

Bay Street Village & Towncenter
COMMERCIAL FACILITIES FACT SHEET

Overview: More than 130,000 square feet of commercial and civic space will be available within Bay Street Village & Towncenter - for lease *or* purchase - for retail, professional office and dining businesses. Spanning 45 acres, this mixed-use community is the first of its kind in Sarasota County.

Location Bay Street Village & Towncenter is located in Osprey, the heart of new growth in Sarasota County. The community's commercial units will be situated from its entrance on the southeast side of Tamiami Trail, around the area's newest 25,000 square-foot public library and adjacent Village Green, and along the community's Main Street.

Retail Space: 34,000 square feet will be designated for retail businesses. Likely uses include: clothing boutiques, gourmet wine tasting store, national brand salon and spa, luxury jewelers, home furnishings and a bank.

Office Space: 58,000 square feet will be designated for professional offices/businesses. Likely uses include: medical professionals such as chiropractors, optometrists and veterinarians; attorneys; real estate developers; mortgage companies;.

Dining Space: 14,000 square feet will be designated for dining and entertainment businesses. Likely uses include: national brand coffee shop, gourmet restaurants, martini/piano bar, family sports grill & bar, 50's retro restaurant, four-star boutique hotel and restaurant.

Owner Advantages: The main advantages for business owners in Bay Street Village & Towncenter are the quantity and quality of potential residents and visitors to the community. Specifically: more than 550 new residents will live along the community's network of pedestrian-friendly streets; Bay Street Village & Towncenter serves an area of approximately 55,000 households—with 104,000 people—exhibiting an average household income of \$67,000. Approximately 20% of these households have an income in excess of \$100,000; 45,000 trips are made daily along U.S. 41, directly in front of the entrance to Bay Street Village & Towncenter.

Another key advantage to Bay Street Village & Towncenter business owners is the units will be available for lease *or* purchase. Part of a growing trend nationwide, the purchase alternative offers owners more control over their professional futures and creates a more permanent sense of security and belonging within the community.

Resident/Visitor Advantages: Both residents of and visitors to Bay Street Village & Towncenter will benefit from the overall convenience the community offers, as it is estimated that 80 percent of someone's daily needs can be taken care of within the community.

Pricing: Depending on the size and location of each commercial unit, pricing start at \$280,000

Developer: Crossgate Partners

Onsite Real Estate Sales Office: 3983 Destination Drive #104, Osprey, FL 34229; 941.966.9188

Web site: www.BayStreetVillage.com

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