



LAKEWOOD RANCH MEDICAL OFFICE BUILDING FOR LEASE!

11505 PALMBRUSH TRL STE 120, LAKEWOOD RANCH, FL



ADDRESS

11505 Palmbrush Trl Ste 120
Lakewood Ranch, FL 34202

PROPERTY FEATURES

- Well located within Lakewood Ranch
- Easy access to property and 1st floor space
- Flexibility of layout
- Medical Office

	1 Mile	5 Miles	10 Miles
Total Households:	2,102	38,795	184,253
Total Population:	5,003	77,085	386,017
Average HH Income:	\$105,036	\$92,709	\$70,198

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It or other conditions, prior sale, lease or financing, or withdrawal without notice.



PRESENTED BY:

BEN GRAHAM

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OFFERING SUMMARY

Lease Rate:	\$27.00 SF/yr (NNN)
Building Size:	4,000 SF
Available SF:	4,000 SF
Lot Size:	61,460 SF
Year Built:	2001
Zoning:	PD-MU
Market:	Lakewood Ranch

PROPERTY OVERVIEW

Opportunity to Lease a former Medical Office Laboratory in the heart of Lakewood Ranch! Ability to lease the entire 4,000 SF or divide into (2) 2,000 SF units. Ease of 1st floor access to either entrances. 4 total ADA restrooms. The Landlord is willing to negotiate terms of lease rate or offer some measure of Tenant Improvements for the right user.

PROPERTY HIGHLIGHTS

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Michael Saunders & Company



Licensed Real Estate Broker

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

PRESENTED BY:

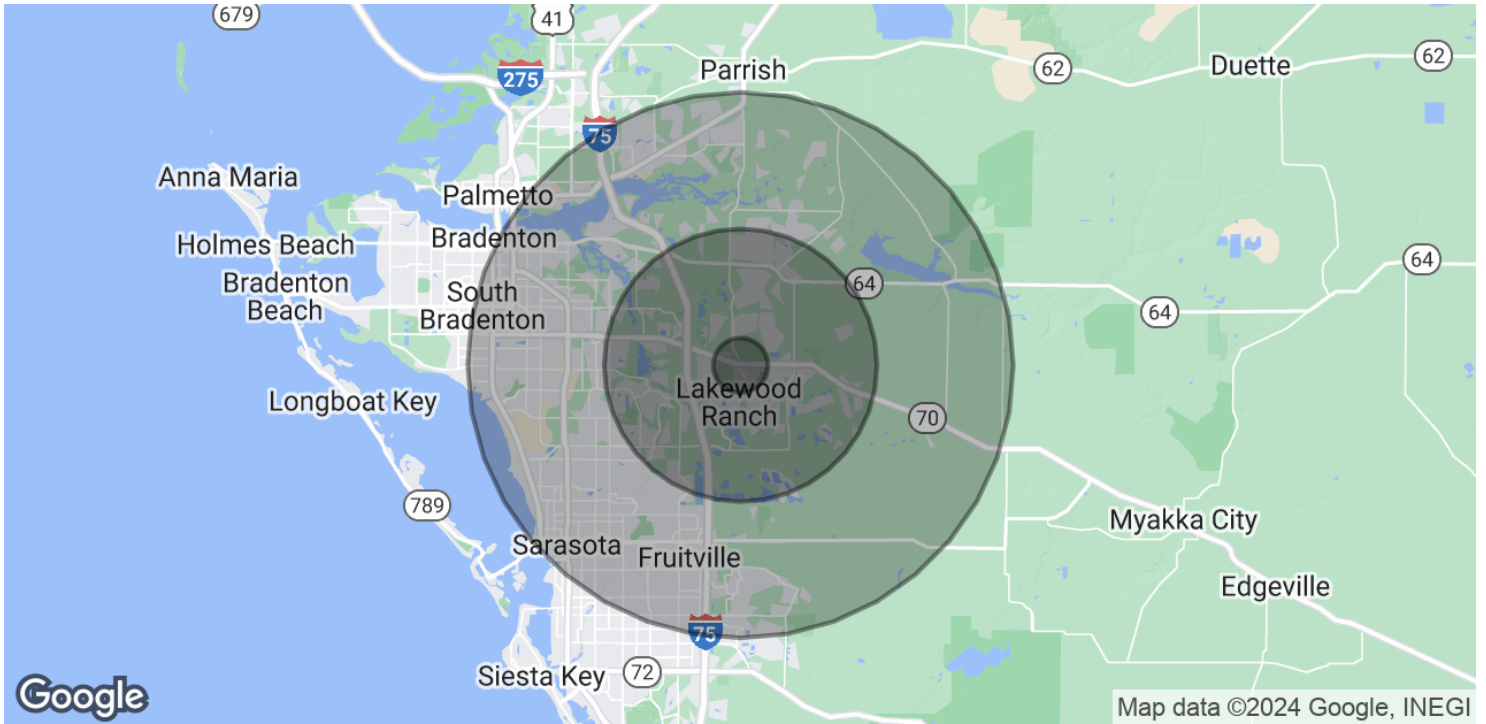
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	5,003	77,085	386,017
Average Age	46.9	52.8	46.9
Average Age (Male)	46.1	52.7	45.6
Average Age (Female)	48.9	53.4	48.1

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	2,102	38,795	184,253
# of Persons per HH	2.4	2.0	2.1
Average HH Income	\$105,036	\$92,709	\$70,198
Average House Value	\$350,981	\$384,955	\$258,519

* Demographic data derived from 2020 ACS - US Census

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PROFESSIONAL BACKGROUND

As a United States Marine, Ben, learned the value of honor, courage and commitment early in life and these core values have translated into all aspects of his business career. His passion for client care and providing the highest levels of service create a genuine trust in his relationships that go beyond simply “doing the deal”.

In addition to his service in the military, Ben has enjoyed positions and excelled in several of Sarasota’s top firms. The Ritz Carlton, PGA Fed-Ex Tour Sponsorship sales and SRQ Magazine are where he learned and polished the fundamentals of customer service and the art of the sale. His easy going yet professional approach to the clientele he works with creates a sense of confidence that translates into continued business and a mutually beneficial relationship.

Travel, friends, volunteering, golf, beaches and musical entertainment are a few of his favorite pastimes.



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