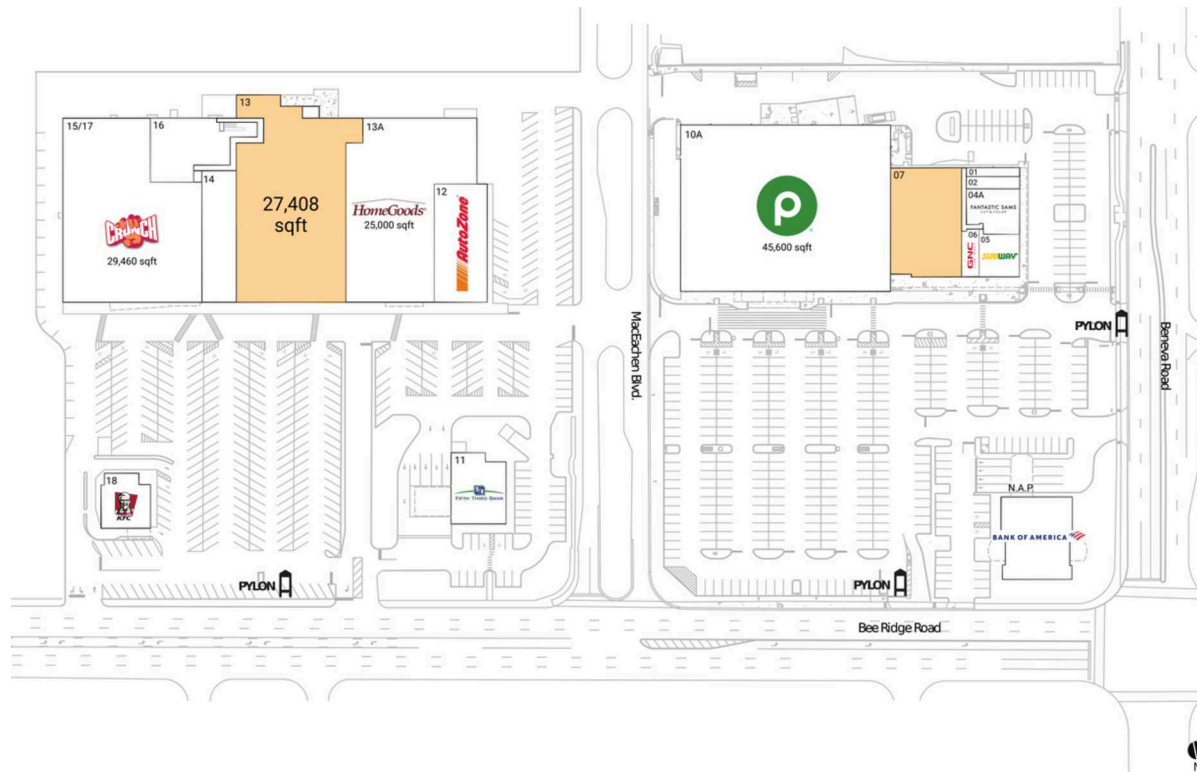
Proven tenant stability as more than 50% of the tenants have been in the center for 14+ years

Close proximity to 897-bed Sarasota Memorial Hospital and Suncoast Technical College with 1K+ students and 400+ employees (Sarasota Memorial Hospital 2024, NCES 2024)

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Available Space

07	9,534 SF
13	27,408 SF

Current Retailers

N.A.P.	Bank of America	0 SF
01	Wow Nail Studio	620 SF
02	China 1 Restaurant	874 SF
04A	Fantastic Sams	3,056 SF
05	Subway	2,287 SF
06	GNC	1,100 SF
10A	Publix	45,600 SF
11	Fifth Third Bank	4,283 SF
12	AutoZone	8,230 SF
13A	HomeGoods	25,000 SF
14	Jessup Appliance	5,889 SF
15/17	Crunch	29,460 SF
16	Jessup Appliance-Warehouse	7,663 SF
18	KFC	2,180 SF

3007