

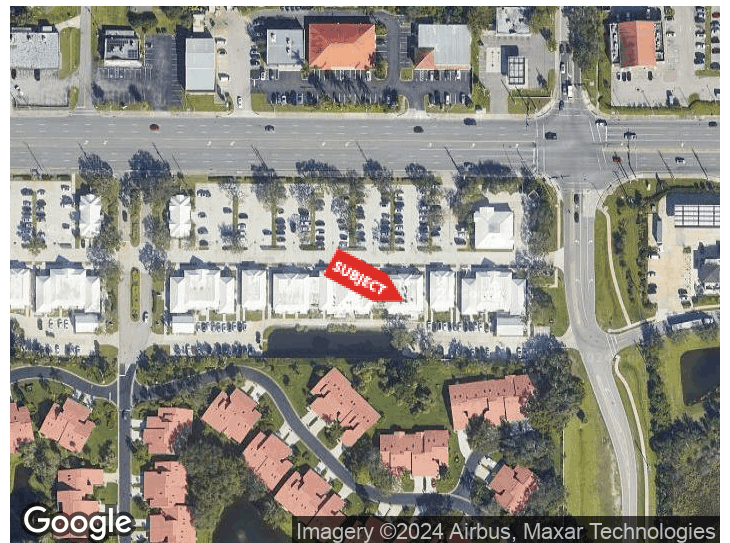


RESTAURANT ON CLARK ROAD IN SARASOTA, FL

3900 CLARK RD # 1 BLDG M
SARASOTA, FLORIDA 34233

PROPERTY HIGHLIGHTS

- Prime location in Lakeshore Village Plaza
- Fully built-out as an Italian restaurant
- 4,895 SF of versatile retail space
- Seating for 150 patrons
- Liquor license included
- Large, fully equipped kitchen
- Turnkey restaurant opportunity
- Ideal for food service businesses
- High visibility and foot traffic



For More Information

ADAM SEIDEL

941 923 0535

adam@americanpropertygroup.com

RESTAURANT IN LAKESHORE VILLAGE PLAZA



OFFERING SUMMARY

Lease Rate:	\$30.00 SF/yr (NNN)
Building Size:	4,895 SF
Lot Size:	426,104 SF
Year Built:	2005
Zoning:	CN

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 3900 Clark Rd 1 BLDG M, Sarasota, FL

Property Type: Restaurant - Commercial Condo
Property Size: 4,895 SF

Located in the vibrant Lakeshore Village Plaza, this prime restaurant space is currently built out as an Italian restaurant and bar. Lakeshore Village has fantastic exposure, parking and accessibility, located in the heart of Sarasota, Florida.

A perfect location for full scale restaurant operator looking to establish themselves in Sarasota with turn key infrastructure plus seating for 150+ patrons. Space easily qualifies for 4COP SFS Full Liquor License. Kitchen is stacked with everything needed for almost all cuisines including but not limited to hoods, grease trap, burners, friers, ovens, coolers, freezers and more. Space is built out with 2 bars, large dining room and a second dining room used for private parties. Easy access from US41/Tamiami Trail and Interstate-75.

\$100,000 Key Fee.
Space is also available for sale.
Please do not speak with employees.

Visit us online at www.AmericanPropertyGroup.com to see all our listings or call (941) 923-0535 at your convenience.

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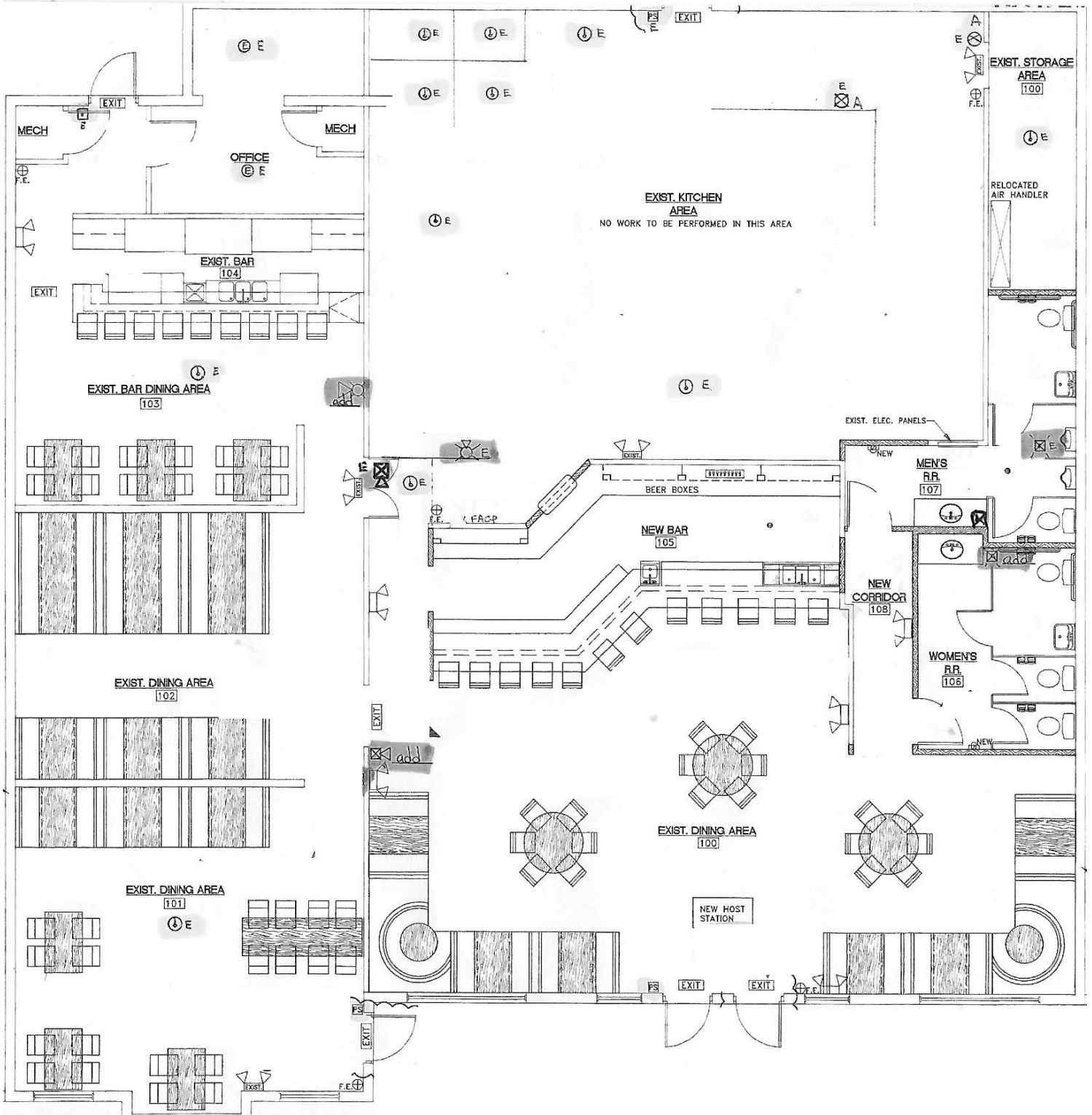
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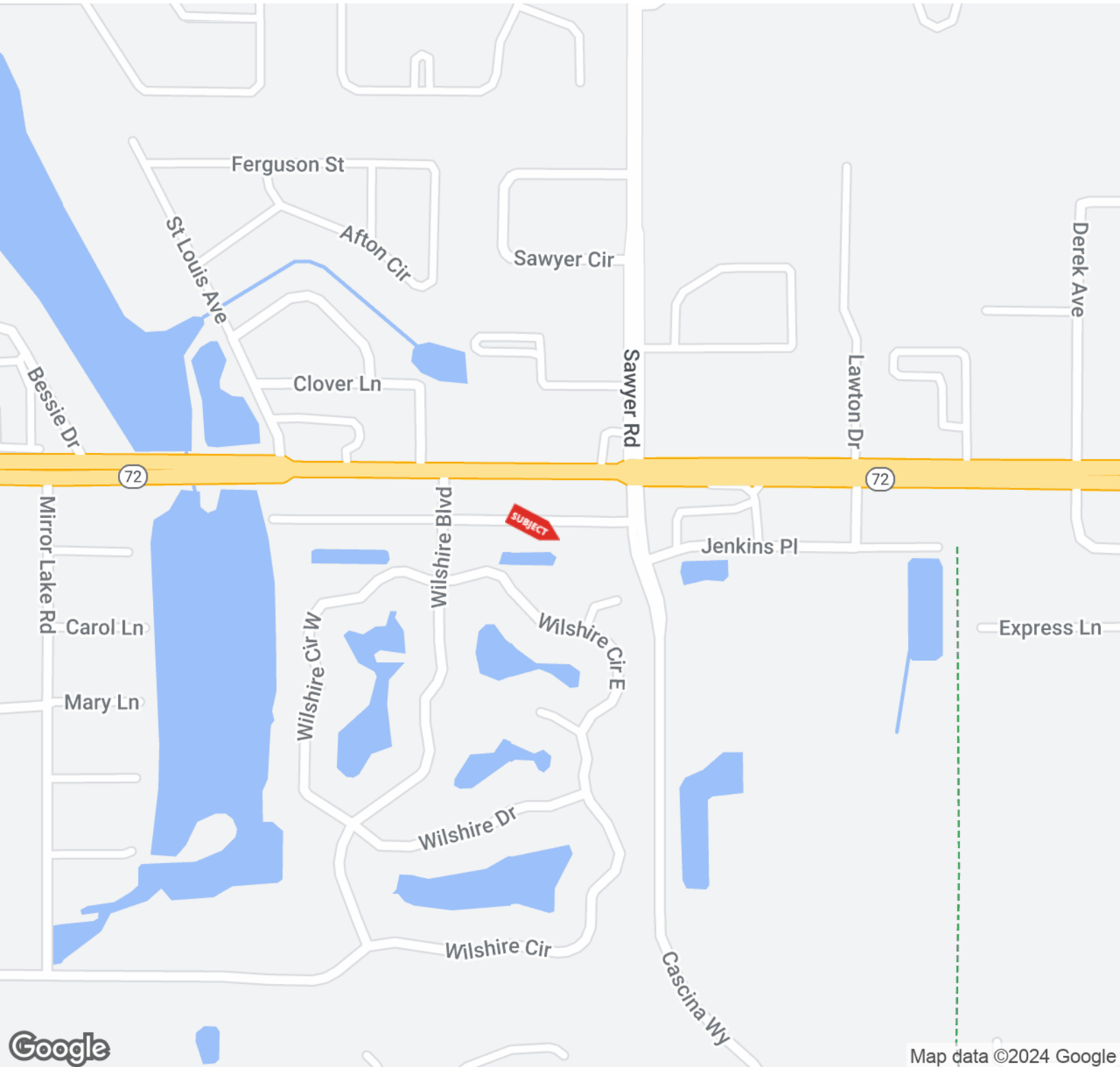
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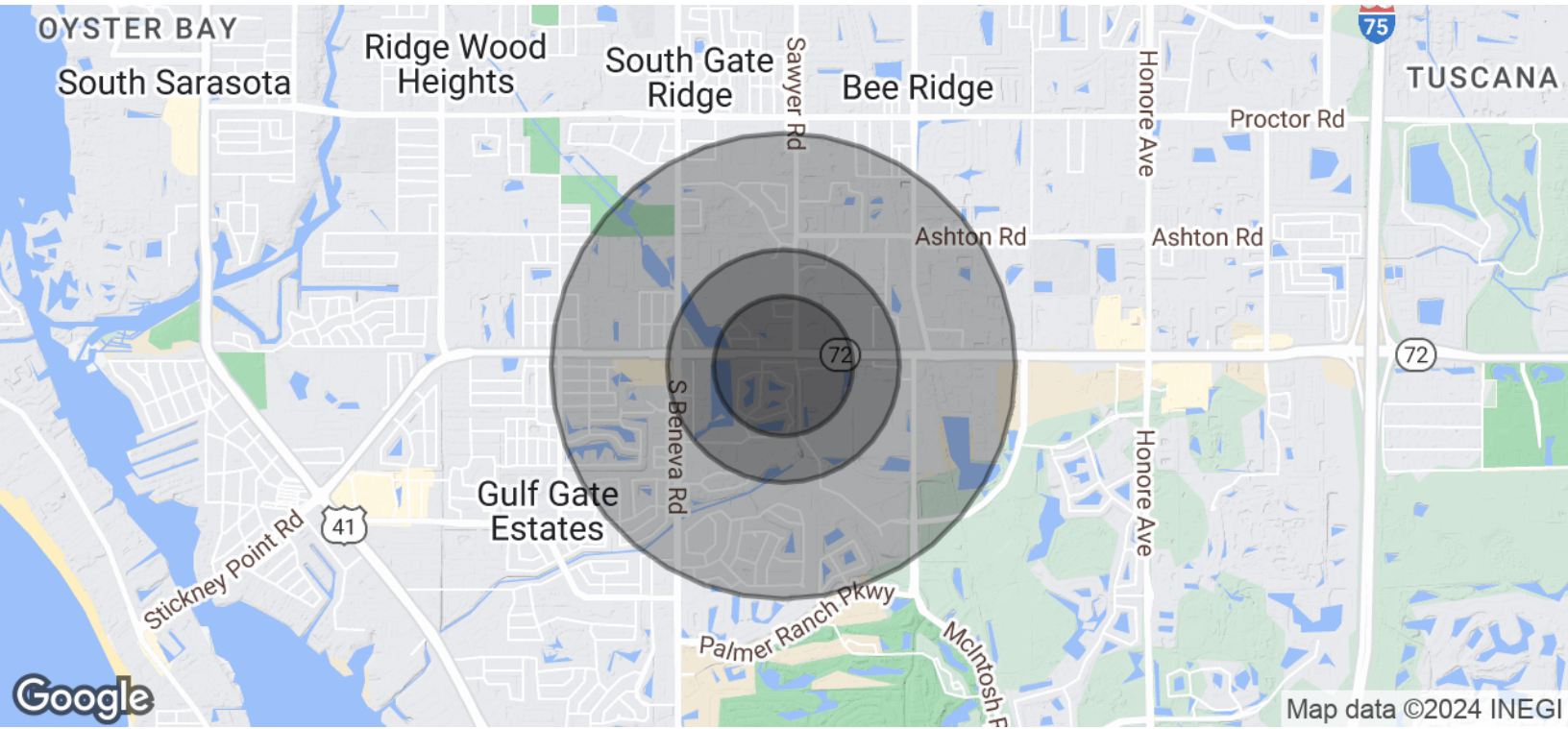
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	569	1,218	7,535
Average Age	59	57	54
Average Age (Male)	58	56	52
Average Age (Female)	60	57	55

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	260	544	3,534
# of Persons per HH	2.2	2.2	2.1
Average HH Income	\$131,960	\$131,207	\$112,795
Average House Value	\$499,336	\$502,798	\$477,459

Demographics data derived from AlphaMap

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