



We Are Built For Business.

Grow your business in the best-selling community in the U.S. for all ages with more than 700 acres of land available for commercial, retail and industrial development alongside 5.6M square feet of built land.



We've Got Everything Under The Sun.

You'll find everything your business needs to succeed in Lakewood Ranch, a high performing master-planned community in the U.S. Located in the booming Tampa Bay metro area, Lakewood Ranch has the space, infrastructure and opportunity to grow your business to its fullest potential.



Unbeatable Location

Lakewood Ranch is located in the thriving Tampa Bay metro area, the fastest-growing region in Florida, and a short distance from four international airports, sunny beaches, cultural destinations, tourist attractions and world-class shopping and dining.



Surrounding Region

BUILD YOUR BUSINESS IN A RAPIDLY GROWING URBAN AREA.

Lakewood Ranch is part of the thriving Tampa Bay region on the west coast of Florida, forecasted to be the fastest-growing region in the state over the next decade. The immediate surrounding area of Sarasota and Bradenton is also the 10th fastest-growing metro area in the country with miles of beaches and a wealth of cultural and tourist attractions. It is also home to a skilled, robust workforce and higher education opportunities, including four-year colleges, technical colleges and training programs.

The region is home to five major industry clusters:

- Infotech
- Life Sciences
- Sports Performance
- Aviation, Aerospace & Defense
- Advanced Manufacturing

TAMPA BAY + SARASOTA + BRADENTON BY THE NUMBERS:

4.8M

Current Tampa Bay Area Population

6.7M

Projected Population by 2030

17

Universities and Colleges in Tampa Bay Area

4

International Airports Nearby

2

Seaports in the Region

3

Tampa Bay Area Professional Sports Teams

#1

Florida's Job Growth Ranking

\$0

State Income Tax



Why Lakewood Ranch?

EXPLORE AN AWARD-WINNING COMMUNITY WITH ENDLESS OPPORTUNITIES.

Lakewood Ranch is truly a place to live, work and play. The 34,000-acre master-planned community is home to over 42,000 residents and is the largest job center in Sarasota and Manatee counties. Recently named the best-selling community in the U.S. for all ages by RCLCO, Lakewood Ranch is primed for growth for years to come.

LAKEWOOD RANCH BY THE NUMBERS:

1,871

Existing Businesses

17,704

Existing Households

\$130,878

Average Income

80,000

Projected Population

74%

College Educated

17,444

Jobs in Lakewood Ranch

9 Campuses

of Higher Education to Recruit a Skilled Workforce

A-Rated

Schools

\$200-1M+

Home Price Range

47

Average Age



Commercial Space

DISCOVER 8.7 MILLION SQUARE FEET OF OPPORTUNITY.

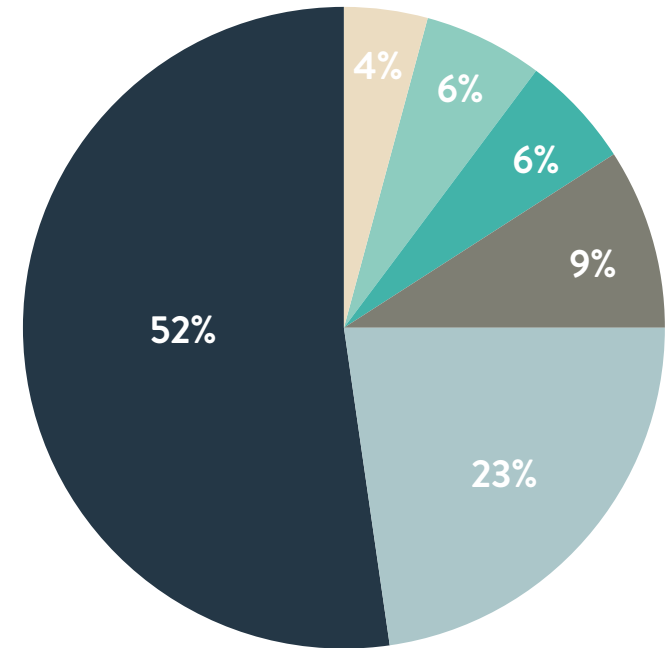
Lakewood Ranch has more than 700 acres available for commercial, office, retail, hospitality, multi-family, warehouse and industrial development alongside 5.6M square feet of built land.

Infrastructure Highlights:

- Fiber optic communication lines
- Natural gas service
- A non-potable reuse water irrigation system
- Redundant power
- Ample sewer and water service
- Internal/external transportation and direct I-75 access
- One of the largest green-certified master-planned communities in the U.S.



CURRENT USAGE OF COMMERCIAL SPACE



Business Parks





CORPORATE PARK

Located in the Sarasota section of Lakewood Ranch, Corporate Park is part of a mixed-use residential, commercial and industrial real estate development.



BUSINESS PARK

Business Park is located at 44th Avenue and Lakewood Ranch Boulevard, midway between SR64 and SR70.



COMMERCE PARK

Commerce Park is located near State Road 64 off of Lakewood Ranch Blvd. It has a mix of office, commercial and industrial spaces.



WHITE EAGLE/SR70

A corner lot located at State Road 70 and White Eagle Blvd.



PORTAL CROSSING

Located at the corner of Portal Crossing and SR 64, this property includes two lots in a commercial development area.



MAIN STREET

Main Street offers shops and restaurants in an ideal “downtown” environment in the heart of Lakewood Ranch. Office suites are available on the second floor of buildings lining the plaza.



CORE

This 305-acre research/corporate hub is for life sciences and future-tech companies to promote collaboration and innovation among an open space plan with a series of greenways and courtyards that offer a natural setting while preserving existing wetlands.



LAKEWOOD CENTRE

An urban development comprised of mixed-use housing, professional office and retail spaces. This area is being expanded northward to provide a total of 568 acres of open space and over 76 acres of recreational space.



WATERSIDE NORTH

Located at Lorraine Rd. and University Blvd., this is a mixed-use commercial development serving the residents of Waterside and the surrounding communities.



SR64

Vacant land along State Road 64 zoned for retail and commercial development.



TOWN CENTER

This 500-acre mixed-use business park is home to multiple retail centers, professional executive suites, hospitality services and high-end offices, including Lakewood Ranch Medical Center, a 120-bed acute care hospital.



WATERSIDE PLACE

A vibrant, lakefront town center planned for stylish shops, acclaimed restaurants, festivals, farmers' markets, and the Players Centre for Performing Arts.



FEATURED PROJECT

Waterside Place

**BE AT THE CENTER OF LAKEWOOD RANCH'S
NEWEST WATERFRONT VILLAGE.**

Waterside, Lakewood Ranch's newest village and its first in Sarasota, is centered around seven pristine lakes with 20 miles of shoreline, acres of nature preserves and a vibrant lakefront town center, Waterside Place, in the heart of the village.

Plans for Waterside Place include stylish shops, restaurants, festivals, farmers' markets and the Players Centre for Performing Arts. The town center offers 120,000 square feet of in-line and freestanding commercial, retail and office space. Businesses that will flourish in this environment include boutiques and specialty retail shops, restaurants, spas and neighborhood-oriented professional services.

The image is a composite architectural rendering. The top half shows a modern, multi-story office building with a glass facade and a blue-tinted metal grid. Palm trees and people are in the foreground. The bottom half shows a large, open plaza at night with a large fountain, many people walking, and outdoor seating areas. The background of the right side of the page is a faint, stylized map of the campus layout.

FEATURED PROJECT

CORE At Lakewood Ranch

**BUILD YOUR BUSINESS WHERE THE
FUTURE BEGINS.**

CORE at Lakewood Ranch is a new world-class research park with more than 2 million square feet of space designed for office, laboratory and commercial use and 600,000 square feet constructed to date. Connected by walkable pathways and nature trails, the 305-acre, multi-use campus offers endless opportunities for collaboration and innovation.

Incubating, relocating or expanding at CORE gives your business the unique opportunity to grow in an environment where progress and preservation meet and where tomorrow's breakthroughs are discovered today.

Our Services

**BENEFIT FROM OUR TEAM'S IN-DEPTH
KNOWLEDGE OF THE COMMUNITY AND
FUTURE DEVELOPMENTS.**

Services include:

- Land sales
- Leasing





Professional Affiliations

Lakewood Ranch offers businesses a built-in network of connections. We're proud to have the following commercial partners and affiliates:

- Lakewood Ranch Business Alliance
- Bradenton Area EDC
- Sarasota EDC
- USF Sarasota-Manatee
- State College of Florida
- BioFlorida



Contact Us

**FOR AVAILABLE PROPERTIES AND DEMOGRAPHICS
DATA, CALL OR VISIT LWRCOMMERCIAL.COM**

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