

For Lease

# 6595 MIDNIGHT PASS RD

6595 Midnight Pass Rd, Sarasota, FL 34242



## OFFERING SUMMARY

Lease Rate:	\$45.00 SF/yr (NNN)
Building Size:	10,253 SF
Available SF:	9,053 SF
Lot Size:	44,027 SF
Year Built:	1975
Zoning:	CG

## PROPERTY OVERVIEW

Incredible Rare Large Footprint Retail Opportunity. Great office or retail space for lease in Crescent Plaza...across the street from the famous Siesta Key Beaches, Sarasota, FL. Landlord will update the building frontage with new storefront to create a modern retail feel and better presentation to the street. Floor plan is open. Locals and visitors alike are attracted to this walkable convenient plaza on Siesta Key.

## PROPERTY HIGHLIGHTS

- High Tourist Traffic Commercial District on Siesta Key
- Spacious interior
- Landlord will work with Tenant to update storefront
- Dedicated Parking
- High visibility with great signage potential

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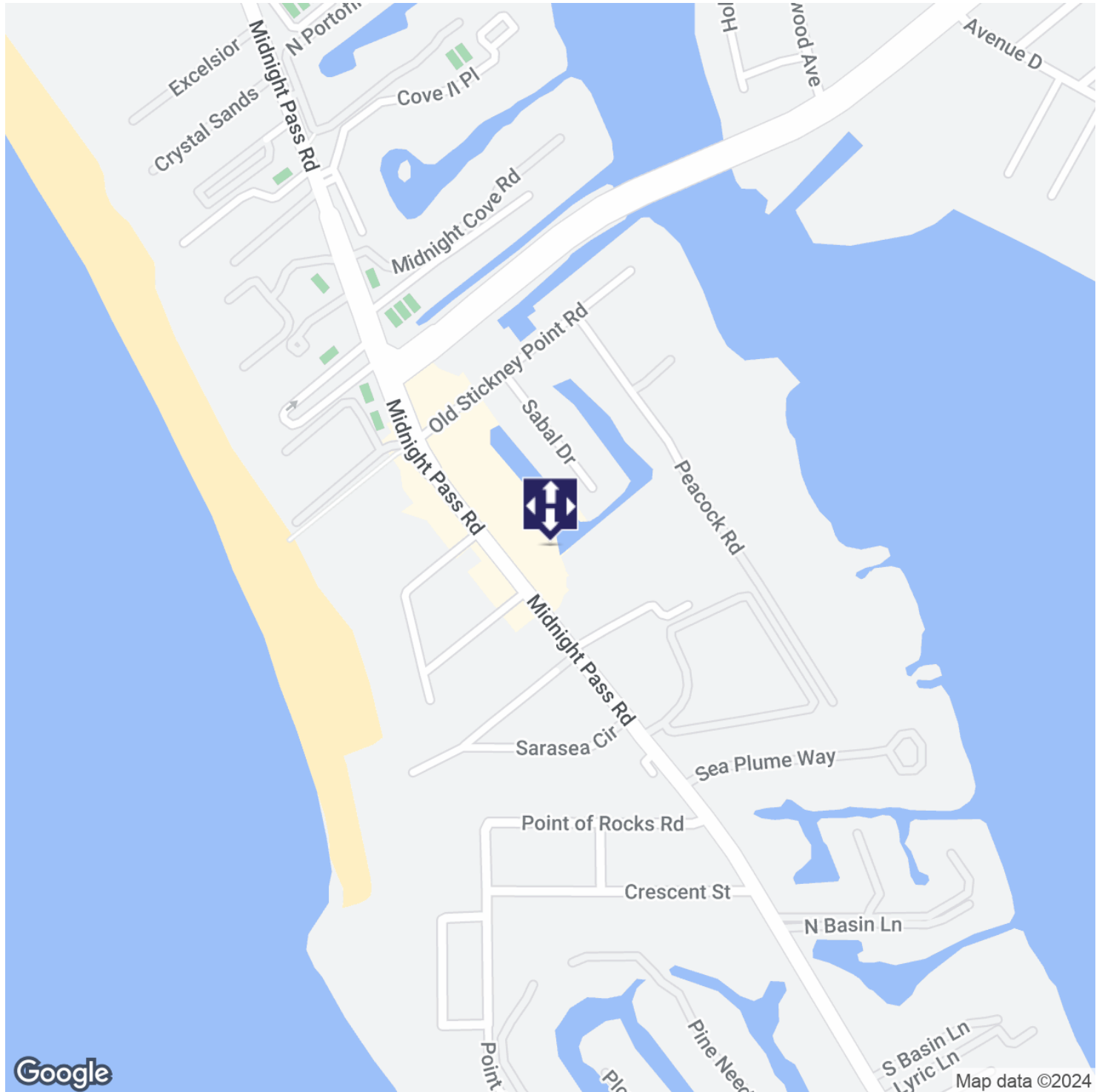




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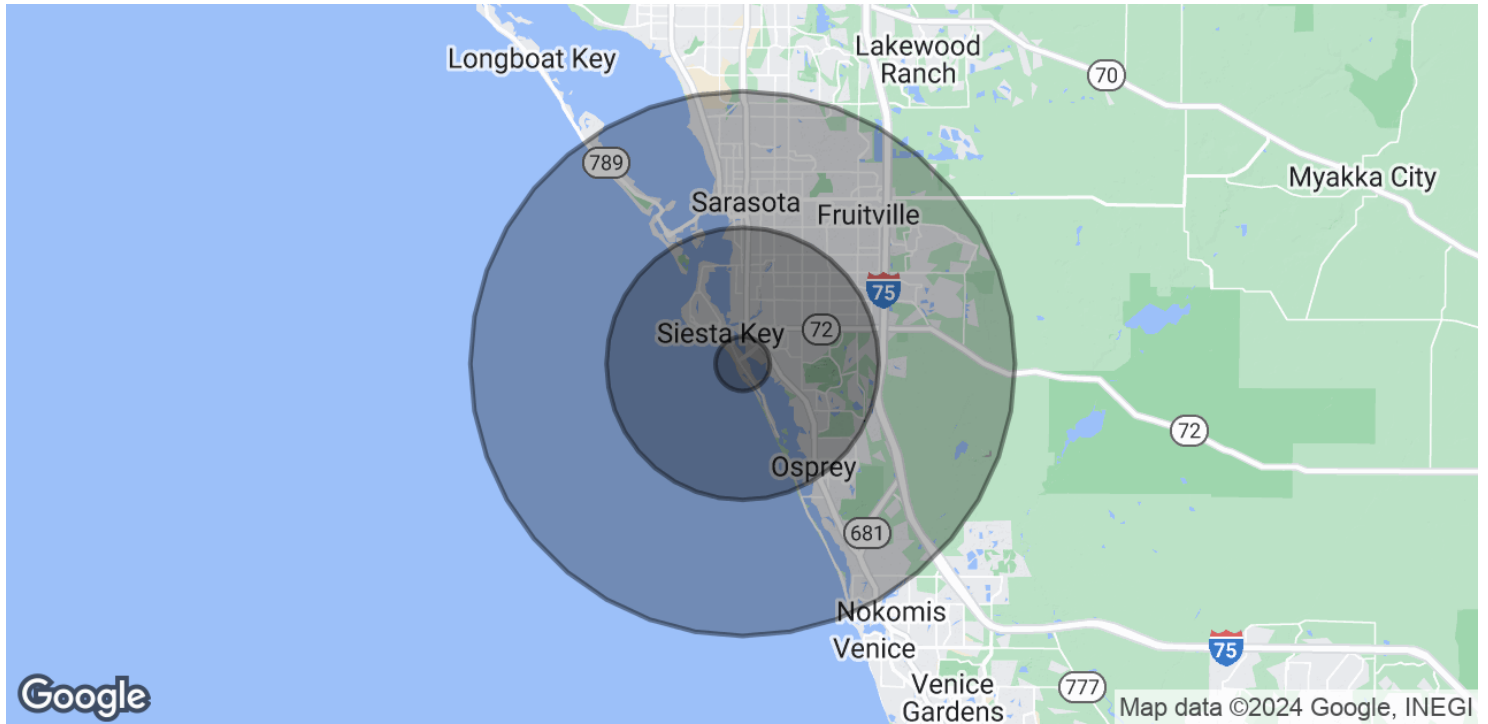
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,127	91,628	249,203
Average Age	61.9	54.9	52.1
Average Age (Male)	60.6	52.7	50.1
Average Age (Female)	61.9	56.2	53.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,914	58,767	142,451
# of Persons per HH	0.8	1.6	1.7
Average HH Income	\$44,795	\$76,924	\$77,139
Average House Value	\$548,120	\$398,358	\$363,773

\* Demographic data derived from 2020 ACS - US Census

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