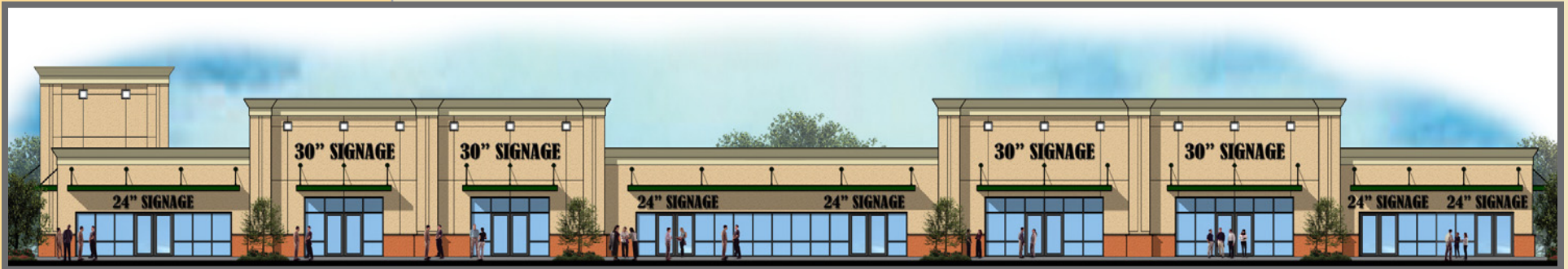


# FOR SALE OR LEASE



The first light east of I-75 on SR70, at entrance to Rosedale Country Club



**Lion's Gate**  
DEVELOPMENT

Lion's Gate Real Estate Group

Licensed Real Estate Broker

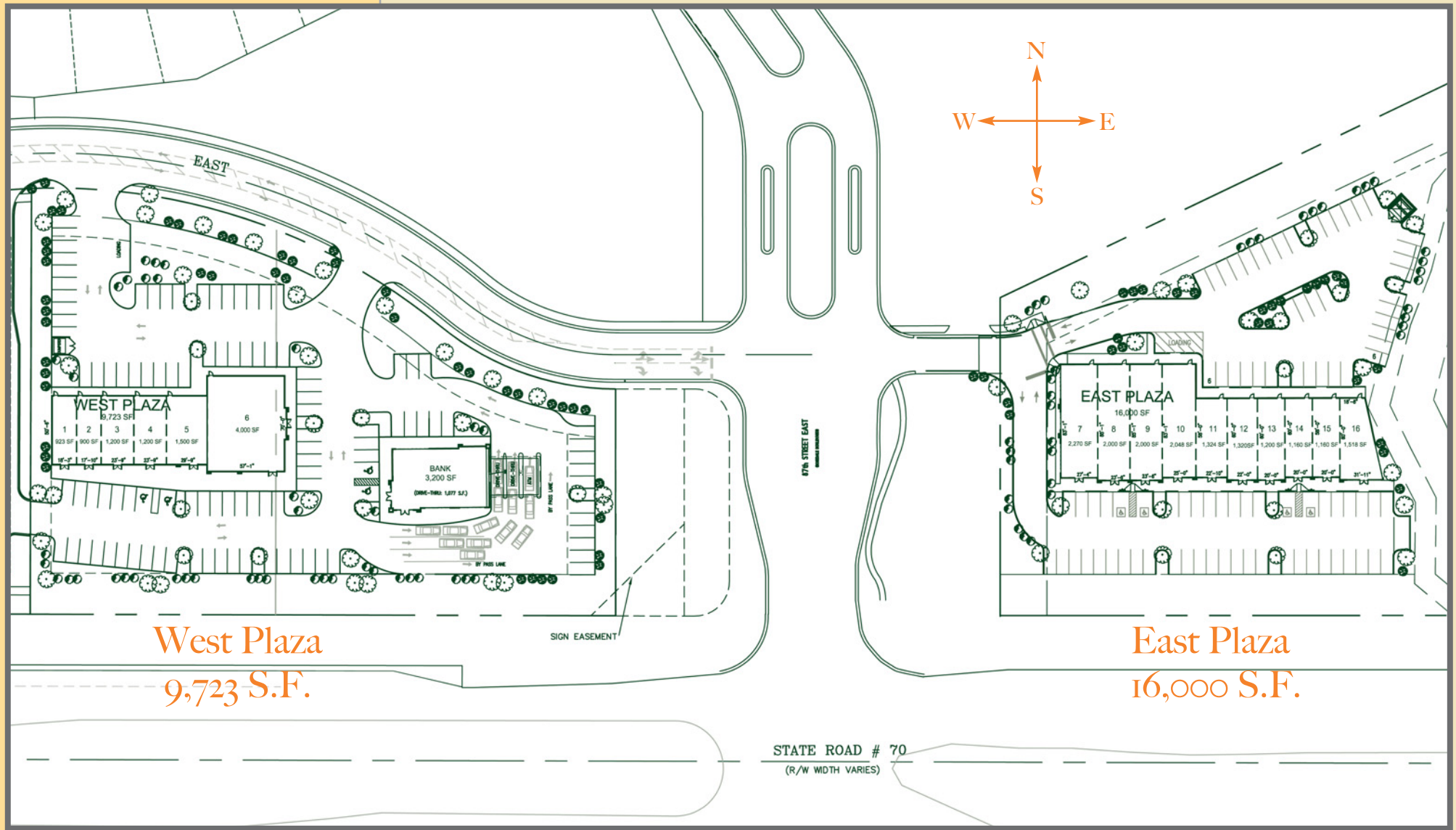
Karen Cook, CSM Broker

1819 Main Street Street, Suite 207  
Sarasota, FL 34236

941-363-3075 • Fax 941-363-3076

- Gateway into Lakewood Ranch  
(Area's fastest growing market)
- Highly visible storefronts on SR70
- Located at signalized commercial corner
- Invest in yourself; Own your business location  
for less than renting

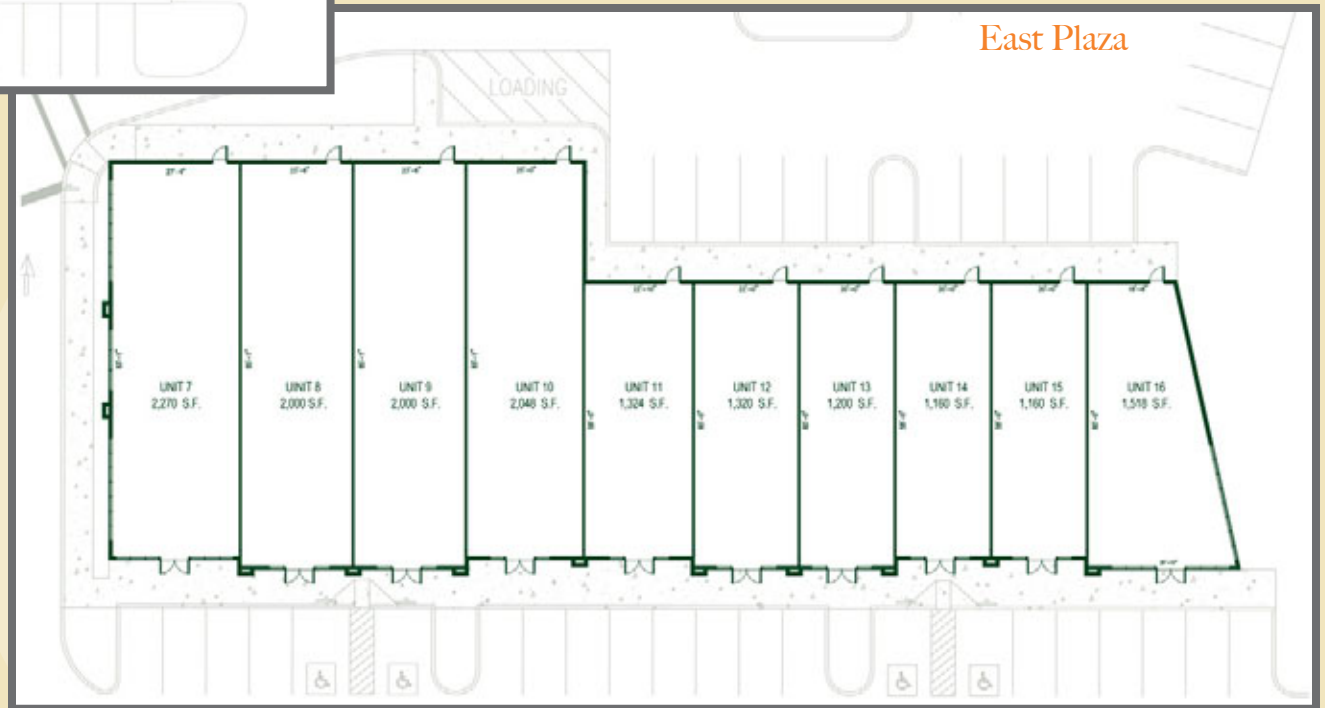
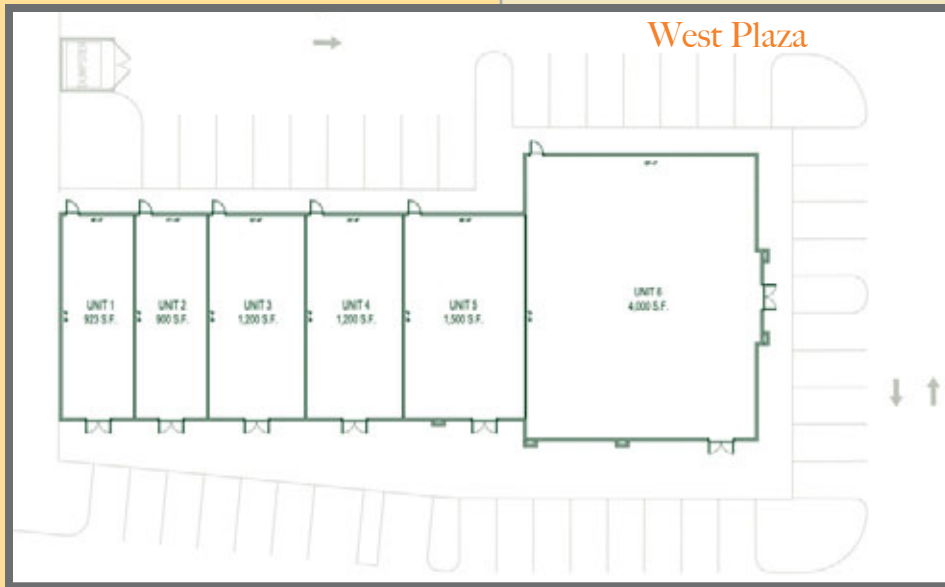
# Gateway To The Ranch



West Plaza  
9,723 S.F.

East Plaza  
16,000 S.F.

# Gateway To The Ranch



**Lion's Gate**  
DEVELOPMENT

Lion's Gate Real Estate Group

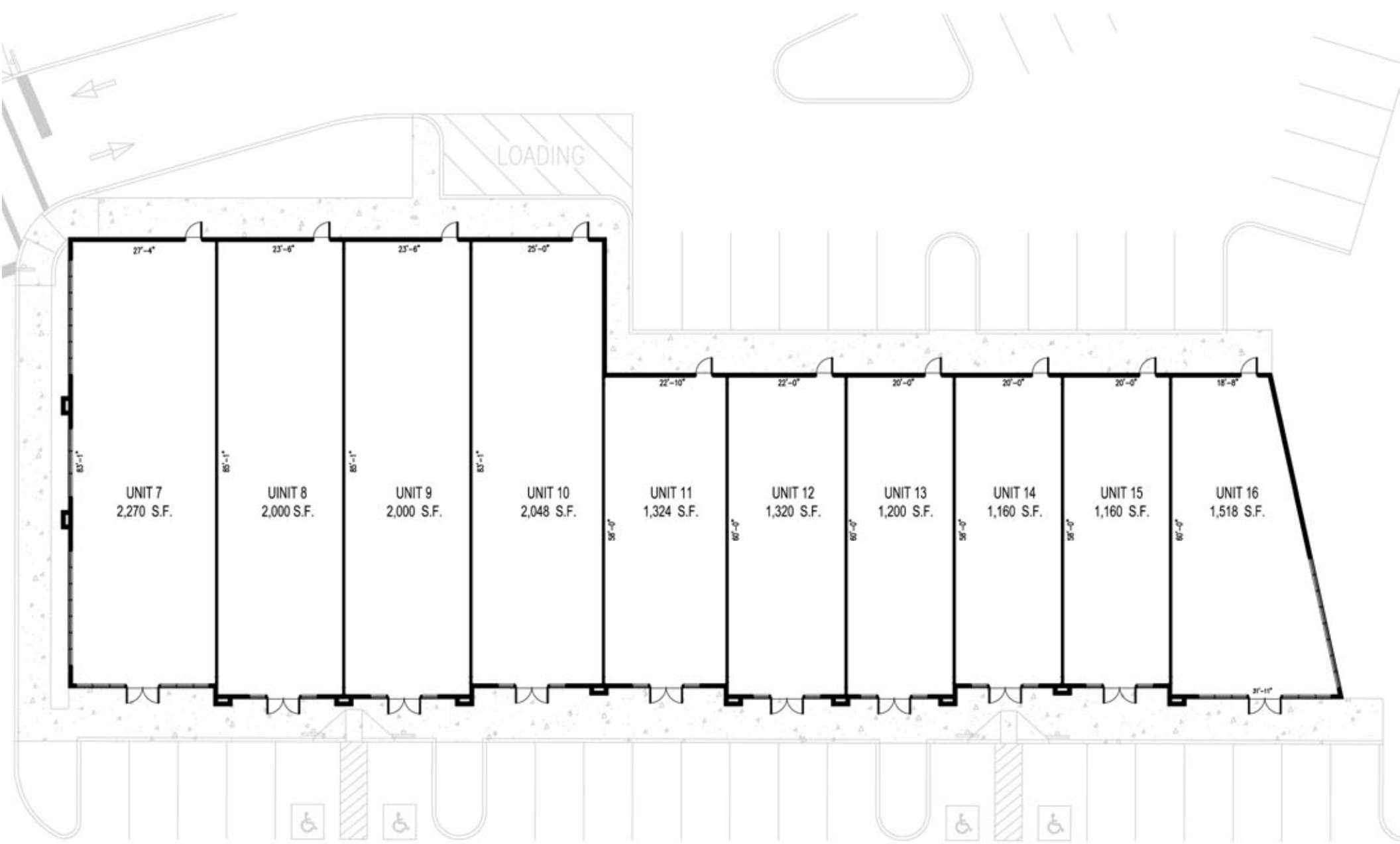
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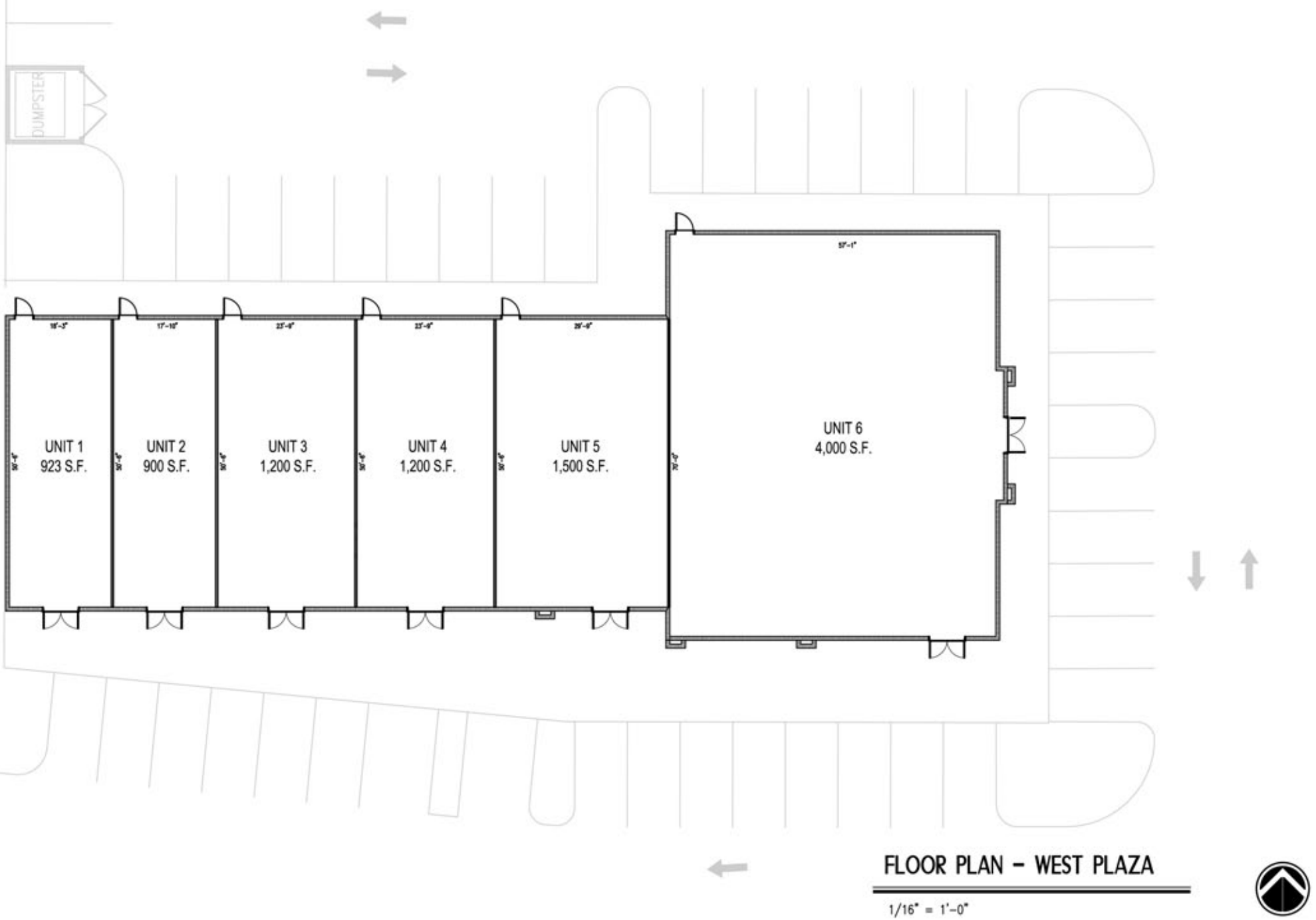
Gateway To The Ranch

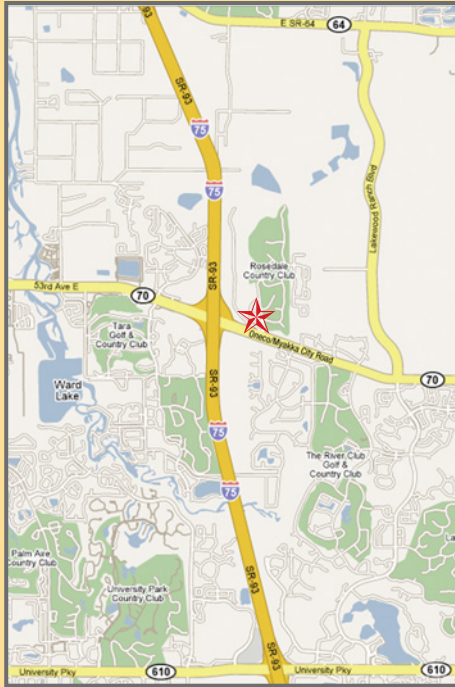


FLOOR PLAN - EAST PLAZA

1/16" = 1'-0"







# Lion's Gate DEVELOPMENT

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- Tara 1.
- Publix 2.
- Dairy Queen 3.
- Applebees 4.
- McDonalds 5.
- Bealls 6.
- Lowes 7.
- Hess 8.
- BB&T 9.
- Ranch Lake Office Center 10.
- Ranch Lake Plaza 11.
- Sweetbay 12.
- Crispers 13.
- Riverside 14.
- Rosedale Country Club 15.
- Creekwood 16.
- To Lakewood Ranch 17.
- Bradenton Herald 18.



## DEMOGRAPHICS

	5 miles	7 miles	10 miles	20 miles
Population	69,994	159,753	347,685	554,382
Households	29,092	66,808	148,209	244,113
Average household income	\$83,462	\$65,408	\$58,996	\$66,016
Median household income	\$66,924	\$49,107	\$43,986	\$46,803

# Gateway To The Ranch