



2900-2914 HYDE PARK ST

SARASOTA, FL 34239

ALEX STELE

COMMERCIAL ADVISOR

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MSC | COMMERCIAL
REAL ESTATE

Michael Saunders & Company
LICENSED REAL ESTATE BROKER



PROPERTY DESCRIPTION

This versatile office/warehouse space is perfectly suited for a wide range of service-based industries seeking efficient access to the greater Sarasota area. Separate office and warehouse configurations provide maximum flexibility to accommodate your operational needs.

PROPERTY HIGHLIGHTS

- 550 – 3,000± SF available
- Warehouse suite with drive-in door
- Units are or can be fully air conditioned
- Amenities in close proximity including restaurants and retail shopping
- Easy access to Downtown Sarasota, Fruitville Road, US 41, and I-75
- Located between Tuttle Avenue and Beneva Road to the east and west and Bee Ridge and Fruitville Road to the north and south

OFFERING SUMMARY

Lease Rate:	\$19.00 - 21.00 SF/yr (MG)
Building Size:	12,425 SF
Available SF:	550 -3,000 SF
Lot Size:	0.31 Acres
Year Built:	1985
Zoning:	CI

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,510	43,506	85,076
Total Population	12,209	94,824	186,503
Average HH Income	\$92,079	\$99,425	\$104,091

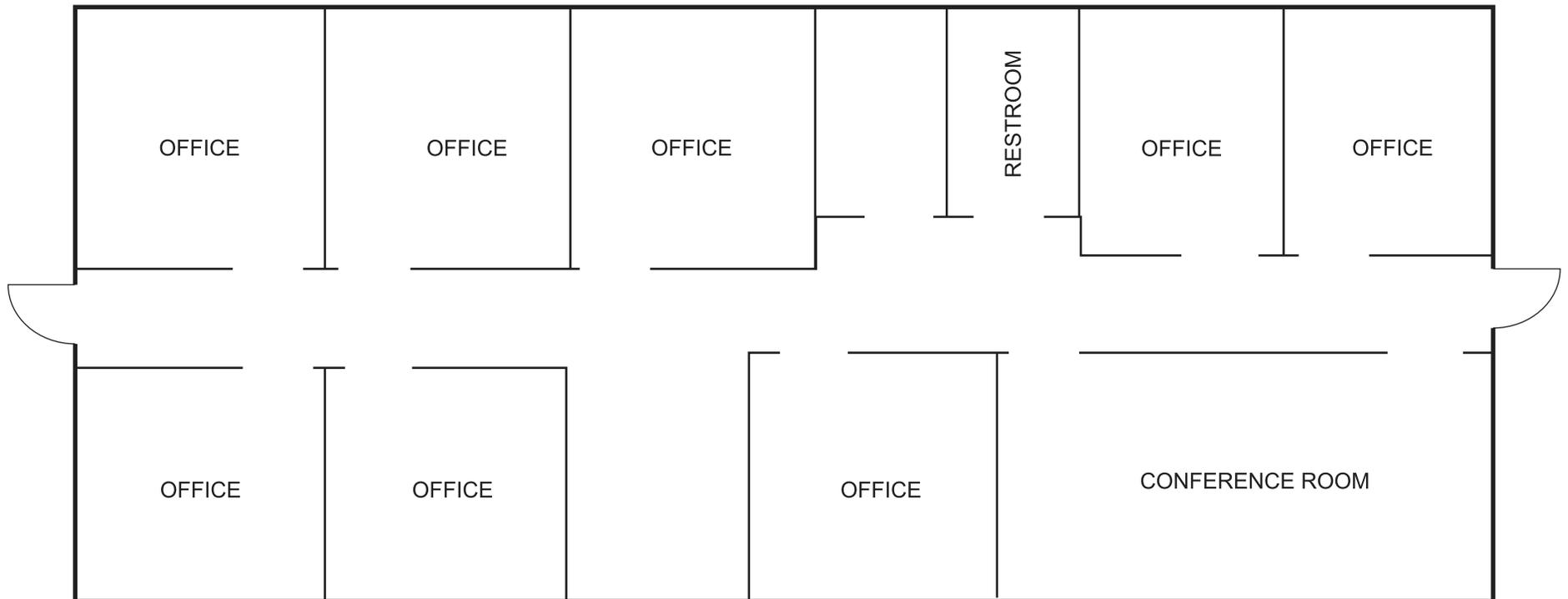


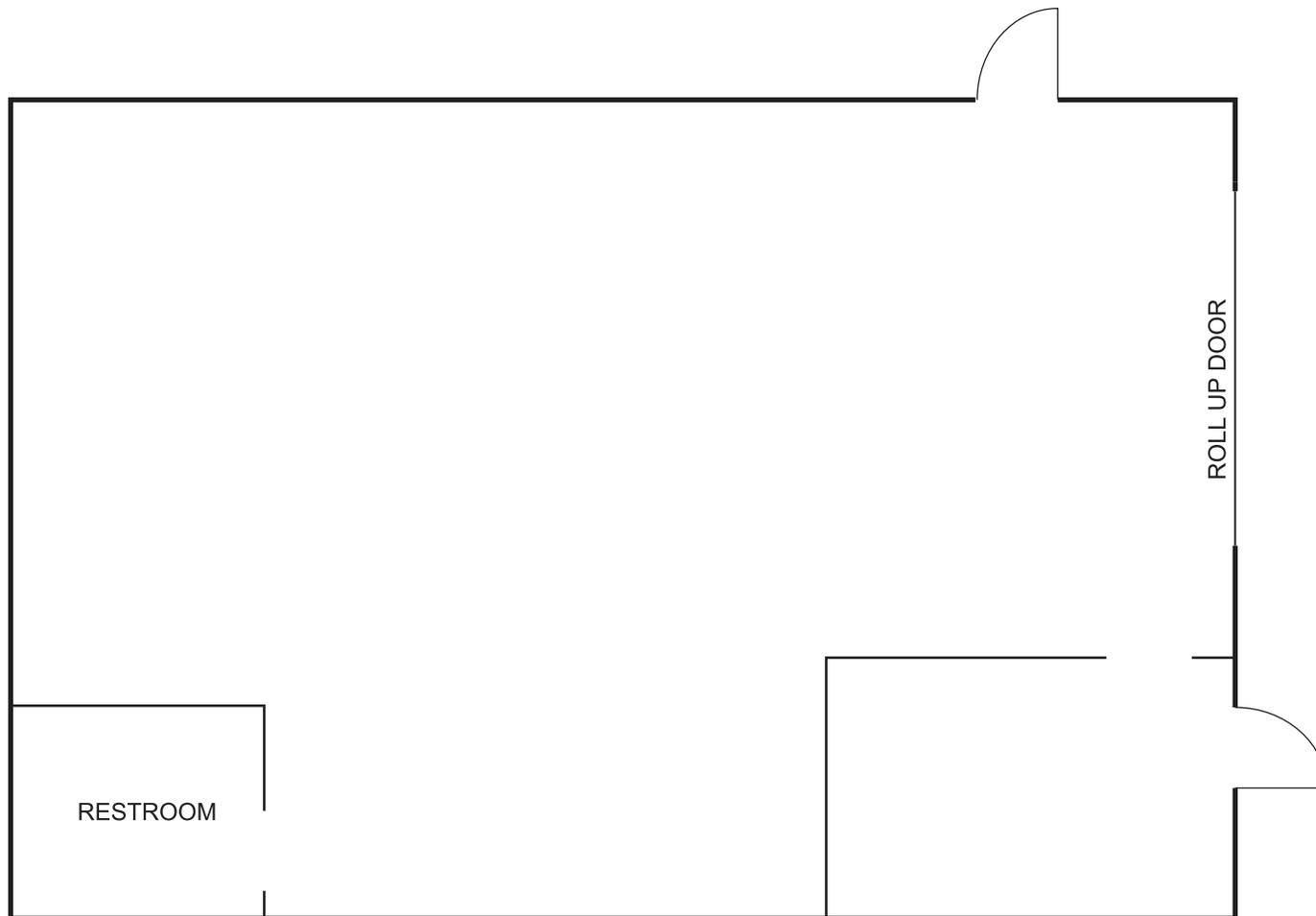
LEASE INFORMATION

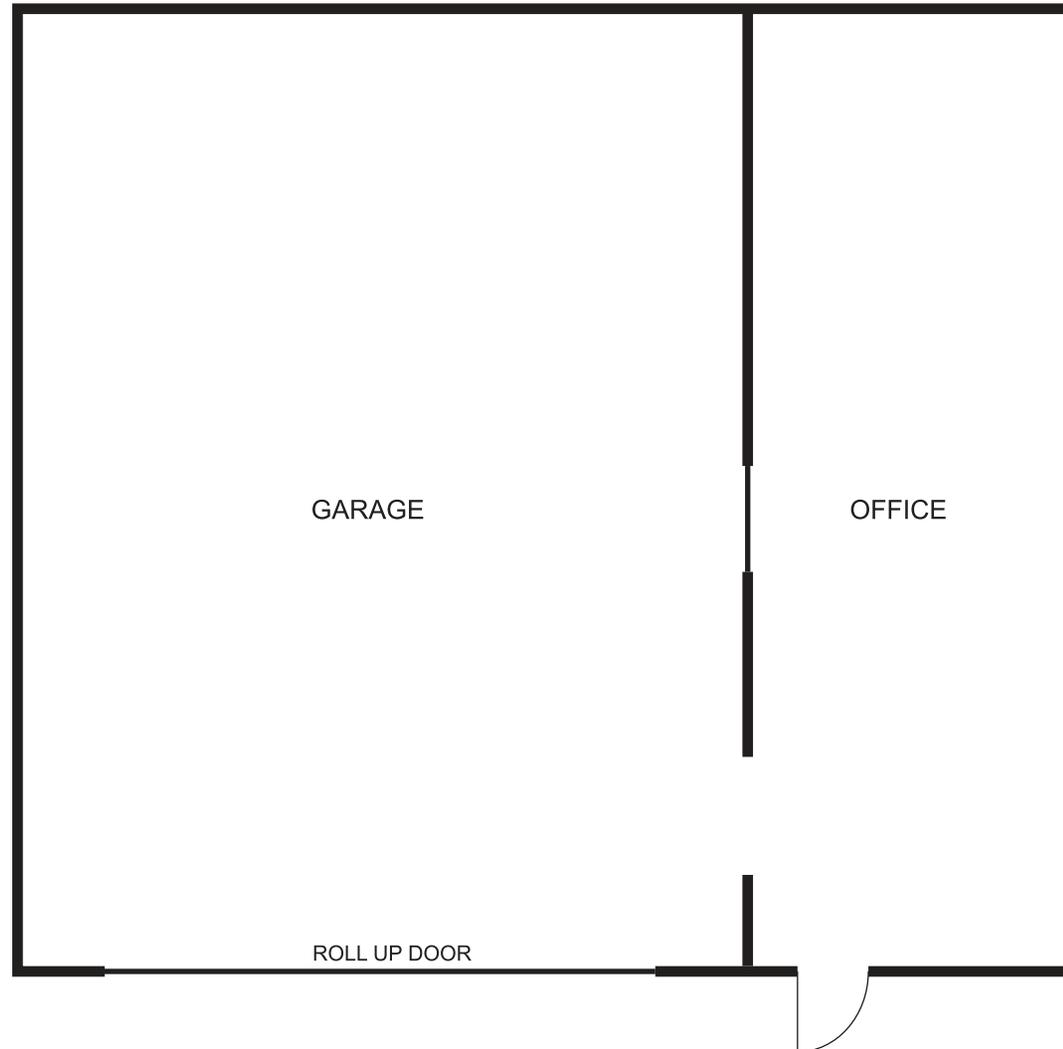
Lease Type:	MG	Lease Term:	Negotiable
Total Space:	550 - 1,500 SF	Lease Rate:	\$19.00 - \$21.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
2904 Hyde Park Street	Available	1,500 SF	Modified Gross	\$21.00 SF/yr
2908B Hyde Park Street	Available	950 SF	Modified Gross	\$19.00 SF/yr
2914 Hyde Park Street	Available	550 SF	Modified Gross	\$19.00 SF/yr









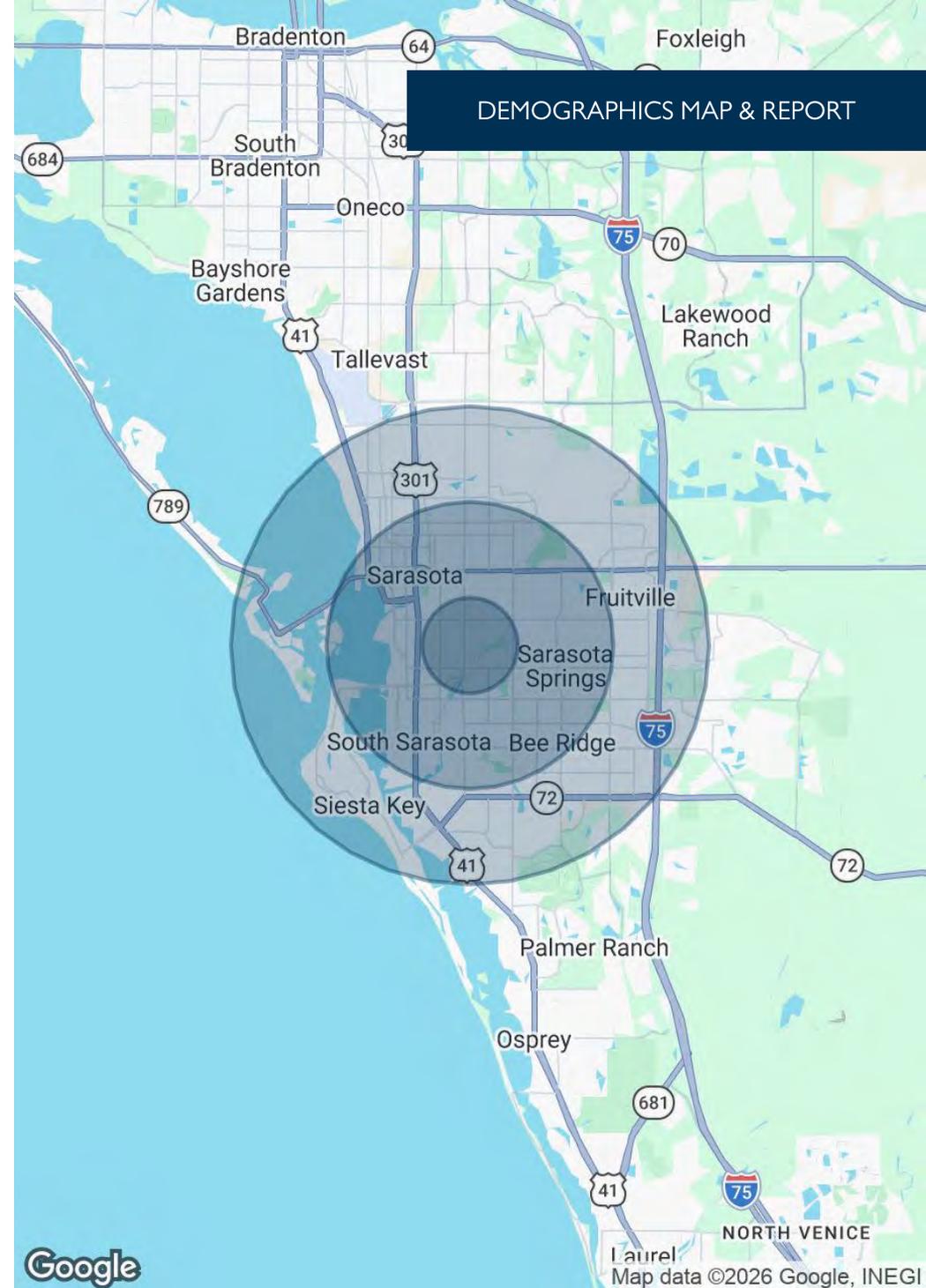
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	12,209	94,824	186,503
Average Age	49	49	50
Average Age (Male)	47	48	49
Average Age (Female)	51	51	51

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,510	43,506	85,076
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$92,079	\$99,425	\$104,091
Average House Value	\$424,016	\$507,837	\$503,669

Demographics data derived from AlphaMap



**ALEX STELE**

Commercial Advisor

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Direct: 941.500.3115 | Cell: 941.500.3115

PROFESSIONAL BACKGROUND

Alexander Stele was born in Kazakhstan, yet is ethnically German, Russian and Ukrainian, living in each of those countries as a child or young adult. Before moving to Florida, Alex lived in Maryland for more than seven years. He now lives in the Lakewood Ranch area. Alex brings extensive experience to Michael Saunders & Company's Commercial Division after working for more than six years at a long-standing insurance company, where he focused primarily on commercial insurance underwriting and placement. With multiple years of experience as a commercial real estate advisor specializing in tenant representation, Alex has successfully partnered with companies ranging from Fortune 500 corporations to local businesses seeking their next location, delivering tailored solutions that align with each client's unique goals.

EDUCATION

Alex garnered additional business knowledge by earning an MBA with an emphasis in health care administration from Southern Adventist University, as well as a Bachelor of Business Administration with an emphasis in financial management. He also holds several insurance designations, including Chartered Property and Casualty Underwriter (CPCU), Associate in Commercial Underwriting – Management (AU-M) and Associate in General Insurance (AINS).

MSC Commercial
1605 Main Street Suite 500
Sarasota, FL 34236
941.957.3730



Susan H. Goldstein LLC, CCIM, MBA

Senior Commercial Advisor

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Direct: 941.957.3730 | Cell: 941.350.9747

PROFESSIONAL BACKGROUND

Susan Goldstein has repeatedly earned the position of MS&C’s Top Producing Commercial Agent. She focuses on sales and leasing in the Sarasota and Manatee County marketplace. Susan provides superior service to her clients.

Balancing an understanding of client needs and objectives with dynamics of the market, the financial realities of all parties, and a willingness to work hard to get the job done contribute to Susan’s success. Susan has been involved in a multitude of transactions with clients ranging from national corporations to local businesses and developers. Susan is considered an important player in the vibrant commercial real estate arena.

With an MBA from Columbia University, strong marketing experience with companies such as American Express and Proctor & Gamble, along with the CCIM Designation, the highest level of Commercial Realtor educational achievement, Susan ensures her clients the most professional and profitable real estate transaction.

EDUCATION

CCIM Designation
 MBA, Columbia University Business School
 BA, Duke University

MEMBERSHIPS & AFFILIATIONS

The Commercial Real Estate Association (CREA) of the Realtor Association of Sarasota & Manatee,
 2019 President, Board Member
Lakewood Ranch Business Alliance Governmental Affairs Committee,
 Chair and Executive Committee
Columbia University Alumni Club,
 Past President
Realtor Association of Sarasota & Manatee,
 Past Public Policy Chair, Attorney/Realtor Committee Chair
The Sarasota and Manatee County Economic Development Corporation,
 Real Estate Office Oversight Committee

Commercial Offering Memorandum/Brochures Disclosure
 MS&C Commercial, a Division of Michael Saunders & Company

MS&C Commercial as the Property Owner’s representative has been authorized to provide select persons/entities with materials to assess any interest in pursuing further discussions with the Property Owner. Only a fully signed contract will bind the Owner and you. Acceptance of the materials serves as your confirmation of the following conditions: the information cannot be duplicated or provided to a third party; no materials, records, or representations offered, to include but not limited to financial, environmental, zoning, use or income, are warranted or guaranteed to be accurate, current or complete. Prior to executing any purchase contract you assume all responsibility to independently verify any representation relied upon, whether verbal or written, and you agree to hold Owner and MSC harmless from any error or inaccuracy.