

OUTPARCEL AVAILABLE

SOUTH SARASOTA
HIGH GROWTH AREA
ACROSS FROM THE NEW HOSPITAL

EXCELLENT EXPOSURE

- 1st Development West of I-75 (.57 miles)
- I-75 (92,000 AADT)
- 300' of frontage on Laurel Road
- Across from Sarasota Memorial Regional Hospital
- Pad Site on new development including Hilton Home2Suites and Marriott hotel (proposed)

LAND LEASE - BUILD-TO-SUIT



Contact agent for pricing details:
Marc H. Pearl CCIM | 941.260.1200 | mpearl@pearlcommercial.net



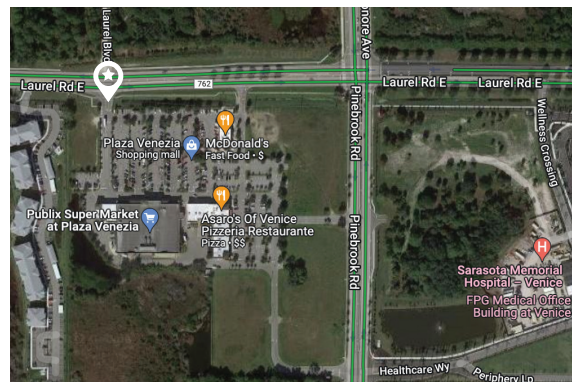
PROPERTY SUMMARY

Out-parcels are part of an **11-acre commercial site** which will encompass **two hotels**, including a 6-story, 120-room **Hilton Home2Suites hotel**, a **Marriott Hotel** (proposed). Ideal build to suit development opportunity for a freestanding **Starbucks/coffee shop** with drive through (1500-2000 SF) and national **Bar & Grill** restaurant concept (5000-8000 SF), or one building comprising both.



PROPERTY LOCATION

Property is located at the corner of **Laurel Road E and Twin Laurel Boulevard**, just .57 miles from I-75 (92,000 AADT). Site is the first commercial parcel off Exit 195, west of I-75.



AVAILABLE AS A LAND LEASE, LAND SALE, OR BUILD-TO-SUIT

PRIME LOCATION IN BOOMING UP & COMING AREA

- Across from the new 135-bed Sarasota Memorial Hospital
- At the entrance to a proposed 50-acre mixed-use development suitable for up to 750 apartment units
- Area is surrounded by several medical facilities and numerous new and existing commercial and residential developments

FIRST COMMERCIAL SITE WEST OF INTERSTATE

CLOSE TO DENSE EMPLOYMENT CENTERS

- Sarasota Memorial Regional Hospital (700 employees)
- PGT (2,800 employees)
- Tervis Tumbler (679 employees)

TERMS NEGOTIABLE

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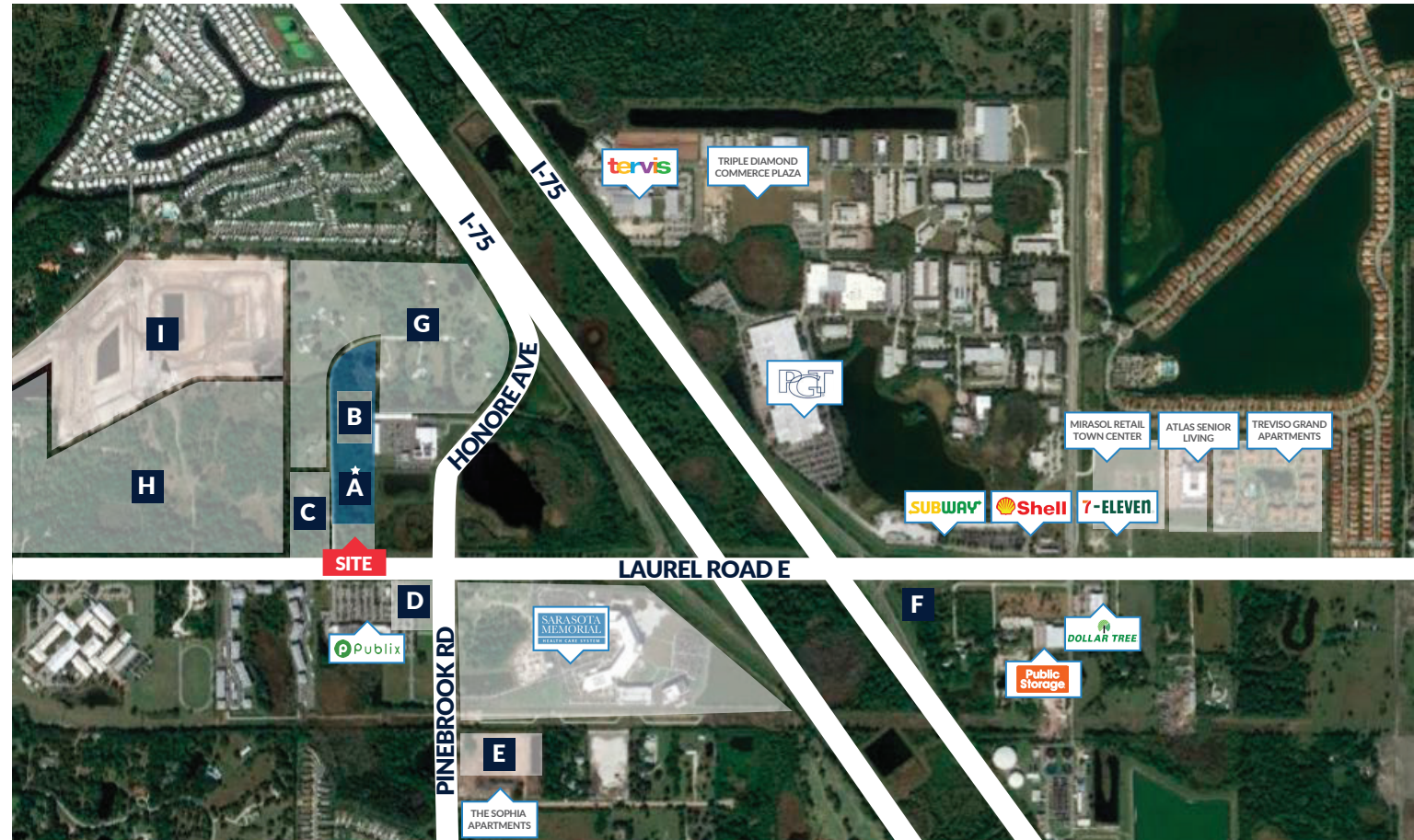
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RETAIL MAP

PROPOSED OR UNDER CONSTRUCTION

- A** Home2Suites
- B** Proposed Marriott
- C** Medical Surgery Center
- D** Circle K Gas Station
- E** Pinebrook Medical Center
- F** Proposed Hotel
- G** 50 Acres Planned Mixed Use
- H** 60 Acres Planned Mixed Use
- I** 151 Single Family Residences Under Construction

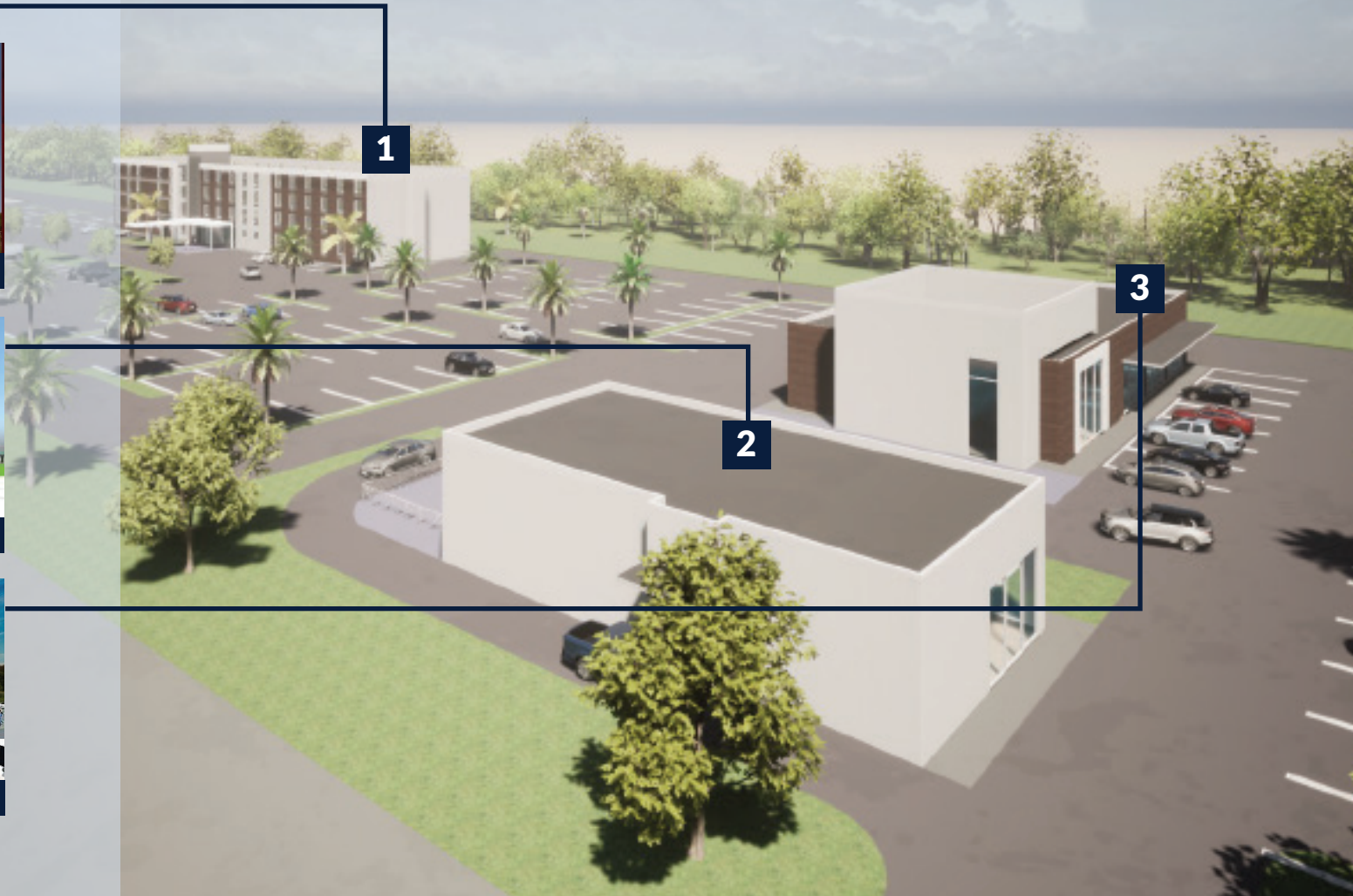
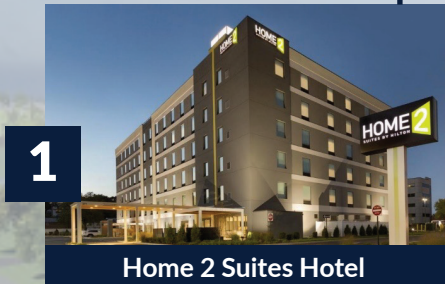


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RENDERINGS CONCEPTS



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