CENTERGATE PLAZA

4010 - 4080 Cattlemen Rd
Sarasota, FL 34233



PROPERTY HIGHLIGHTS:

- Centrally located in a major retail corridor of Sarasota with great visibility and accessibility
- Located at a busy, signalized intersection of Bee Ridge Rd and Cattlemen Rd with a 56,100 combined AADT and 0.30 miles from I-75
- Within a 5-mile trade radius there is a population of over 150,000 with an average household income of more than $133,000
- Trade area tenants include Publix Super Market, Walmart, Winn-Dixie, Save A Lot, Home Depot, Bealls Outlet, Starbucks, HomeGoods, Party City, Pet Supermarket, Burlington, McDonald's, Taco Bell, Burger King, KFC, Arby's, Dollar General, Walgreens, and CVS
- Shopping center total GLA: 89,979 SF (MOL)
- Office building total GLA: 11,059 SF (MOL)

KEY DEMOS	1 MILE	3 MILES	5 MILES
POPULATION			
2026 Estimated Population	9,052	60,352	150,215
2026 Estimated Households	3,861	26,155	67,553
INCOME			
2026 Estimated Avg HH Income	$144,815	$137,385	$133,315
AGE			
Median Age	48	48	50
DAYTIME DEMOS			
Number of Businesses	805	6,107	13,501
Number of Employees	6,867	40,293	80,386
Total Daytime Population	9,522	60,347	135,768
TRAFFIC COUNTS			
Bee Ridge Rd (E/W)	37,500 AADT		
Cattlemen Rd (N/S)	18,600 AADT		
I-75 (N/S)	133,500 AADT		

RMC PROPERTY GROUP
8902 N Dale Mabry Hwy
Tampa, FL 33614
800.728.5379
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FOR LEASING INFORMATION:
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UNIT	TENANT	SF
	CATTLEMEN RD	
4010	Verizon	4,270
4016	AVAILABLE	1,260
4022	Mathnasium	1,260
4028	Art Class	1,260
4034-38	Best Nails	2,520
4046	Youthful Wellness Lounge	1,260
4050	AVAILABLE	1,260
4068	AVAILABLE	2,520
4070	Techy	1,048
4076	Centergate Family Dentistry	1,120
4080	Domino's	1,120
	BEE RIDGE RD	
5802-101	AVAILABLE	4,073
5802-102	Snap Fitness	4,736
5802-103	Eye Candy Laser & Wellness	2,250

UNIT	TENANT	SF
5804	Publix Super Market	48,555
5806	Publix Liquors	1,261
5808	AVAILABLE	2,240
5816	Smoothie King	1,048
5820	Centergate Cleaners	1,260
5824	PakMail	1,260
5828	Shangri-La Restaurant	1,260
5832	Wolf Gang Pet Bakery	1,260
5836	Great Clips	1,114
5842	Super Value Nutrition	1,861
5844	AVAILABLE (Second Generation Restaurant)	1,260
5848	Ignite Smoke Shop	1,260
5864	Panera Bread	4,260
5868	Republic Finance	1,922
5872	Bayview Opticians	1,260

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