

AVAILABLE FOR SUBLEASE

UNIVERSITY TOWN CENTER MALL (UTC)
140 UNIVERSITY TOWN CENTER DRIVE
SARASOTA, FL

Second Generation Restaurant

Colliers

Nancy Erickson
+1 908 803 8622
nancy.erickson@colliers.com

Melissa Riccardi
+1 917 744 1745
Melissa.Riccardi@colliers.com



SECOND GENERATION RESTAURANT AVAILABLE FOR SUBLEASE

The property is located at the UTC Mall, on the east side of the lifestyle shopping center, with direct visibility from I-75. Easy access via exit 213 diverging diamond interchange.

Excellent exposure at the mall entrance, adjacent to brand new Dicks House of Sport.

- 7,000 SF restaurant area +
- 2,677 SF patio area
- Double entry door
- Semi-covered patio
- Full service bar
- Liquor license
- All FFE included
- Open concept suitable for a variety of restaurant use

PROPERTY FEATURES



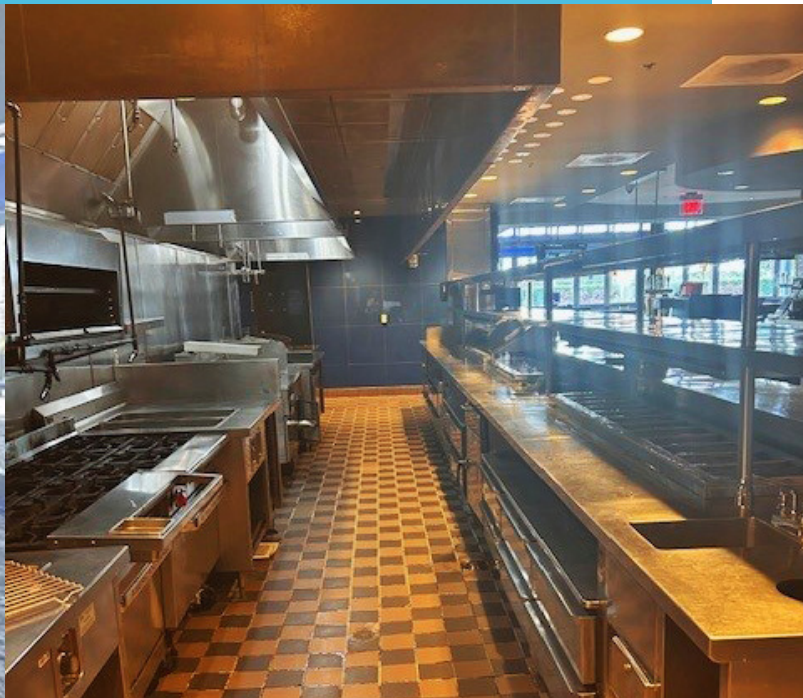
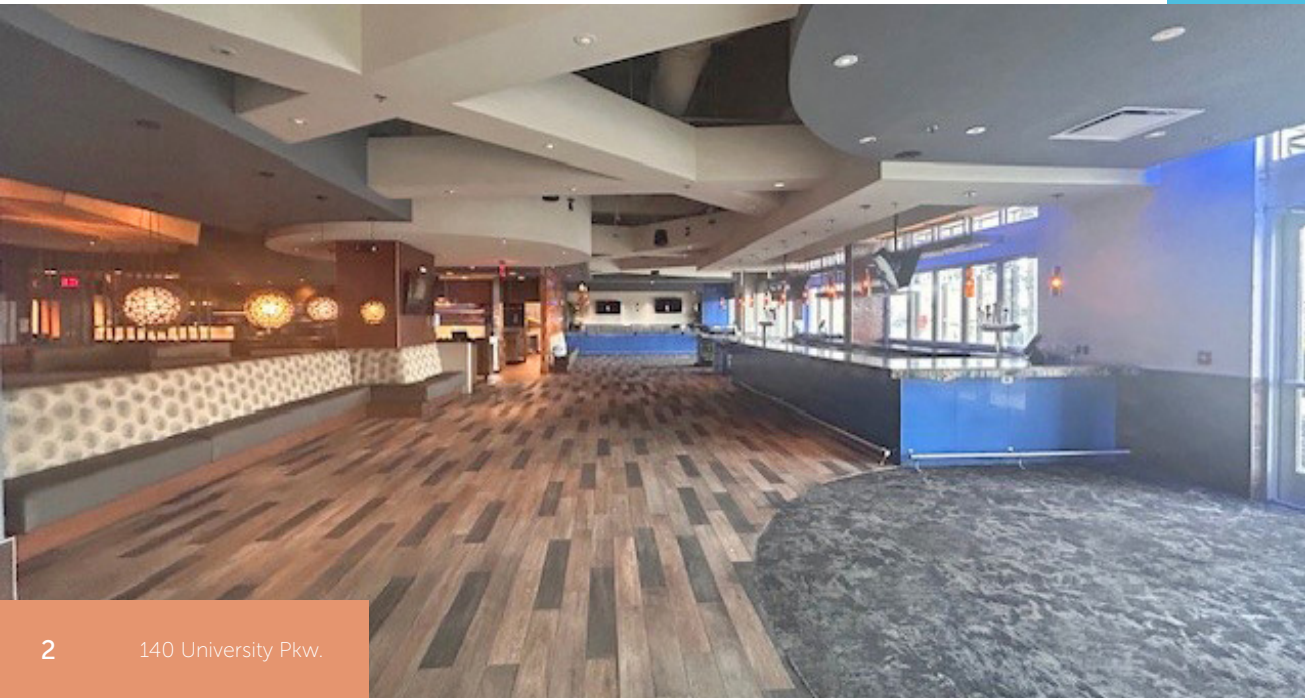
Exposure from I-75
Excellent visibility at mall entrance
Adjacent to new Dicks House of Sport
Building signage
2 directional mall parking signs



Full Kitchen
Open restaurant floor plan
Bar area
Patio



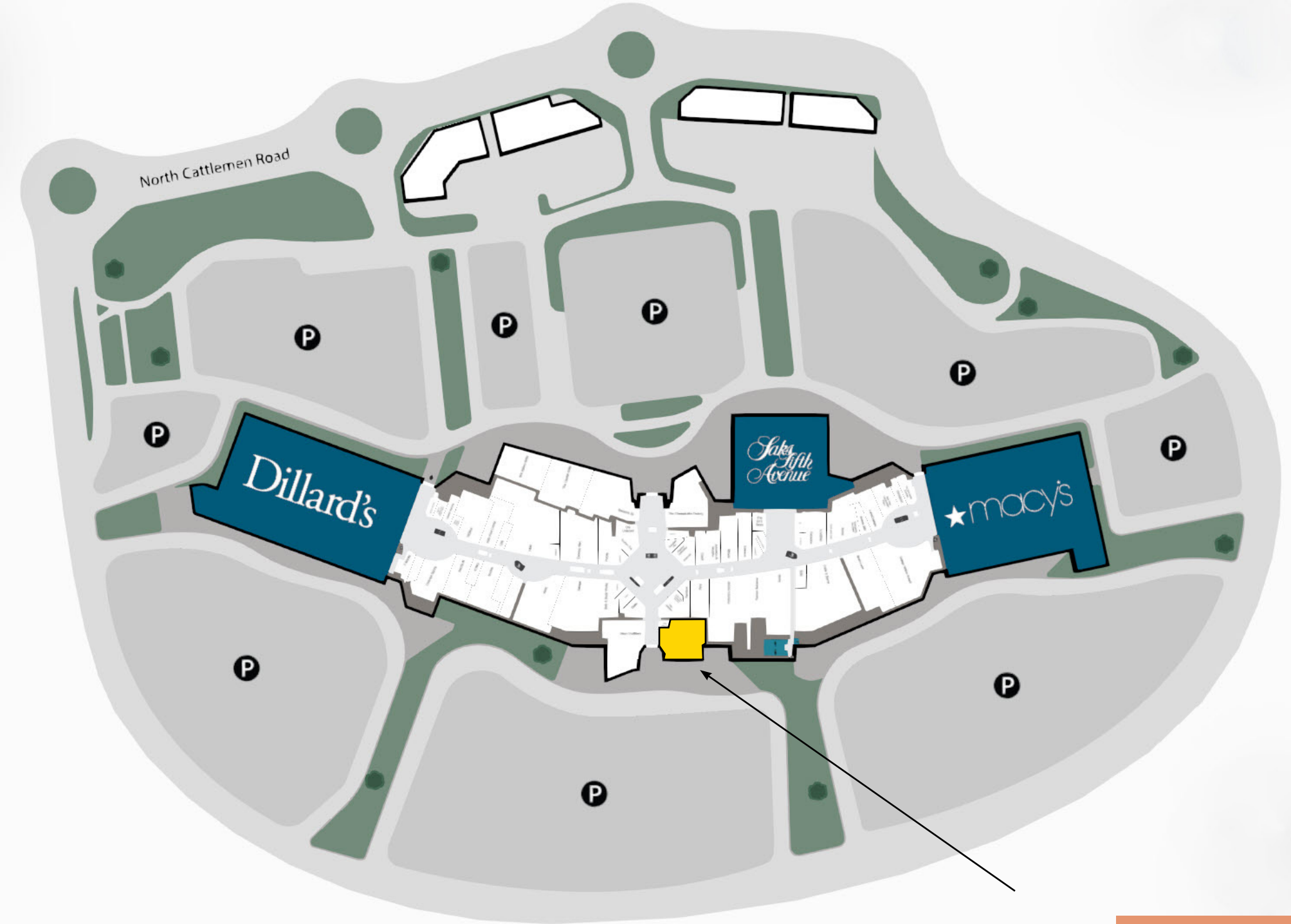
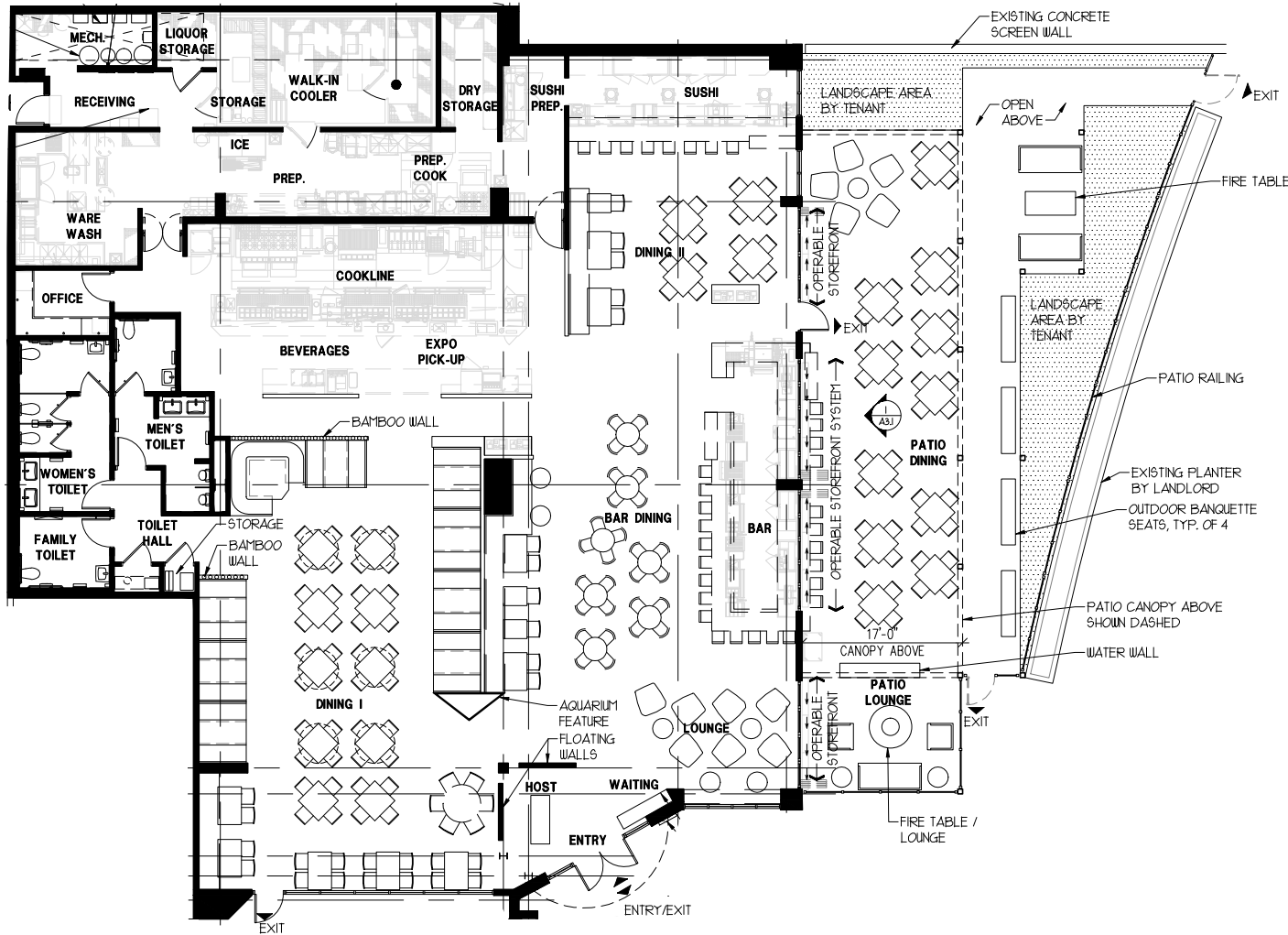
Inquire for rates and terms

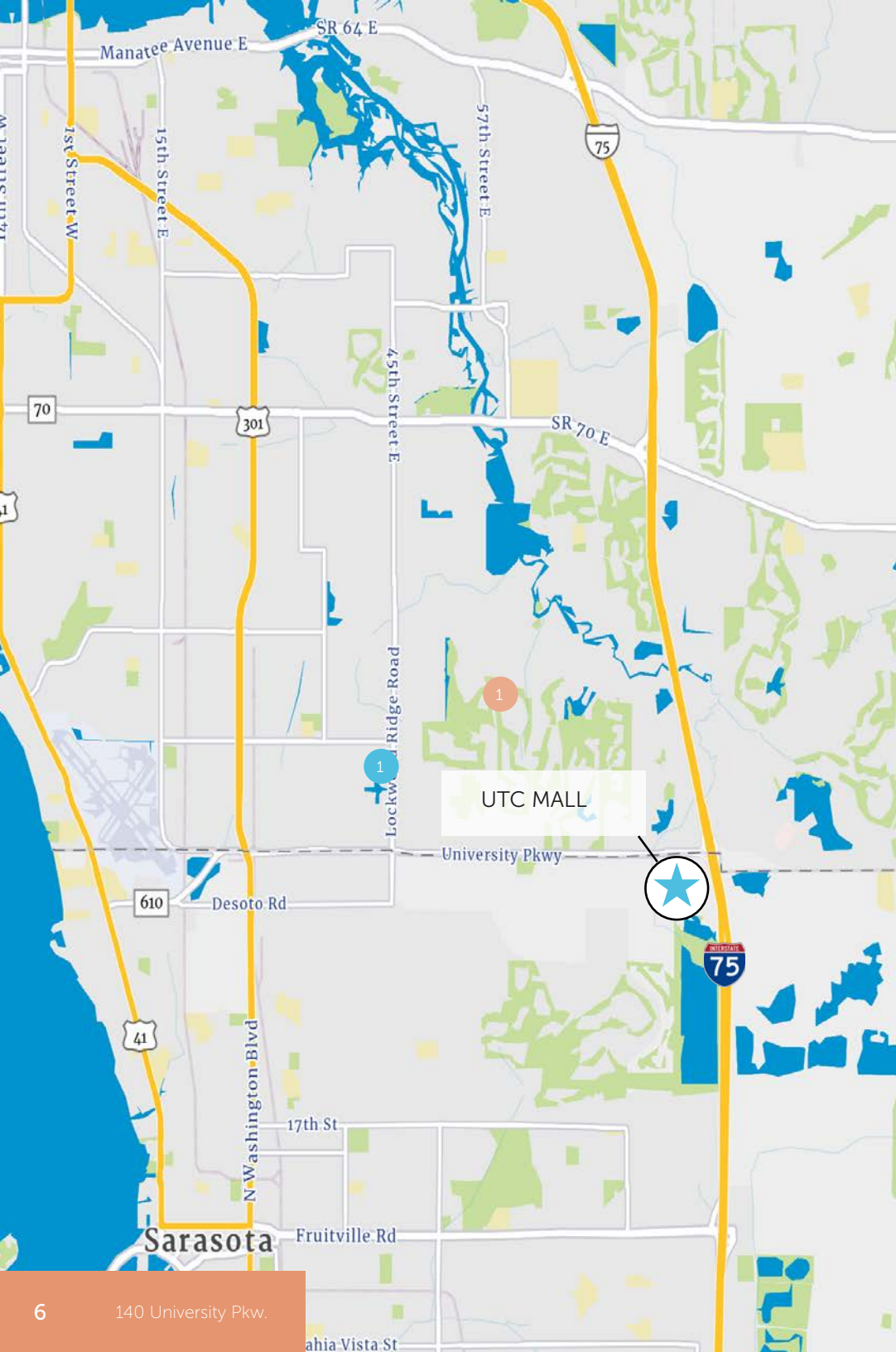


Floor Plan

FIRST FLOOR

Restaurant: 7,000 SF
Patio: 2,677 SF





The UTC Mall

FULL RETAIL AND LIFESTYLE CENTER

The University Town Center (UTC) Mall is a major commercial hub, (500 acres) centrally located in Sarasota, at the junction of I-75 and University Parkway, just south of Manatee County line, near Lakewood Ranch.

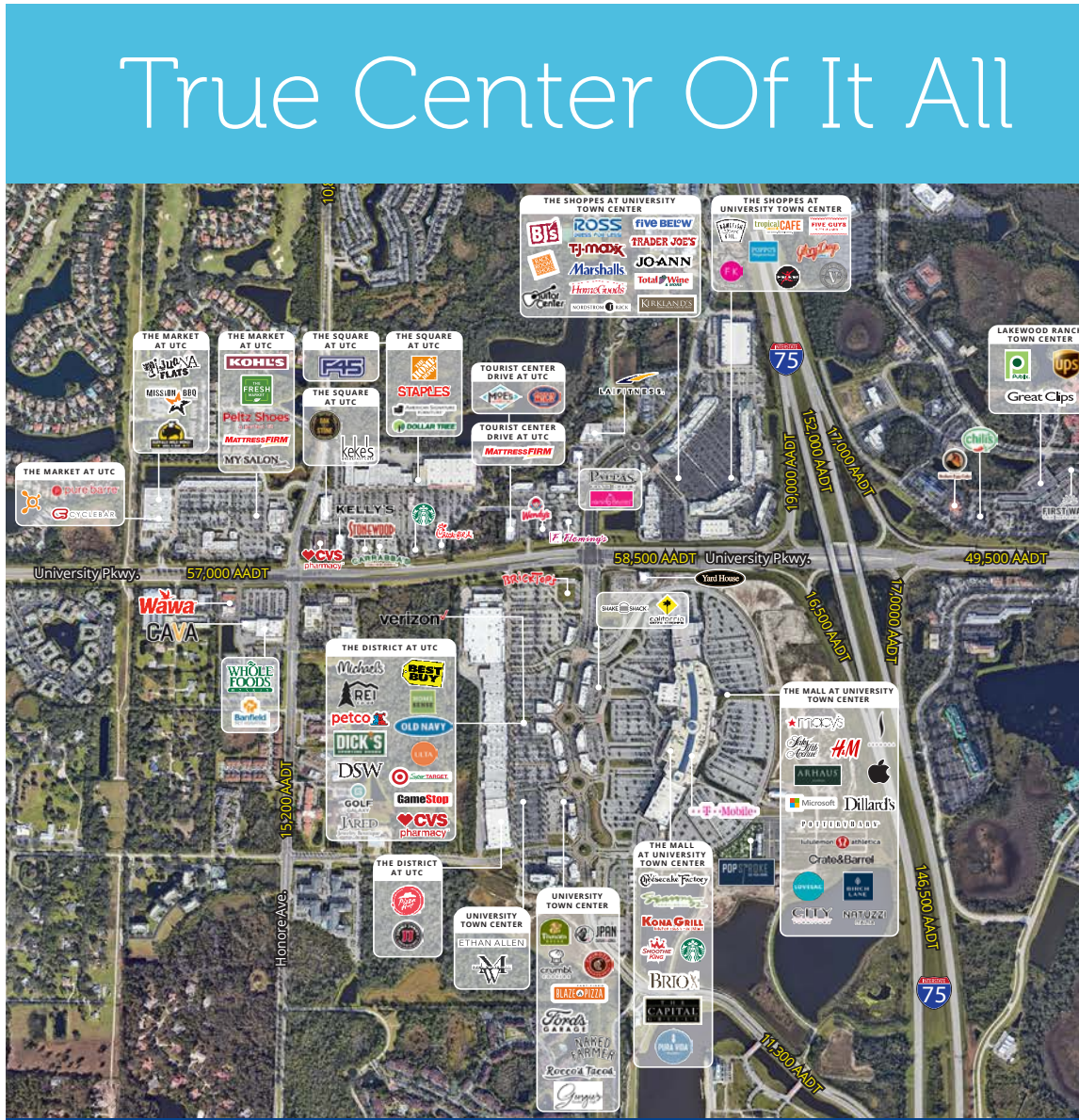
The mall at UTC itself (2014) is an enclosed two-level indoor mall featuring more than 100 stores (Lululemon, Sephora, Crate & Barrel) anchored by Saks Fifth Avenue, Macy's and Dillards, and several high end restaurants (The Cheesecake Factory, Seasons 52, Capital Grille) as well as casual eateries.

The UTC District, all together with the UTC Mall, is a cluster of more than 300 stores, with big box retailers, (Target, REI, PGA Tour Superstore, Ulta, Home Depot, Fresh Market, etc.) restaurants, hotels, offices, the Nathan Benderson Park rowing venue, up coming Mote Science Education Aquarium (Mote Sea), and plans for additional entertainment venues.

Vast parking lots encircle the mall.

Easy access, via Cattlemen Road or exit #213 on I-75.

The UTC Mall and District welcome over 20 million visitors per year.



Total Population
5-Mile: 130,075
10-Mile: 462,763
20-Mile: 746,667



Daytime Population
5-Mile: 136,120
10-Mile: 494,486
20-Mile: 767,744



Median Age
5 Mile: 54.5
10-Mile: 51.0
20-Mile: 53.0



Households
5-Mile: 59,567
10-Mile: 202,776
20-Mile: 329,704



Average HH Income
5 Mile: \$126,847
10-Mile: \$119,341
20-Mile: \$118,865



Population Proj.(24-29)
5-Mile: 4.1%
10-Mile: 5.3%
20-Mile: 7.8%



AVAILABLE

Nancy Erickson
Executive Vice President | Retail Services
+1 908 803 8622
nancy.erickson@colliers.com

Melissa Riccardi
Vice President | Retail Services
+1 917 744 1745
Melissa.Riccardi@colliers.com

4830 W. Kennedy Blvd. | Suite 300
Tampa, FL 33609
colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.