

## FREESTANDING ROSEMARY DISTRICT RESTAURANT

1503 4TH ST, SARASOTA, FL



### ADDRESS

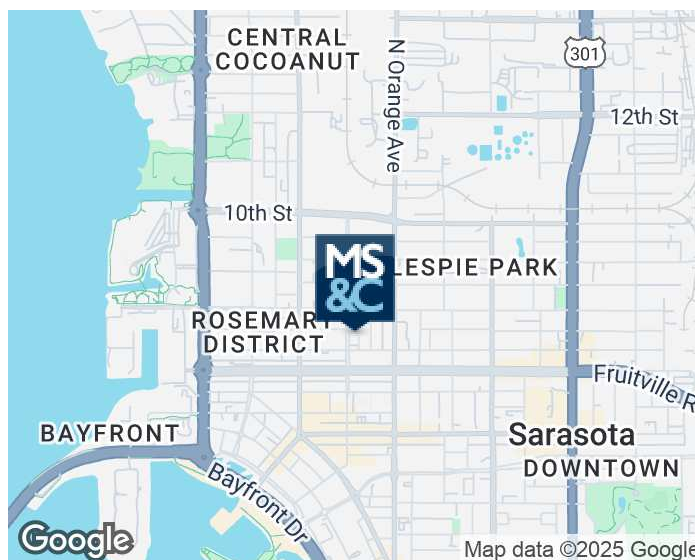
**1503 4th St  
Sarasota, FL 34236**

## PROPERTY FEATURES

- Iconic free-standing 'Railroad Depot' restaurant building for lease
- Highly sought after location in the popular Rosemary District of Downtown Sarasota
- Breakfast and Lunch operations only (must be closed by 5pm)
- Dedicated parking
- Available October 1st
- Except for the walk-in cooler, no other FF&E is included.

	1 Mile	3 Miles	5 Miles
<b>Total Households:</b>	7,547	32,467	70,222
<b>Total Population:</b>	14,357	71,684	151,924
<b>Average HH Income:</b>	\$113,345	\$96,093	\$102,522

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It or other conditions, prior sale, lease or financing, or withdrawal without notice.



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### OFFERING SUMMARY

Lease Rate:	\$26.00/SF (NNN)
OpEx:	\$6.19/SF
Building Size:	4,295 SF
Lot Size:	17,634 SF
Year Built:	2003
Zoning:	DTE
Market:	Sarasota Bradenton North Port
Submarket:	Tampa St Pete Clearwater

### PROPERTY OVERVIEW

This free-standing railroad style structure consists of an interior dining area, small kitchen area, an exterior fenced-in area large enough for a walk-in cooler and storage; and an expansive, covered outdoor seating area. See attached floor plan for specific square foot breakdown. The new operation must be breakfast and lunch only, must be closed by 5pm due to parking restrictions.

### LOCATION OVERVIEW

Located at the SW corner of Lemon Ave and 4th St, this iconic "railroad depot" was relocated piece by piece from Kentland Indiana. although its official situs address is 1503 4th St, most mapping searches will come up as 400 Lemon Ave.

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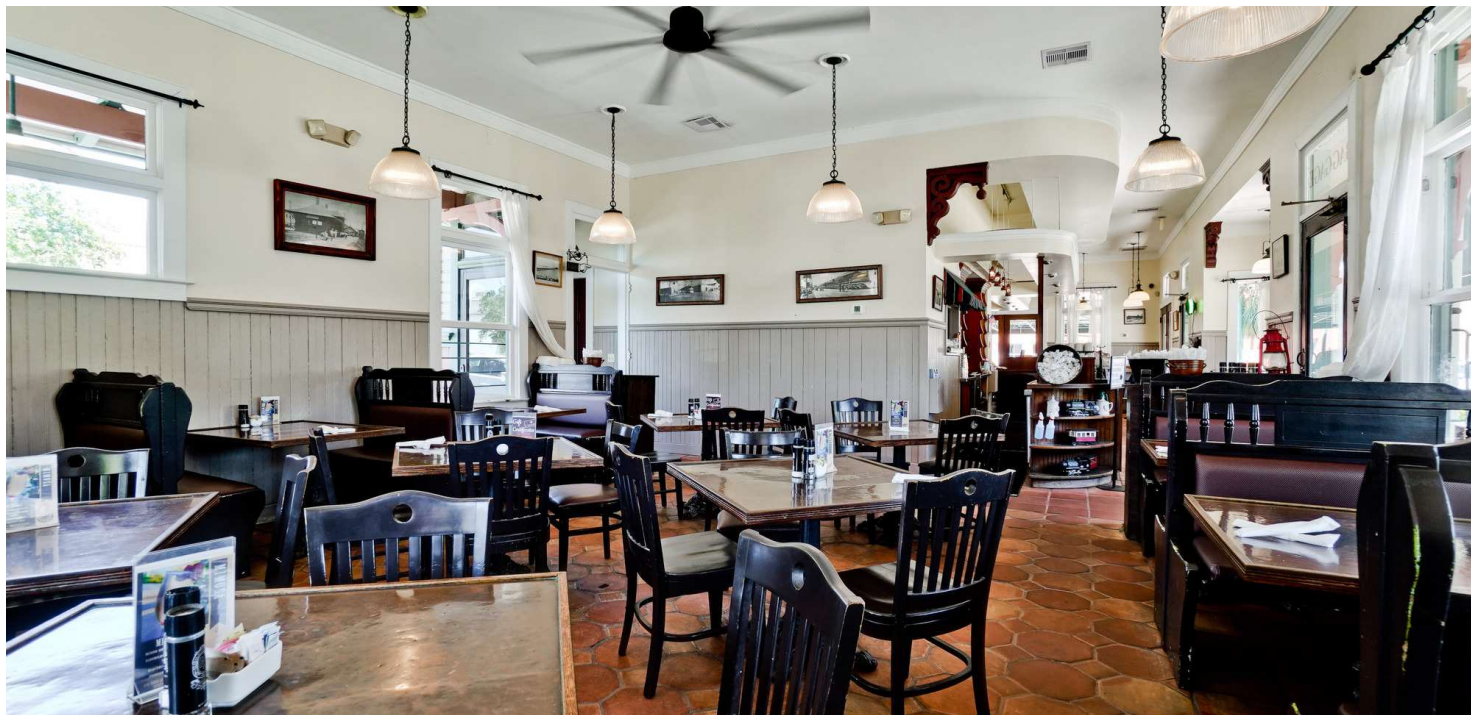


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## FREESTANDING ROSEMARY DISTRICT RESTAURANT

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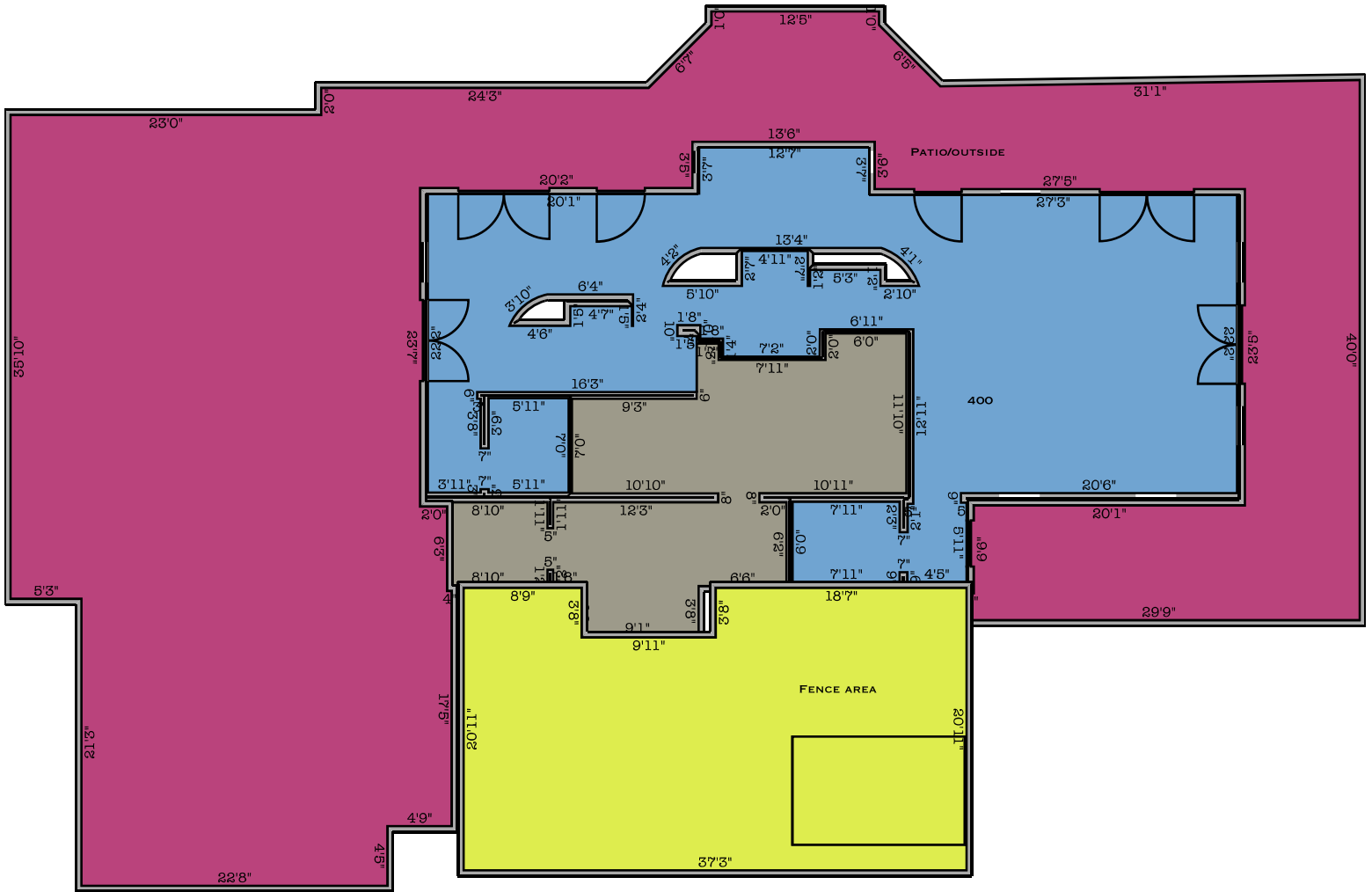
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Fourth St Sarasota copy-1 (Net 1/2)





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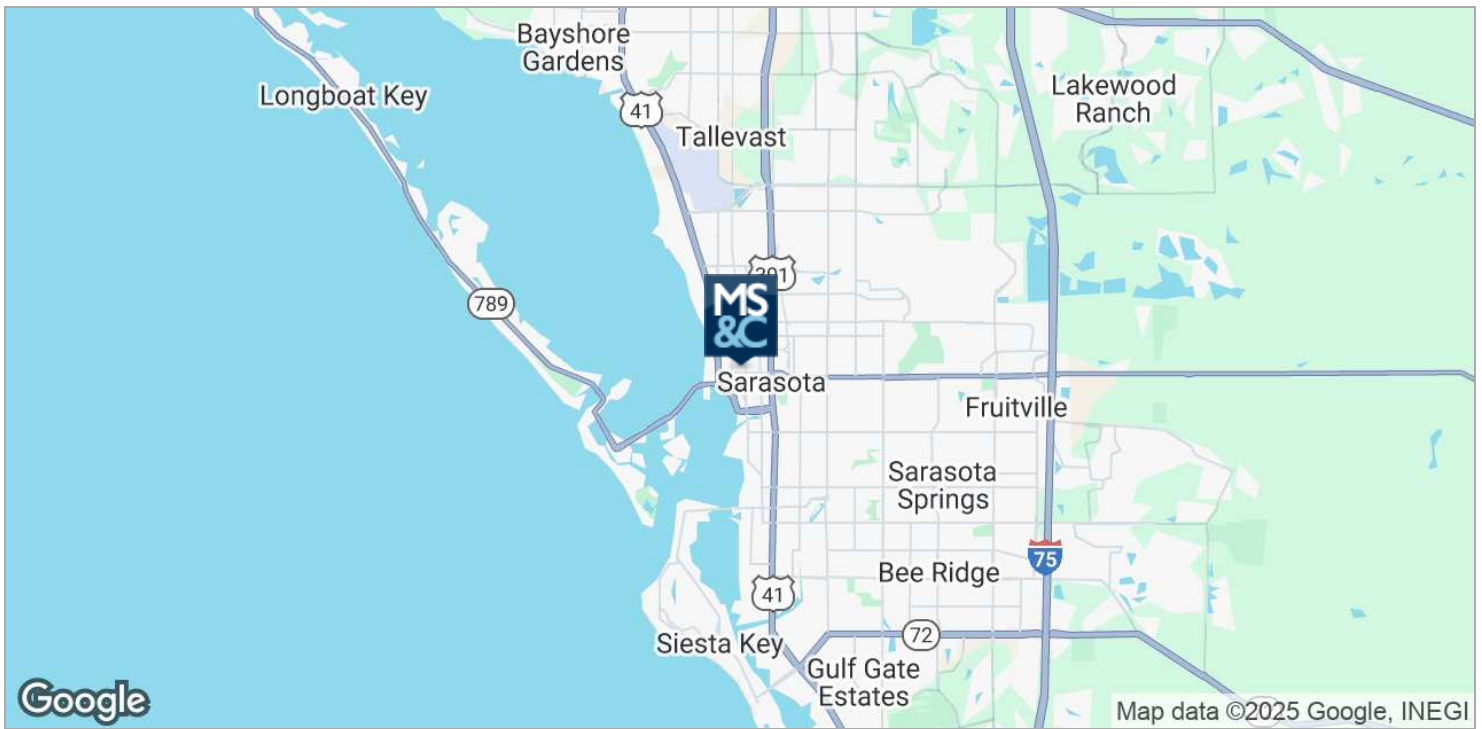


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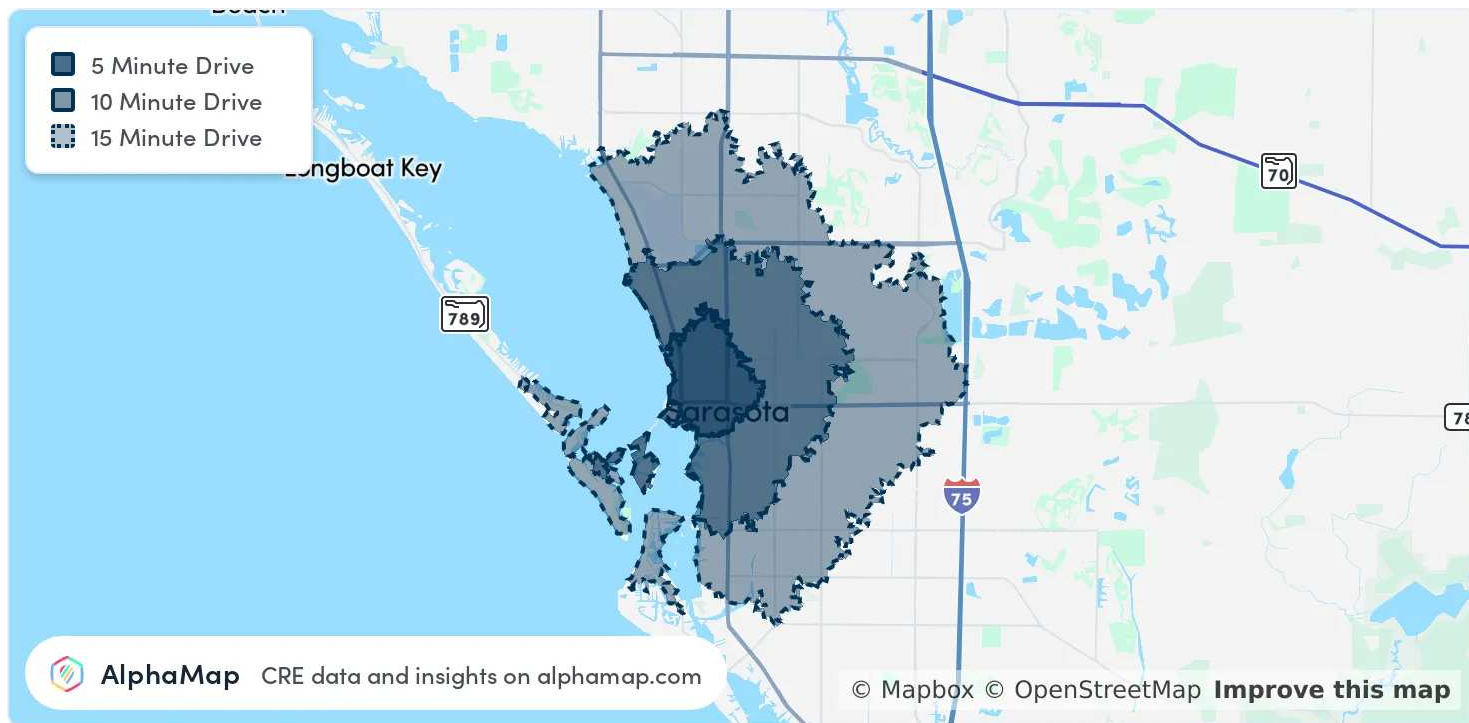
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### POPULATION

	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	18,858	67,779	136,413
Average Age	49	48	49
Average Age (Male)	47	46	48
Average Age (Female)	51	49	51

### HOUSEHOLD & INCOME

	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	8,964	30,374	62,039
Persons per HH	2.1	2.2	2.2
Average HH Income	\$91,972	\$88,688	\$93,704
Average House Value	\$630,001	\$472,626	\$442,319
Per Capita Income	\$43,796	\$40,312	\$42,592

Map and demographics data derived from AlphaMap

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**PROFESSIONAL BACKGROUND**

A real estate sales and commercial specialist for 19+ years, Lee DeLieto Jr. offers a uniquely informed perspective on the Sarasota and surrounding markets, helping clients to make the right decisions about their investment strategies. In 2005, Lee Jr joined his father Lee Sr, a seasoned Michael Saunders associate, to form the Company's top producing Commercial team, namely the DeLieto Team. To date, this exceptional duo has closed on hundreds of millions of dollars of commercial property, working diligently to achieve the objectives of clients and investors.

Lee's Commercial real estate services include commercial investment property, land development, site and land acquisition, office, retail, and industrial sale leasing, 1031 exchanges, and asset disposition. The DeLieto Team has the proven ability to make every investment, lease, acquisition/sale a profitable experience.

Committed to the community they serve, both Lee Jr. and Sr. are actively involved in local organizations both civic and charitable. Lee Jr currently sits on the Plymouth Harbor Board of Trustees. He is also a past board member of the Sarasota School of Arts and Sciences (SSA+S) and past President of the OGPNA (Original Gillespie Park Neighborhood Association).

As an active member in the business community, Lee Jr. is a recent past member of the Board of Directors for the Greater Sarasota Chamber of Commerce and Past Chair of their City Priorities Council. He is also the 2010 Past President of Commercial Investment Division (CID) under the Realtor Association of Sarasota and Manatee.

A graduate of the University of Florida, Lee has lived in Sarasota since 2005. Married to Valarie Wadsworth-DeLieto, a residential agent with Michael Saunders & Company, together they enjoy traveling across the United States on Lee's 2008 Harley Davidson.

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