

WHITNEY BEACH PLAZA

6840 Gulf of Mexico Drive, Longboat Key, FL 34228



IAN BLACK
REAL ESTATE

THE PLACE FOR SPACE

WWW.IAN-BLACK.COM

WHITNEY BEACH PLAZA

6840 Gulf of Mexico Drive, Longboat Key, FL 34228



Area Demographics - 2016 & 2020 Projections

	1 Mile	3 Mile	5 Mile
Businesses	44	354	1,062
Employees	219	2,077	8,717
Population	894	7,090	29,727
Projected 2020	958	7,513	31,725
Average Household Income	\$130,342	\$81,794	\$36,091
Projected 2020 HH Income	\$144,654	\$90,587	\$39,911



Location

Longboat Key is an offshore barrier island running roughly north to south and enclosing the western boundary of Sarasota Bay in Southwest Florida. The island's eastern shoreline has dense mangroves except where canals have been dredged and marinas built. The western shoreline consists of a white sand beach on the Gulf of Mexico. On both the north and south ends, Longboat Key is separated from neighboring islands by deep water passes from the Gulf to Sarasota Bay. St. Armands Key and Lido Key lie just south of Longboat Key and West of Sarasota. Lido Key is bordered by Sarasota Bay on the East and by the Gulf of Mexico on the West. St. Armands Key is surrounded by Lido Key on the West and Sarasota Bay on the East. Longboat Key, Lido Key and St. Armands Key are directly connected to each other by bridges.

Geography

Land Area: 4.26 square miles
Length: 10.8 miles
Width: .05 to 1 mile
Elevation: 3 to 18 feet
Water area: 11.74 square miles

Longboat Key and Lido Key are well known for outstanding beaches, where sunsets are marvelous, the Gulf of Mexico provides warm tropical breezes, the water is warm, and the superb sand invites lounging, walking, fishing or playing.

Longboat Key

The gorgeous white sand beaches of Longboat Key are enjoyed by residents and guests at LbK's fantastic resorts, hotels, condos and beach houses.

Whitney Beach, towards the north end of the key across from **Whitney Beach Plaza**, has public parking, and there are a number of well-marked beach access areas. Although there are no amenities, these beaches offer beautiful white sands, graceful sea oats, sparkling Gulf waters and refreshing breezes. Accessible by shallow boats at the north tip of Longboat Key, Beer Can Island offers a stunning place for picnics, parties, fishing, swimming and sunbathing.

IAN BLACK
REAL ESTATE

THE PLACE FOR SPACE

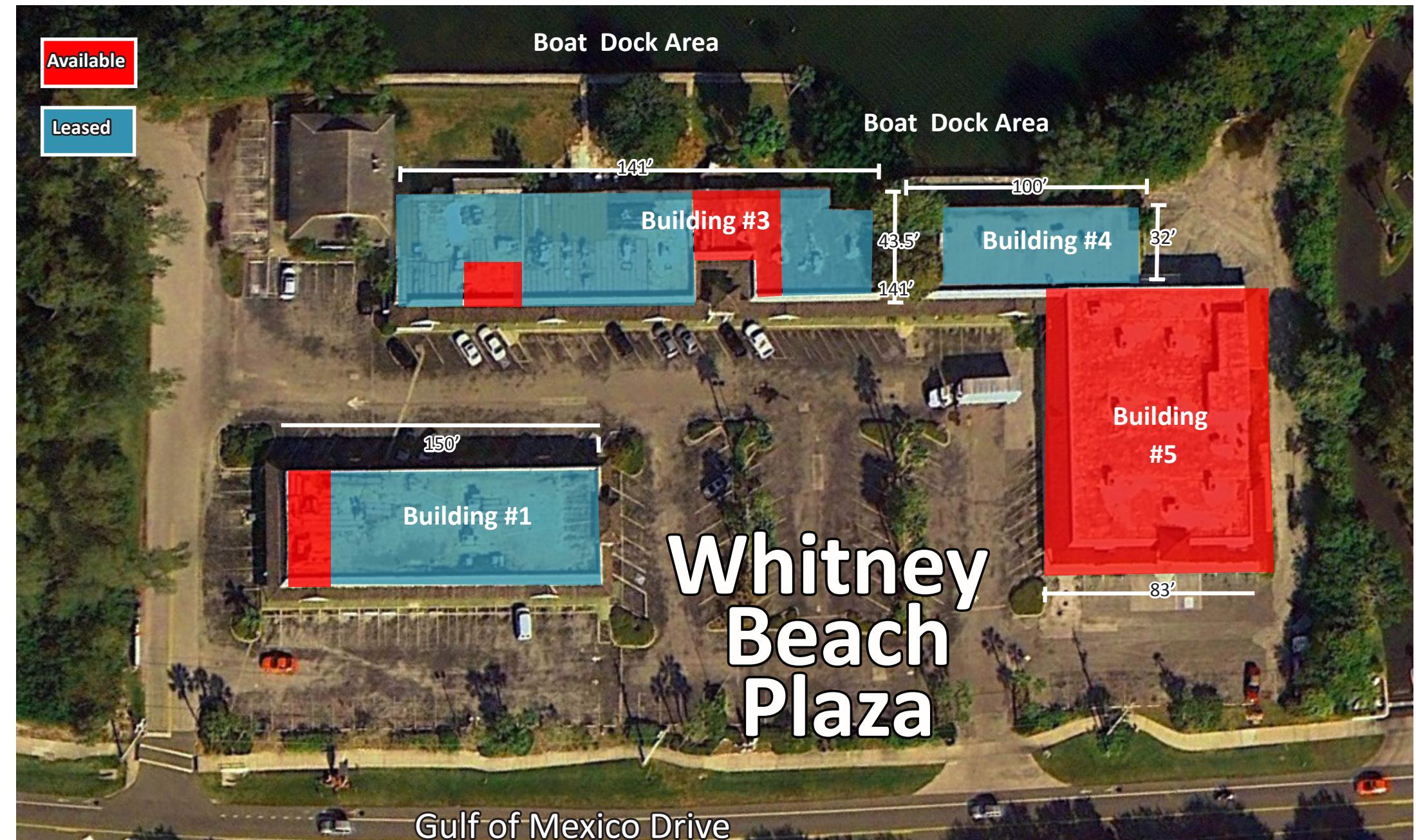
WWW.IAN-BLACK.COM

WHITNEY BEACH PLAZA

6840 Gulf of Mexico Drive, Longboat Key, FL 34228

Whitney Beach Plaza Availability

Building #	Space #	Square Feet	Features of Space	Available
1	6860	1,006	Former Office/Retail Space	Yes
1	6858	1,499	Lounge	Leased
1	6856	2,000	Liquor Retailer	Leased
1	6854	3,000	Souvenir Shop	Leased
3	6844	1,000	Paddleboard/Kayak Rentals	Leased
3	6842	615	Former Office Space	Yes
3	6840	1,408	Hair Salon	Leased
3	6838	1,005	Organic Pet Foods	Leased
3	6836	1,136	Breakfast/Lunch Cafe	Leased
3	6834	850	Gym	Leased
3	6832	1,001	Gym	Leased
3	6830	1,060	Former Office Space	Yes
3	6828	785	Waterfront Retail with Patio	Yes
3	6826	401	Dry Cleaners	Leased
3	6824	1,144	CPA Firm	Leased
4	6814	3,131	Restaurant	Leased
4	6812	606	Construction Company	Leased
5	6810	10,138	Grocery Store / Restaurant	Yes



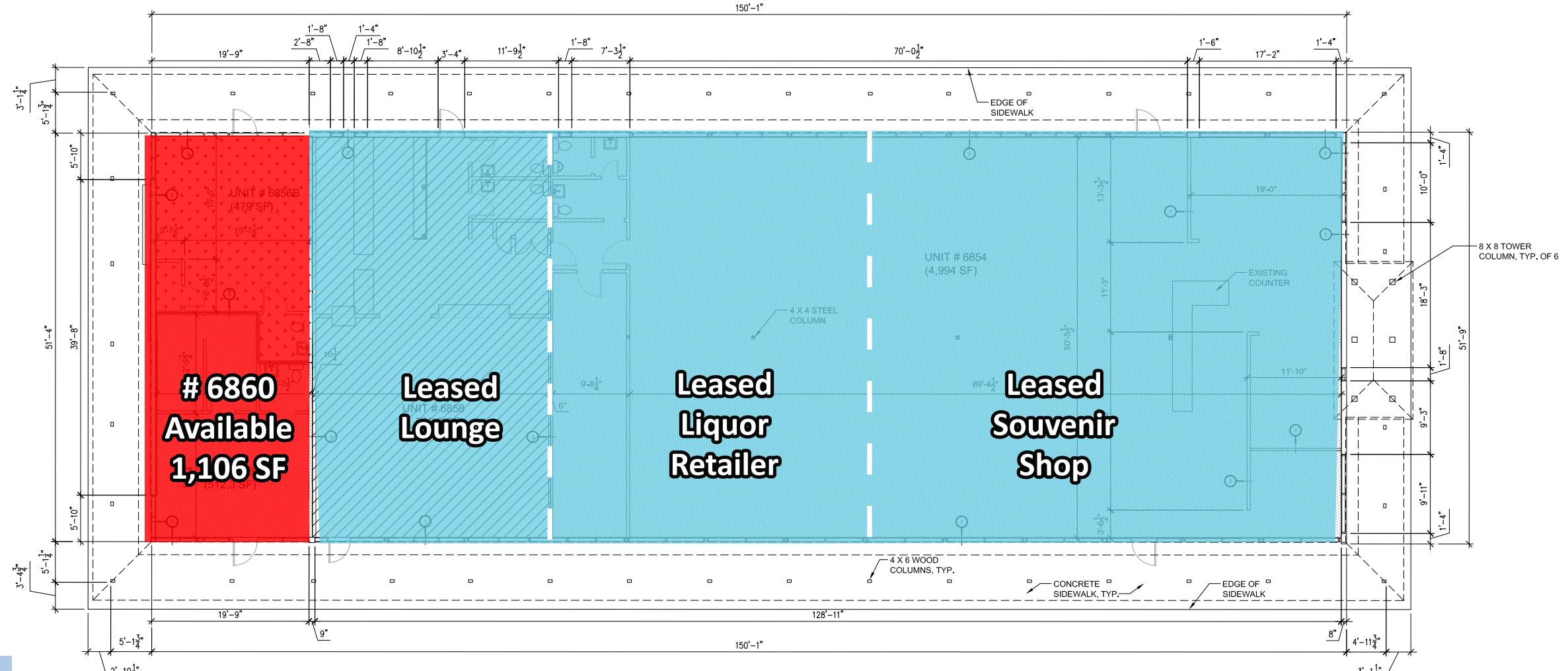
IAN BLACK
REAL ESTATE

THE PLACE FOR SPACE

WWW.IAN-BLACK.COM

WHITNEY BEACH PLAZA

6840 Gulf of Mexico Drive, Longboat Key, FL 34228



Building #1

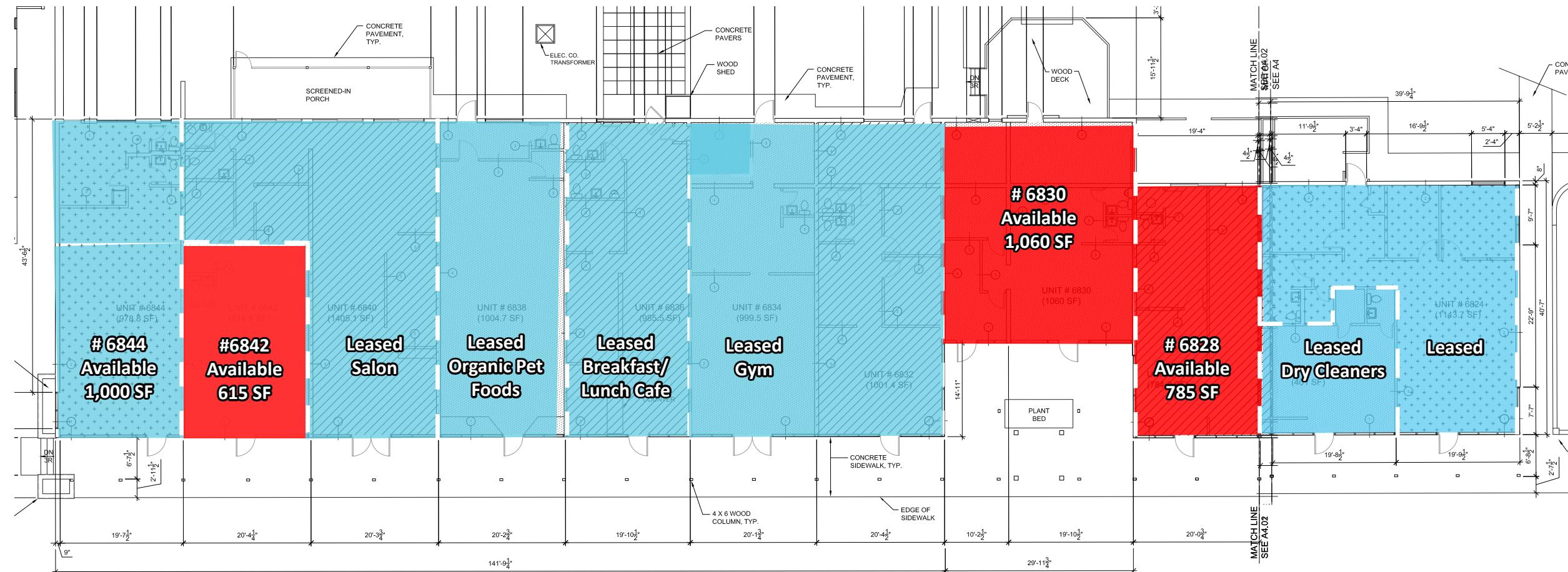
IAN BLACK REAL ESTATE

THE PLACE FOR SPACE

WWW.IAN-BLACK.COM

WHITNEY BEACH PLAZA

6840 Gulf of Mexico Drive, Longboat Key, FL 34228



IAN BLACK REAL ESTATE

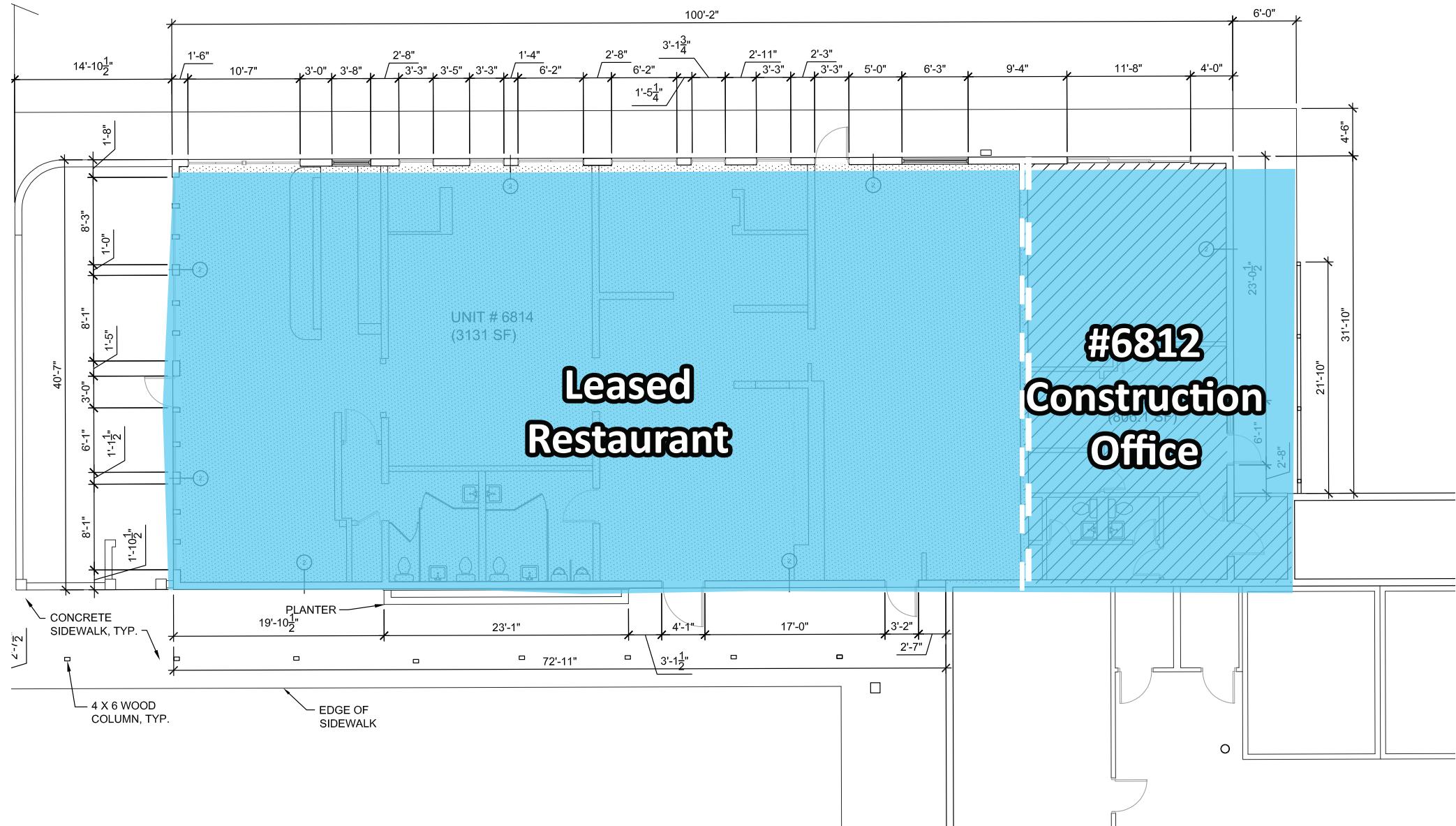
THE PLACE FOR SPACE

Building #3

WWW.IAN-BLACK.COM

WHITNEY BEACH PLAZA

6840 Gulf of Mexico Drive, Longboat Key, FL 34228



Building #4

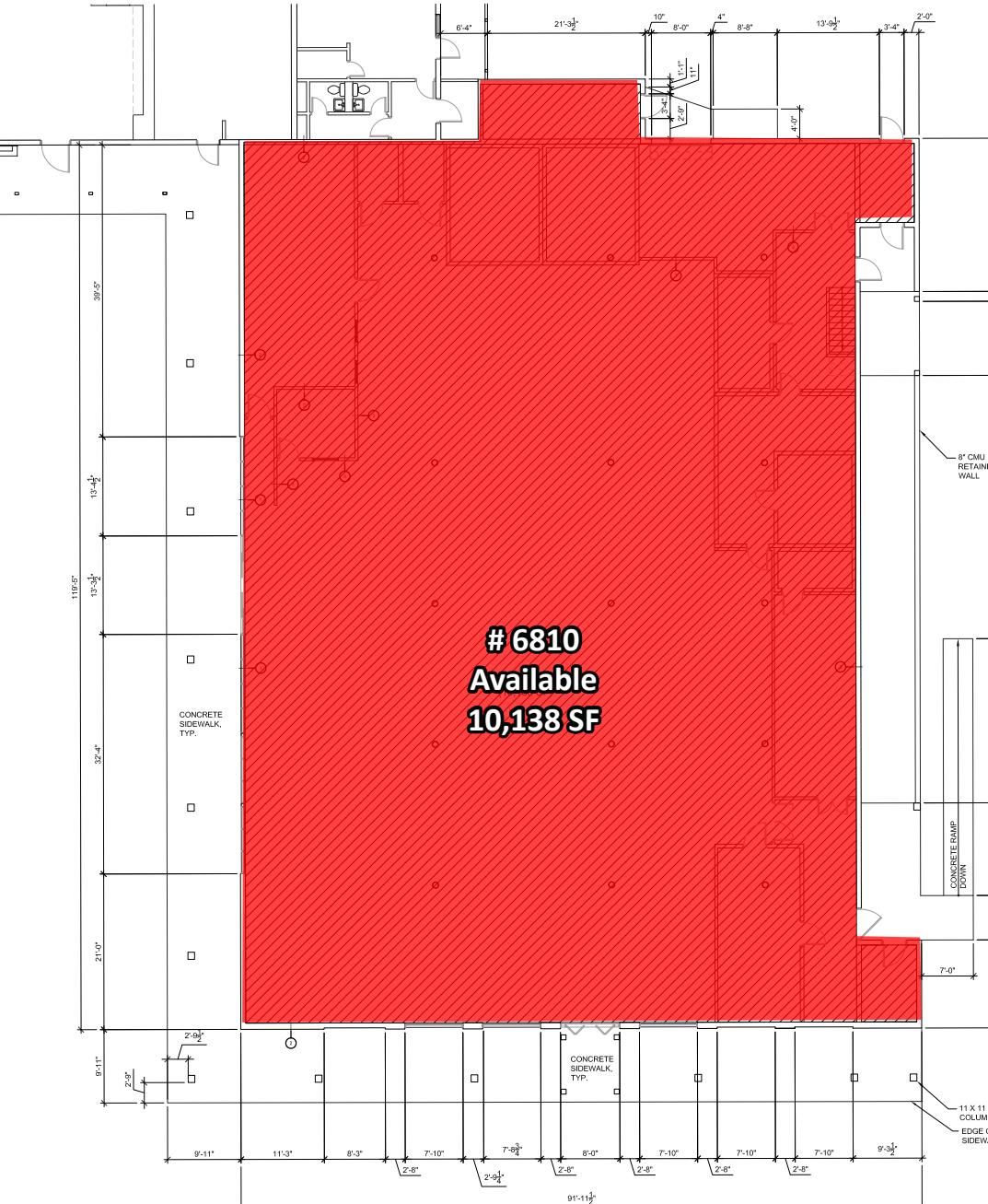
IAN BLACK REAL ESTATE

THE PLACE FOR SPACE

WWW.IAN-BLACK.COM

WHITNEY BEACH PLAZA

6840 Gulf of Mexico Drive, Longboat Key, FL 34228



Building #5

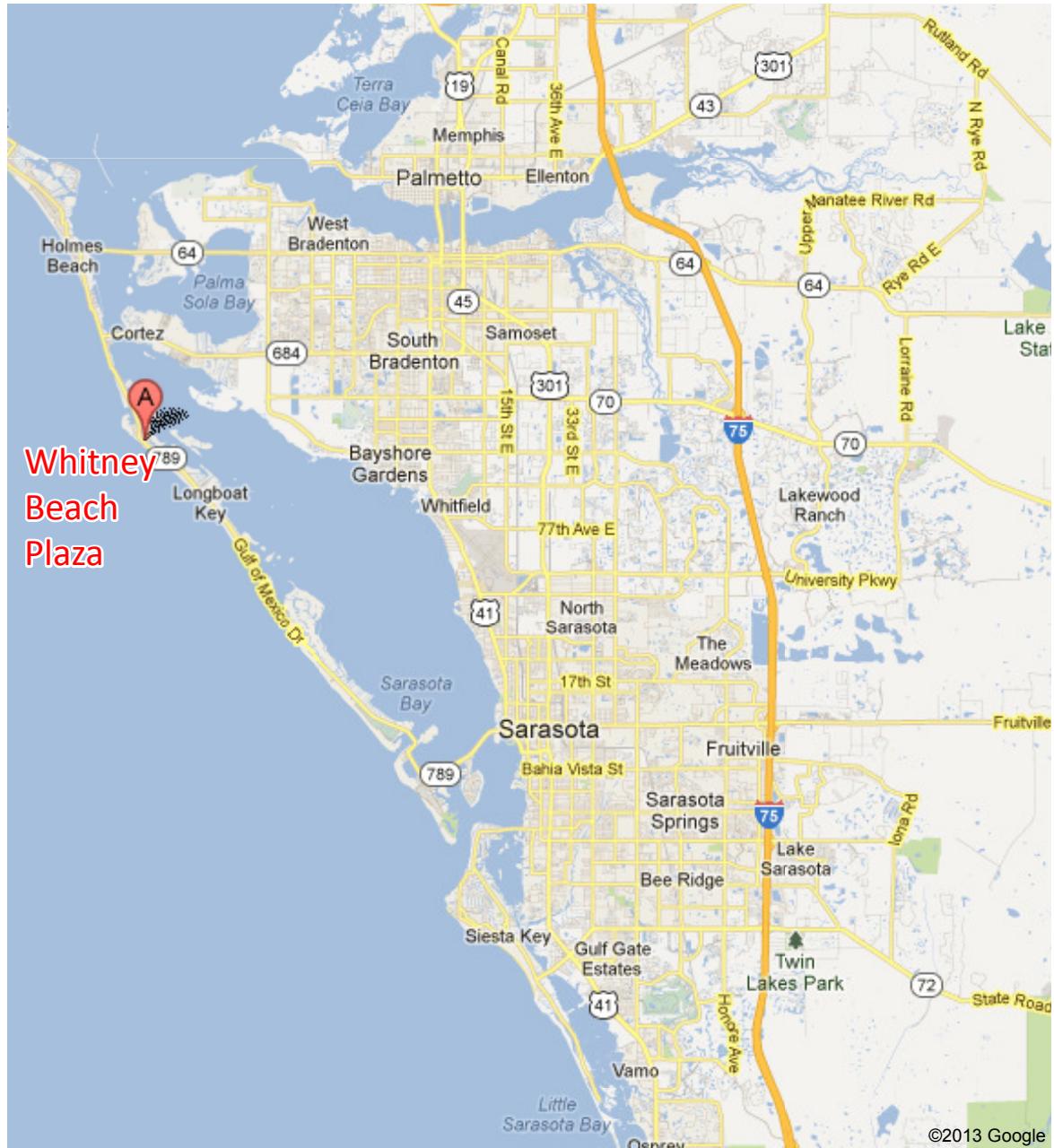
IAN BLACK
REAL ESTATE

THE PLACE FOR SPACE

WWW.IAN-BLACK.COM

WHITNEY BEACH PLAZA

6840 Gulf of Mexico Drive, Longboat Key, FL 34228



**Whitney
Beach
Plaza**



For more information or to
schedule a private tour
contact:



Nick DeVito
C 941.928.1243
nick@ian-black.com



Joanna Ashley
C 941.320.1282
Joanna@ian-black.com

1 S School Ave, Suite 600
Sarasota, FL 34237

941.906.8688 OFFICE
941.906.8228 FAX

Information deemed reliable but not guaranteed.
Prices subject to change without notice.

IAN BLACK
REAL ESTATE

THE PLACE FOR SPACE

WWW.IAN-BLACK.COM

Available

Leased

Boat Dock Area

Boat Dock Area

Building
#2

40'

141'

Building #3

43.5'
141'

Building #4

32'

150'

Building #1

Whitney Beach Plaza

6840 Gulf of Mexico Dr.
Longboat Key, FL 34228

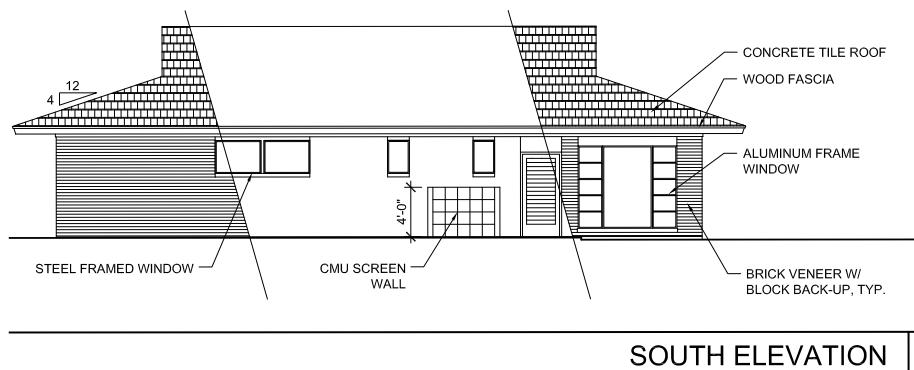
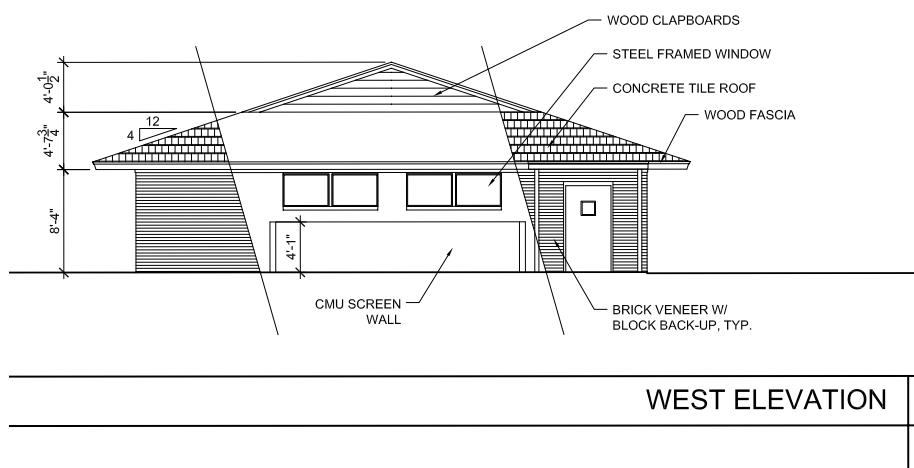
Gulf of Mexico Drive

Building
#5

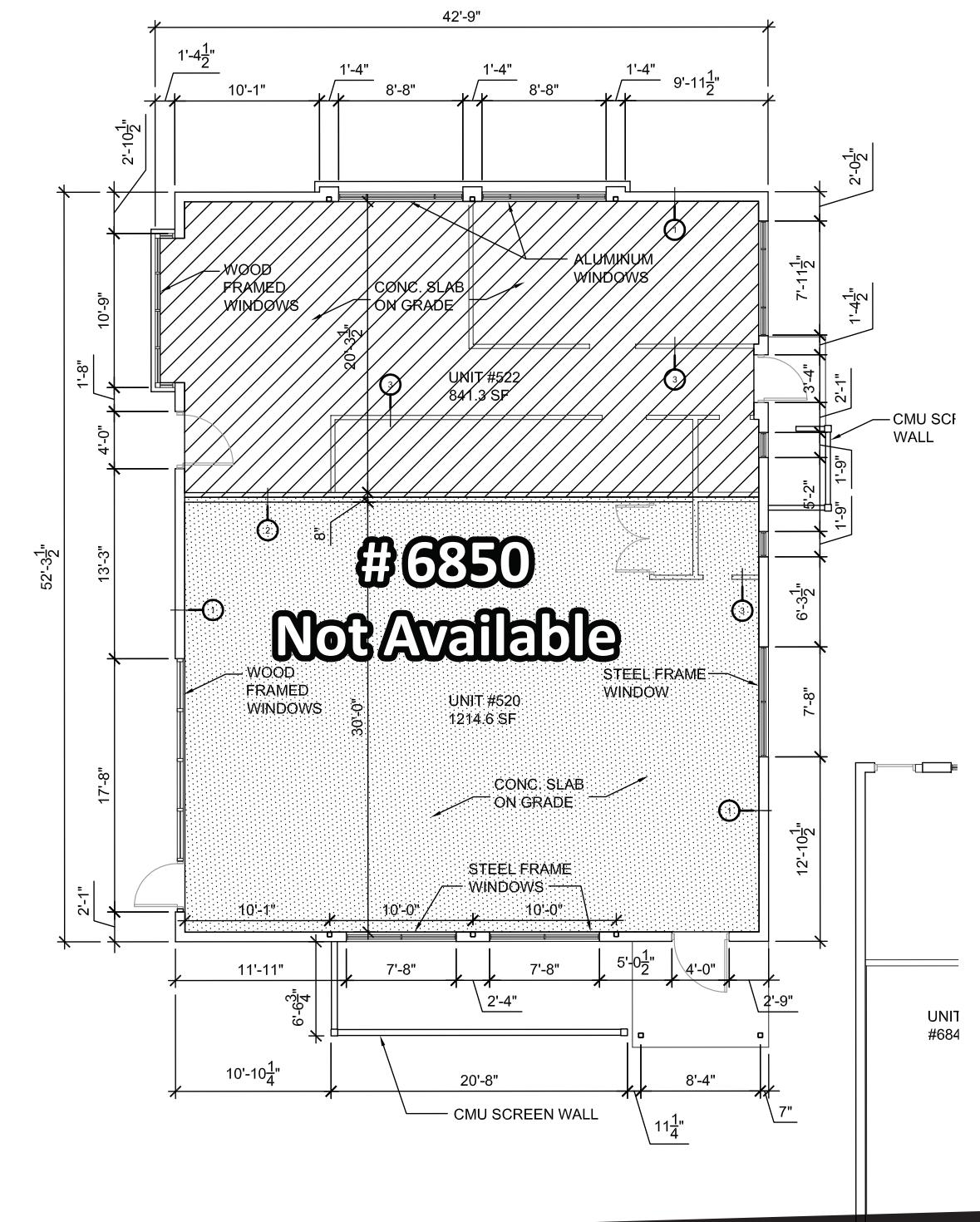
83'

WHITNEY BEACH PLAZA

6840 Gulf of Mexico Drive, Longboat Key, FL 34228



Building #2



IAN BLACK
REAL ESTATE

THE PLACE FOR SPACE

WWW.IAN-BLACK.COM