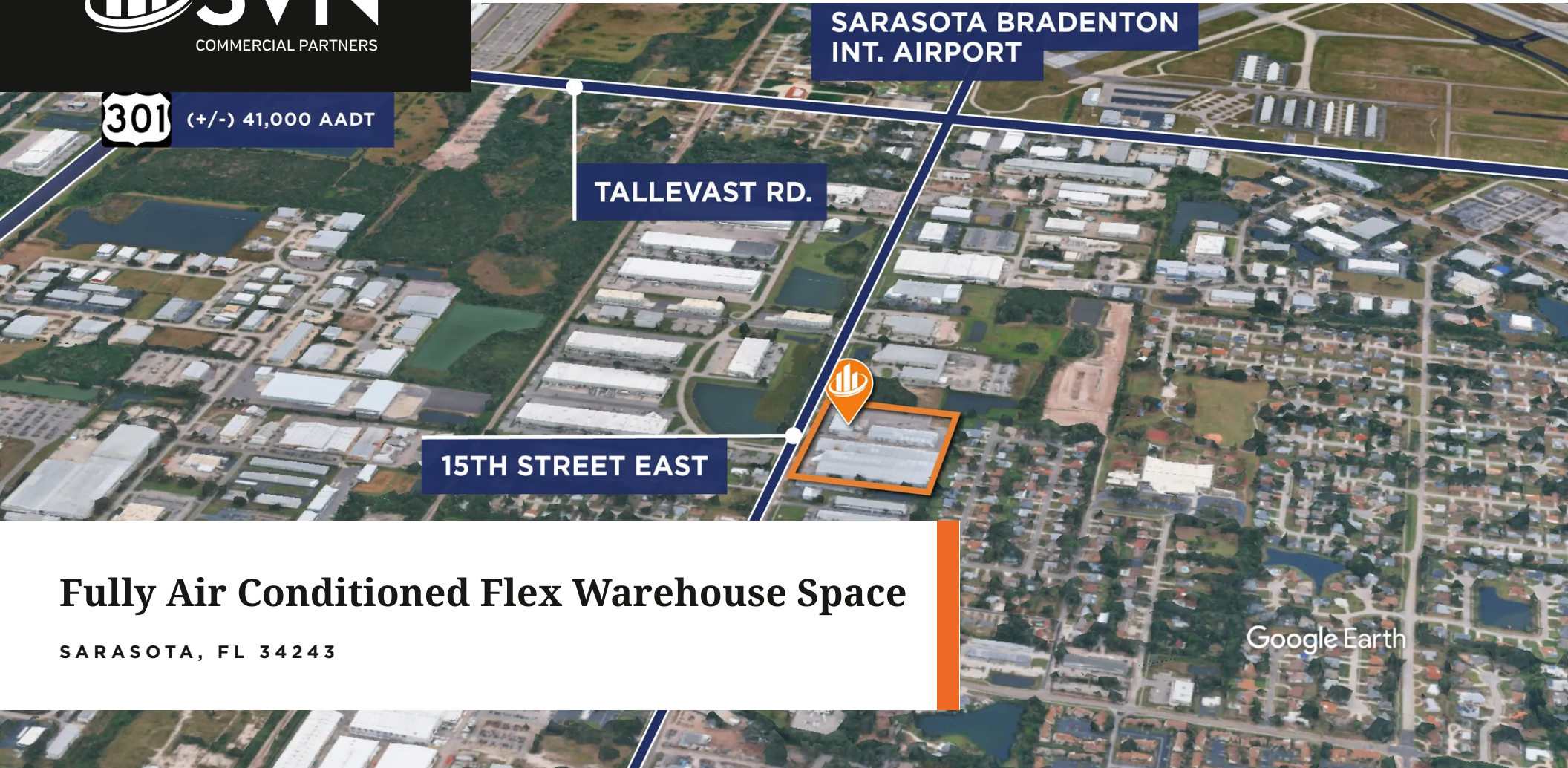




Offering Memorandum



301 (+/-) 41,000 AADT

**SARASOTA BRADENTON
INT. AIRPORT**

TALLEVAST RD.

15TH STREET EAST

Fully Air Conditioned Flex Warehouse Space

SARASOTA, FL 34243

Google Earth

PRESENTED BY:

DAVID CARLSON

Senior Advisor

C: 773.458.3282

david.carlson@svn.com

STEVE DOWLING

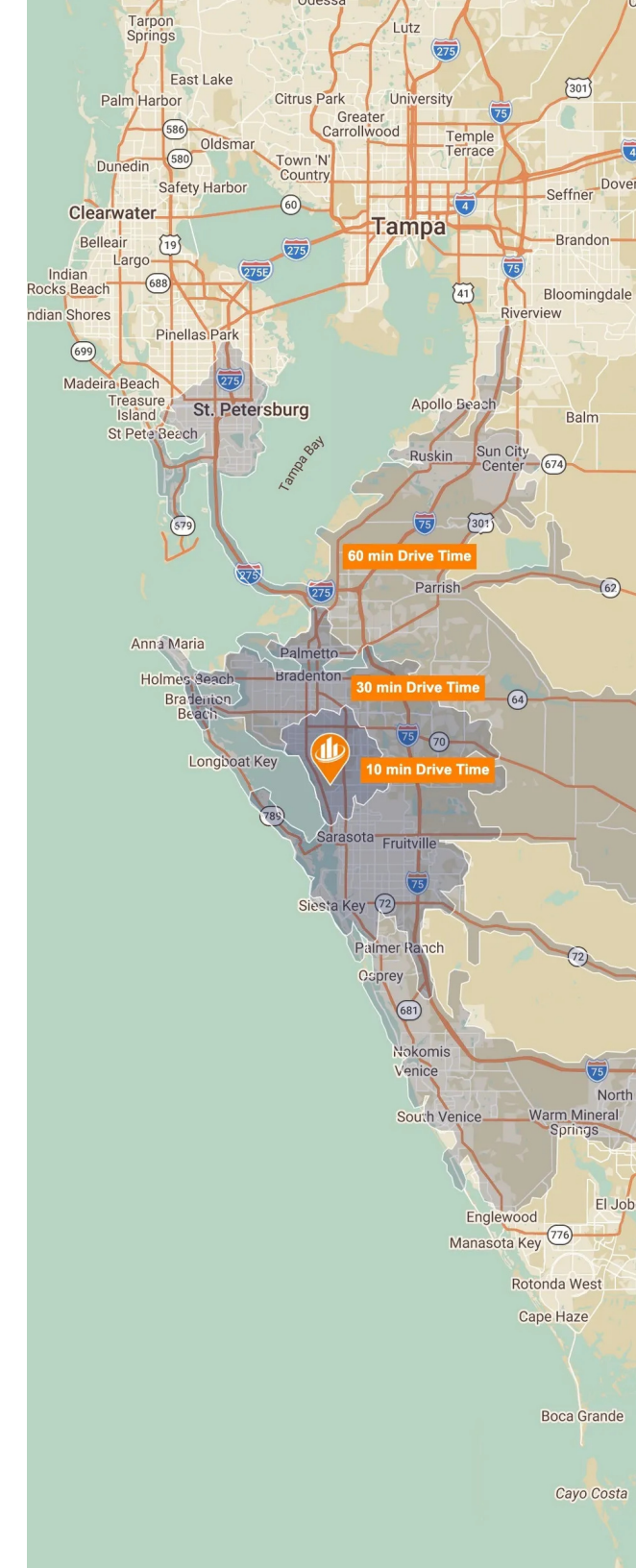
Senior Advisor

C: 808.640.6586

stevedowling@svn.com

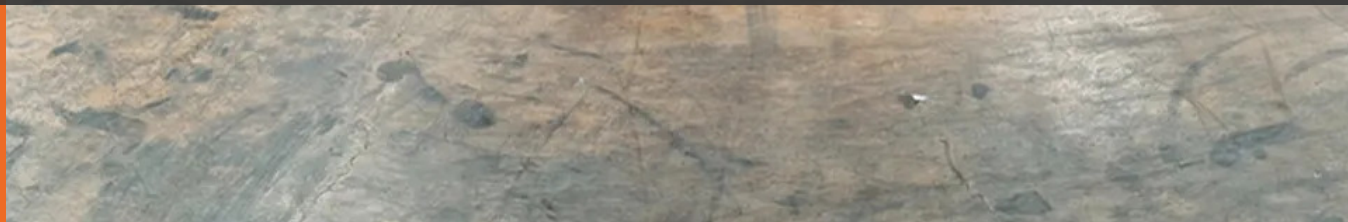
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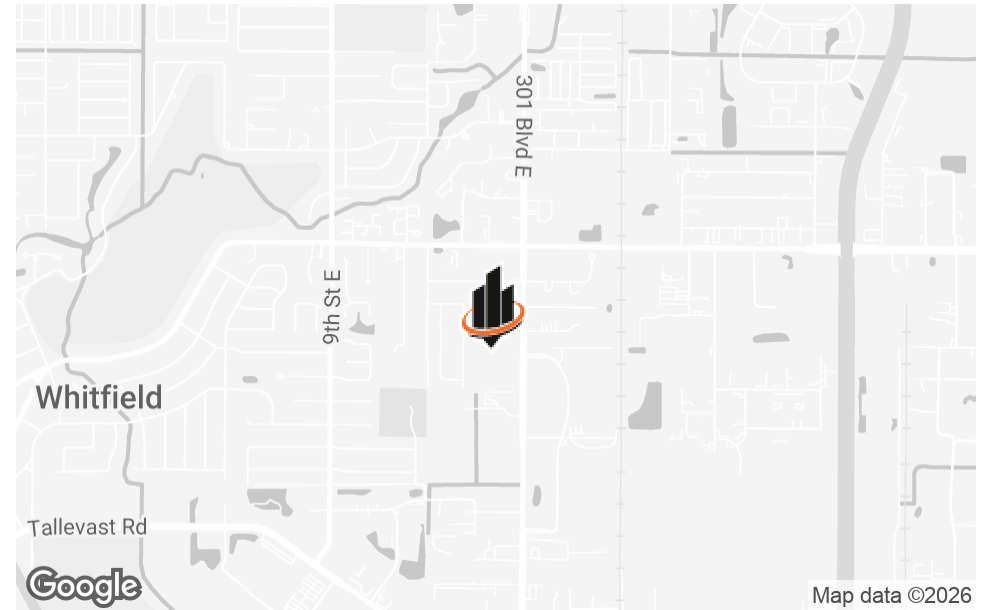




Property Information



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$16.00 SF/yr (NNN)
NUMBER OF UNITS:	1
AVAILABLE SF:	14,195 SF
LOT SIZE:	9.6 Acres
BUILDING SIZE:	14,195 SF

PROPERTY DESCRIPTION

Discover the ideal business location at 7168 15th Street East, Sarasota, FL. This versatile property offers a prime opportunity for lease in a thriving commercial district. Boasting ample space and modern amenities, the property is perfectly suited for a wide range of enterprises. With its strategic location and excellent visibility, it presents an unparalleled opportunity to elevate your business. Building is fully air conditioned with newly renovated office space. Two rollup doors and 20 foot clear height make this an exceptional offering for a thriving business looking to expand it's current operations

PROPERTY HIGHLIGHTS

- Fully Air Conditioned Office and Warehouse Space
- Strategic location near SRQ, Downtown Sarasota and 301 Corridor
- 20 foot clear
- Two 12x14 rollup doors
- Recently renovated office and bathrooms

PROPERTY DESCRIPTION



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Discover the ideal business location at 7168 15th Street East, Sarasota, FL. This versatile property offers a prime opportunity for lease in a thriving commercial district. Boasting ample space and modern amenities, the property is perfectly suited for a wide range of enterprises. With its strategic location and excellent visibility, it presents an unparalleled opportunity to elevate your business. Building is fully air conditioned with newly renovated office space. Two rollup doors and 20 foot clear make this an exceptional offering for a thriving business looking to expand it's current operations

Complete renovation in 2018 after a hurricane. Demolition left only the steel framework standing, and then everything was replaced - Walls, doors, roof, electrical systems, pumping equipment, offices, restrooms, HVAC systems.

LOCATION DESCRIPTION

Within easy reach of top-tier amenities, the location offers proximity to the Sarasota-Bradenton International Airport and a diverse range of dining, shopping, and entertainment options. With a focus on meeting the needs of industrial and flex space tenants, this area is ideal for businesses seeking a strategic foothold in the Sarasota market.

SITE DESCRIPTION

Recently renovated office and bathrooms

Crane available for use

Tenant has option to utilize interior storage rack system

Ample parking available out front, additional in overflow lot

COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- Fully Air Conditioned Office and Warehouse Space
- Strategic location near SRQ, Downtown Sarasota and 301 Corridor
- 20 foot clear
- Two 12x14 rollup doors
- Recently renovated office and bathrooms
- Crane available for use
- Storage rack system installed and in place for tenant use
- LM Zoning



ADDITIONAL PHOTOS





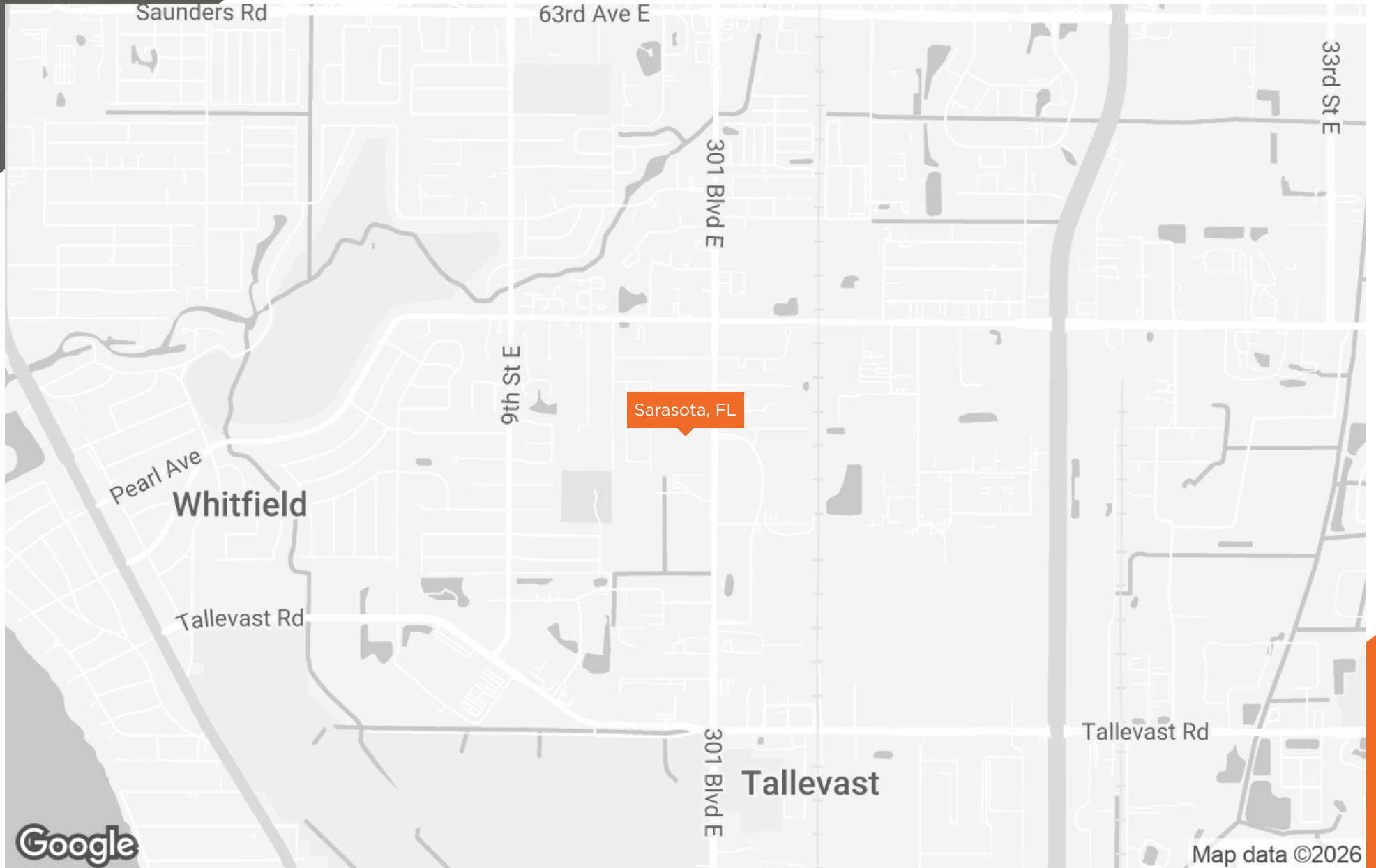
SARASOTA BRADENTON
INT. AIRPORT

TALLEVAST RD.

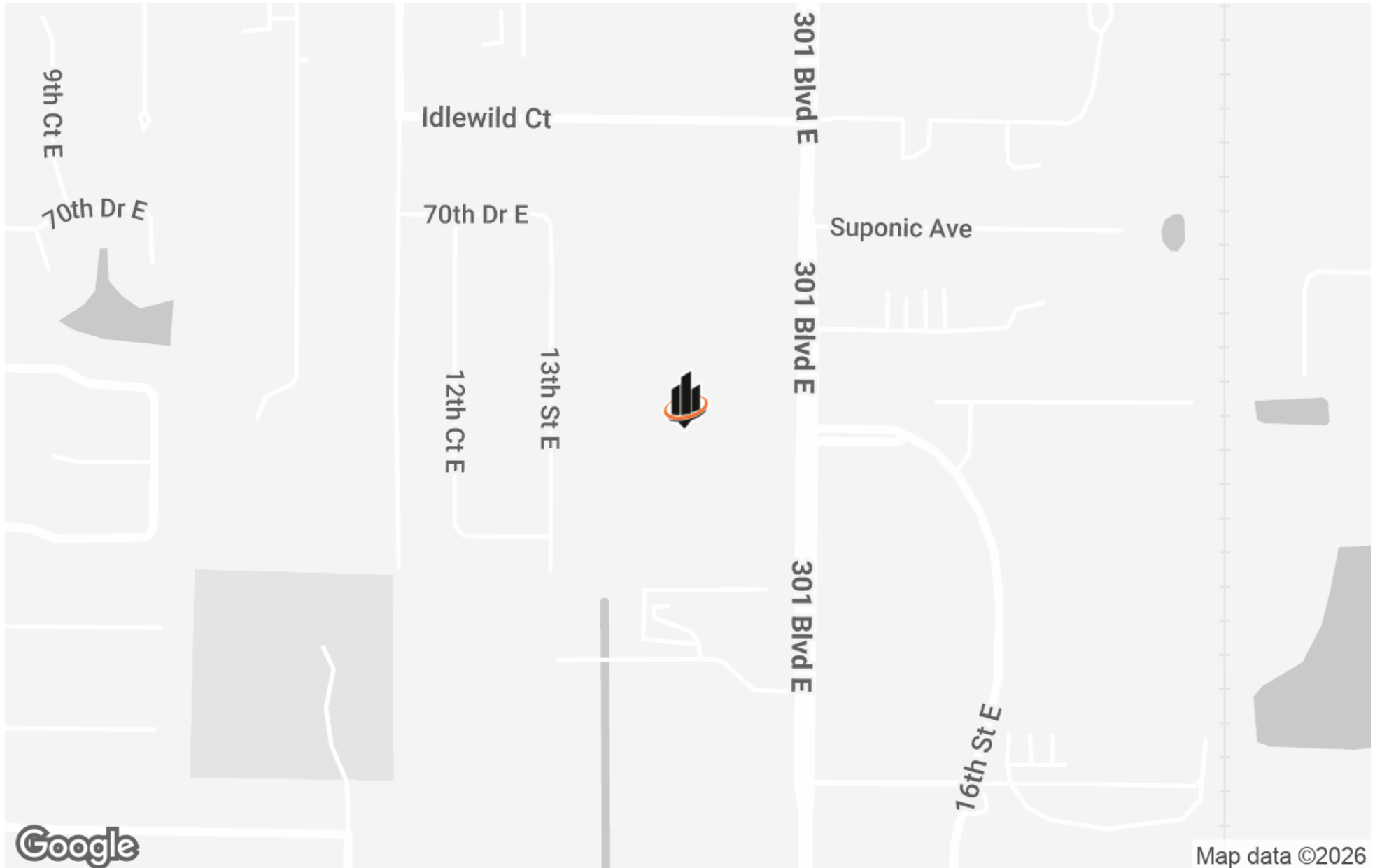
15TH STREET EAST

Location Information

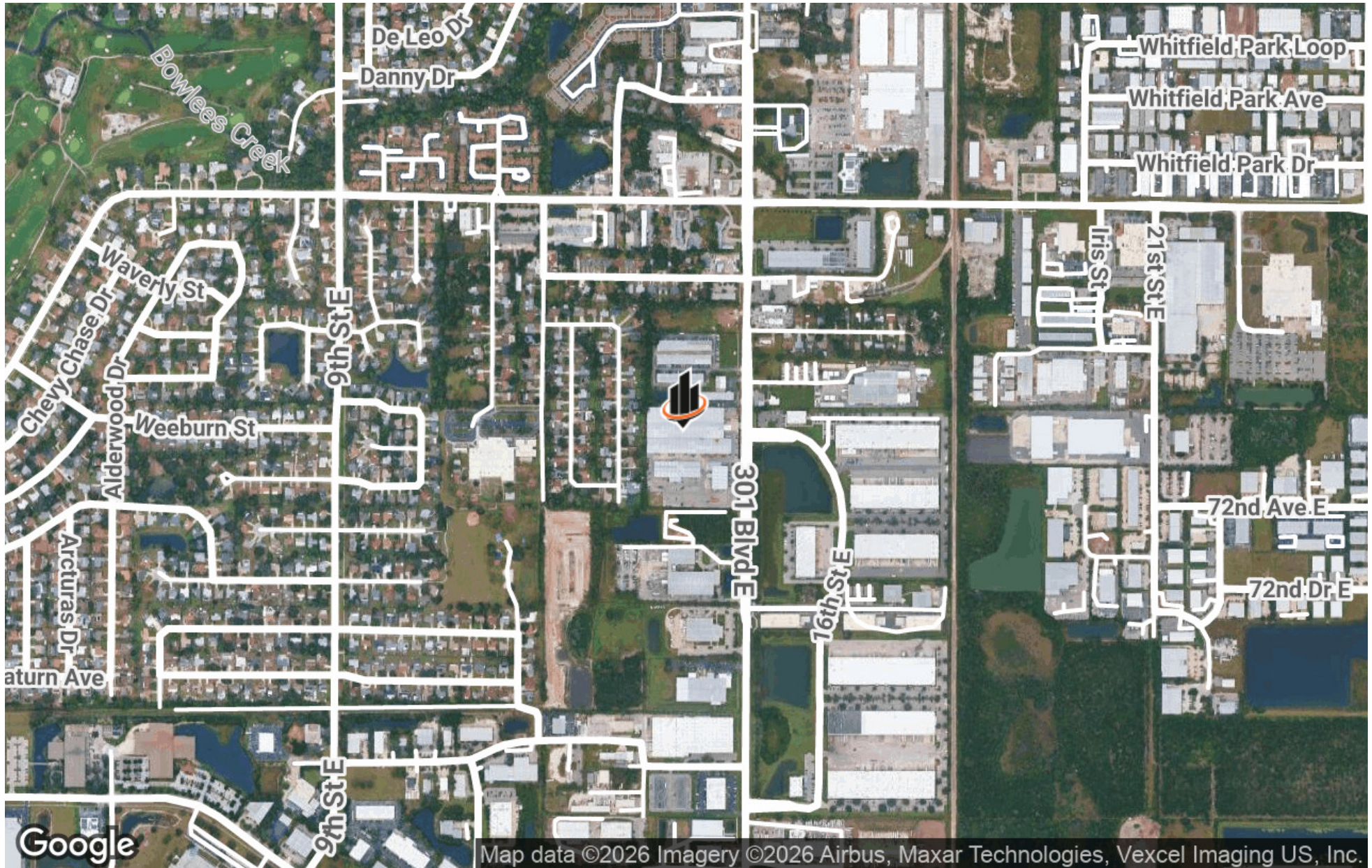
REGIONAL MAP



LOCATION MAP



AERIAL MAP





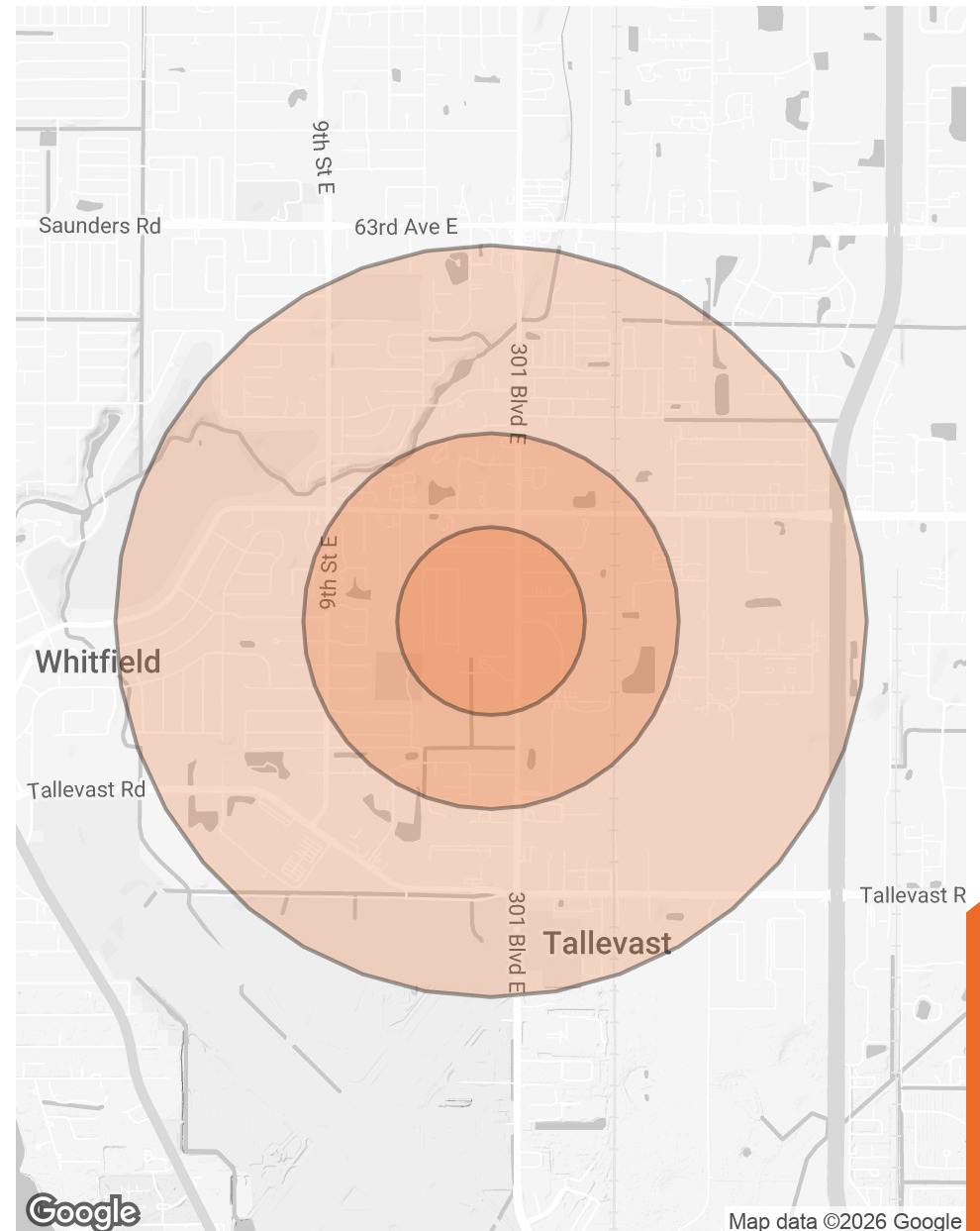
Demographics

DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	318	1,121	3,804
AVERAGE AGE	39.8	44.0	45.2
AVERAGE AGE (MALE)	38.7	44.9	47.2
AVERAGE AGE (FEMALE)	57.4	54.0	46.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	136	516	1,699
# OF PERSONS PER HH	2.3	2.2	2.2
AVERAGE HH INCOME	\$103,954	\$90,136	\$80,200
AVERAGE HOUSE VALUE	\$337,321	\$311,626	\$302,076

2023 American Community Survey (ACS)



SARASOTA BRADENTON
INT. AIRPORT



TALLEVAST RD.

Collective Strength, Accelerated Growth

2044 CONSTITUTION
BOULEVARD
SARASOTA, FL 34321



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