

Publix *Anchored Center For Lease*

IAN BLACK
REAL ESTATE

THE PLACE FOR SPACE

FOR LEASE

The Shoppes at Palmer Ranch

Honore Avenue and Sarasota Central Parkway



WMGDEVELOPMENT *Developed and owned by WMG Development*

www.ian-black.com | 941.906.8688 | 1 South School Ave Sarasota, FL 34237

PROPERTY SUMMARY

The Shoppes at Palmer Ranch will encompass 65,848 SF of grocery, retail, medical and restaurant space in the heart of Palmer Ranch, a community with 7,000 acres and home to over 20,000 residents. This Publix anchored Center offers inline and outparcel opportunities.

The Site is located at the Northeast corner of Honore Avenue and Central Sarasota Parkway. To the north and south of the Site, Honore Avenue connects to Clark Road and State Road 681, both of which are interchanges to Interstate 75. Central Sarasota Parkway is an east-west connecting roadway from the Site to US 41, Tamiami Trail.

Publix[®] Anchored Center Availability

- **RETAIL A:** 9,000 SF of in line retail space available (will subdivide)
- **RETAIL B:** 2,600 SF adjacent to Heartland Dental (*The nations leading dental provider*)
- **OUTPARCEL 2:** 1.63 acre out-parcel - **UNDER LOI**

Contact agent for pricing details: Steve Horn, CCIM 941.906.8688 X107



PROPERTY HIGHLIGHTS



LOCATION

Palmer Ranch, located in central Sarasota County, Florida, is a well-established master planned community containing 7,000 acres and is home to over 20,000 residents. It is strategically located south of Clark Road between I-75 and Tamiami Trail. The Trade area currently contains 5,880 dwelling units and a population of 14,700.



INCREASED POPULATION

With the anticipated buildout of an additional 2,045 units an increased population of 5,112 persons are expected in the short term as the developments are all under active construction.



NO COMPETITION TO SITE

The site is the only commercially zoned parcel located in the Trade Area. There is currently one other site located on Honore Avenue identified as the Village I commercial center located at the NWC of Palmer Ranch Parkway & Honore Avenue, however the site is in the process of being rezoned to develop multi-family dwellings.

SITE PLAN

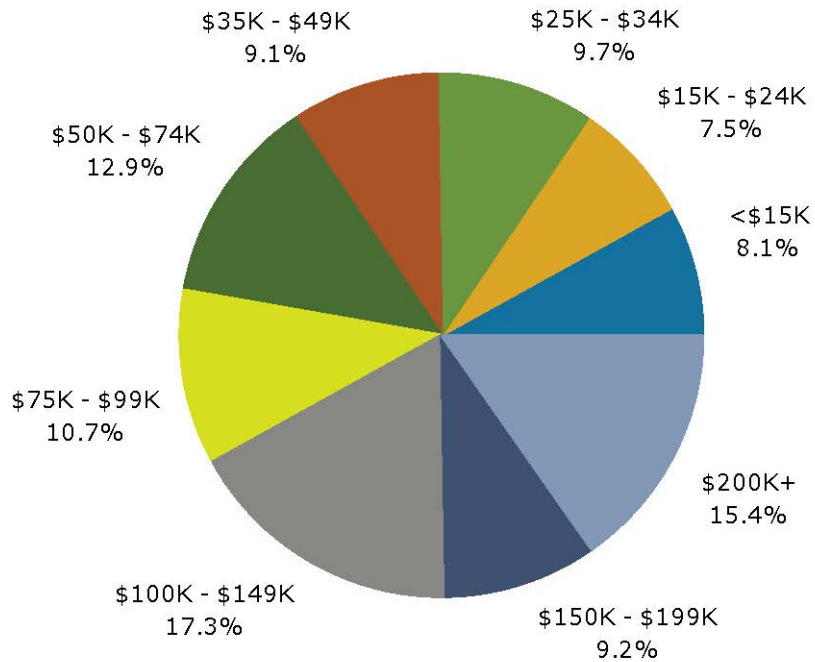


RENDERINGS RETAIL CONCEPTS



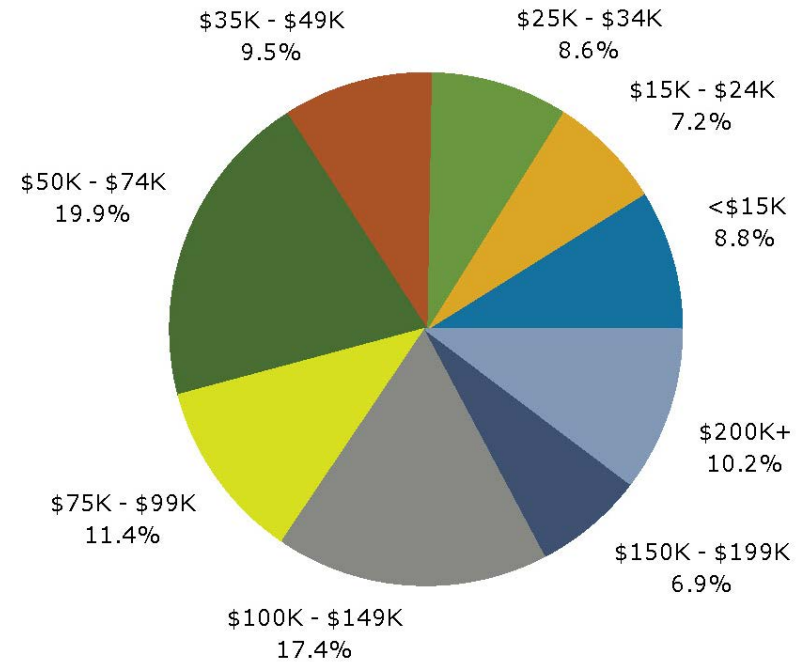
DEMOGRAPHICS HOUSEHOLD INCOME - 1 & 3 MILES

1 MILE: 2020 HOUSEHOLD INCOME



1 MILE AVERAGE HOUSEHOLD INCOME: \$146,339

3 MILES: 2020 HOUSEHOLD INCOME

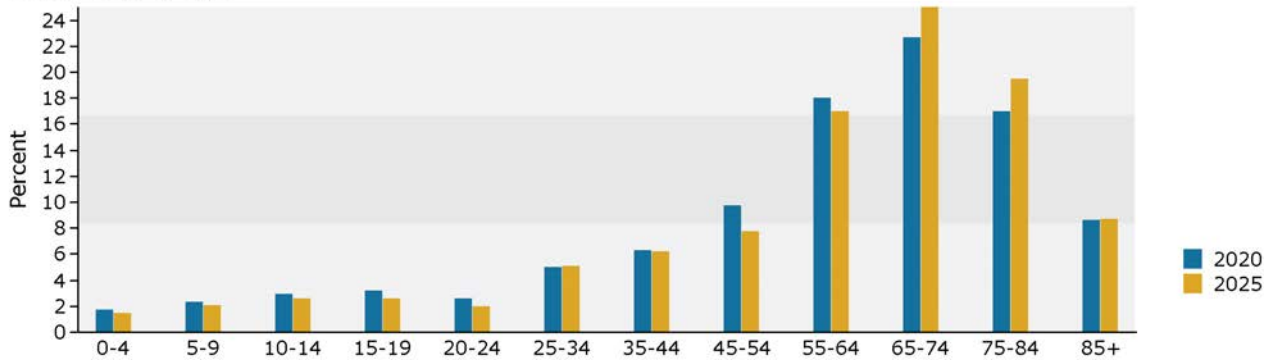


3 MILE AVERAGE HOUSEHOLD INCOME: \$126,745

DEMOGRAPHICS POPULATION - 1 & 3 MILES

1 MILE: POPULATION BY AGE

Population by Age

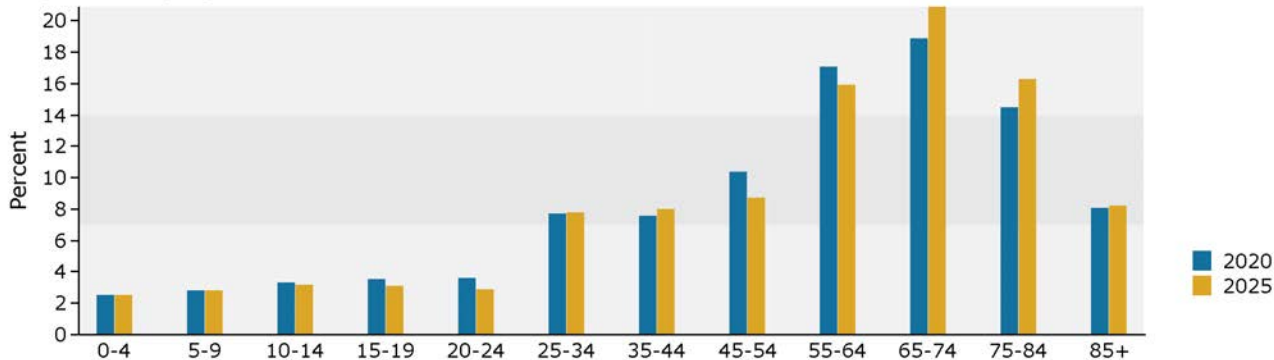


1 MILE: POPULATION GROWTH



3 MILES: POPULATION BY AGE

Population by Age

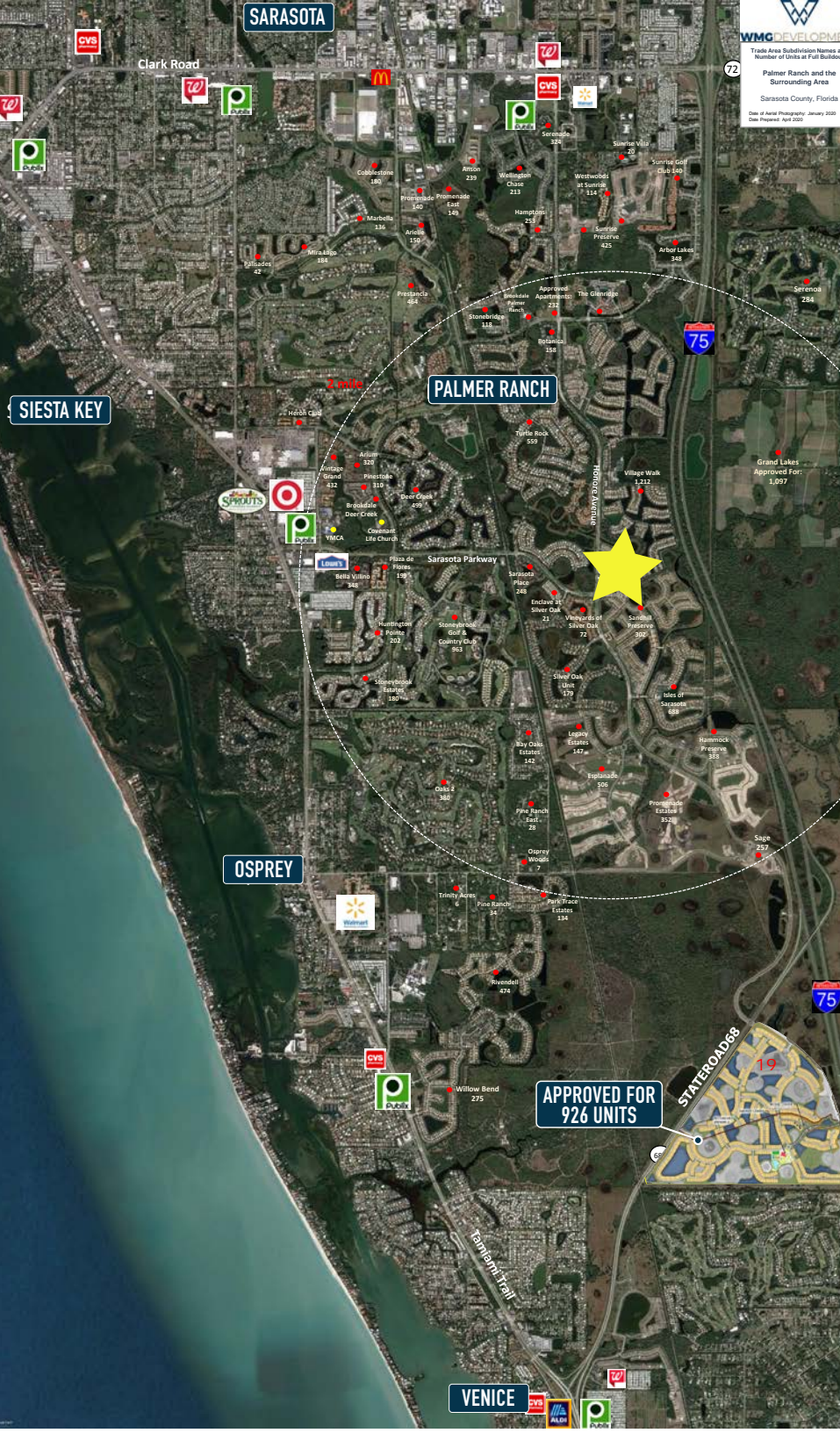


3 MILES: POPULATION GROWTH



AERIALS DRONE: DJI MAVIC ZOOM 2





LOCATION

RESTAURANTS

- | | |
|---------------------|---------------|
| CHICK-FIL-A | MCDONALDS |
| GECKO'S GRILL & PUB | ASIAN KITCHEN |
| OAK & STONE | WENDY'S |
| DUNKIN DONUTS | BURGER KING |

SERVICES

- | | |
|------------------|-----------------------|
| WAWA GAS STATION | ANYTIME FITNESS |
| WALGREENS | PLANET FITNESS |
| CVS PHARMACY | JACO BOXING & FITNESS |

SHOPPING

- | | |
|---------|-------------------|
| WALMART | SPROUTS |
| TARGET | LOWES |
| BEALLS | GOODWILL MANASOTA |

LODGING

- COMFORT SUITES SARASOTA-SIESTA KEY
- CAMELOT LAKES VILLAGE

BIOGRAPHY | STEVE HORN, CCIM



STEVE HORN, CCIM
PARTNER

T 941.906.8688 EXT 107
C 941.321.1634
steve@ian-black.com

PROFESSIONAL BACKGROUND

As one of Ian Black Real Estate's leading sales associate, Steve Horn is extremely active in all aspects of the commercial real estate industry. Steve works with some of the largest landlords in the area as well as representing local and national tenants and buyers. In addition to leasing, Steve has sold a number of large shopping centers and medical / traditional office properties in southwest Florida and in 2011, Steve horn sold MOBI in Lakewood Ranch, Florida (a 58,000+/- sf medical office building) which was one of the largest sales in the area in recent history. Steve received a BS in Finance from Mercer University. Shortly thereafter, Steve joined Morgan Stanley where he worked for three years as a wealth management consultant. Steve then joined the sustainable land development division of bowie urban planners in sarasota where he focused on providing development packaging services for clients all over the state of Florida. in 2004, Steve joined Ian Black Real Estate. In 2008, Steve obtained his ccim certification given by the certified commercial investment member institute. when he's not doing deals, Steve enjoys spending time with his wife, Beth and two sons, Jack and Charlie.

WMG DEVELOPMENT



WMGDEVELOPMENT



Core Values

LOYALTY

Act with honesty, integrity and transparency.
Commit to building yourself and those around you.

COLLABORATE

Work smart, hard, and efficient. Support teamwork. Be inclusive and embrace diversity. Be accountable to ourselves & each other. Always celebrate and remain humble. Take pride in each other's successes, happiness, and accomplishments. Have fun.

BALANCE

Promote a health work-life harmony. Create a safe and compassionate environment. Practice philanthropy.

ACHIEVE

Invest in personal and professional growth. Encourage entrepreneurialism & innovation to provide solutions for others and make a better world.

THOUGHTFULNESS

Be attentive and considerate. Anticipate the needs of others. Be true to oneself and one's word.