

# Property Summary



## PROPERTY DESCRIPTION

Available for sale near the Sarasota-Bradenton International Airport is a 4-building park of professional office/medical buildings. With individual sizes ranging from 1,114 to 1,528 SF, this property presents an excellent investment or owner-user opportunity.

Each office building features an open entrance/reception area, partitioned offices of different sizes, restrooms, and more. These beautiful office spaces offer convenient location directly off of US-41, excellent visibility, and a perfect space for a professional office or medical practice, including physical therapy, med spa, massage therapist, or veterinarian.

Two of the four buildings are currently leased by strong accredited tenants.

The 4 building portfolio is available for purchase all together or individually. There are also two buildings available for lease.

## PROPERTY HIGHLIGHTS

- Close to Sarasota Bradenton International Airport
- Excellent location for access to both Sarasota and Manatee Counties
- 4,976 SF building with 4 standalone office units
- 50% occupancy with strong leasing potential
- Excellent visibility for professional presence
- Ideal for office and medical professionals
- Standalone design for tenant convenience
- Prime investment opportunity in Sarasota market

## OFFERING SUMMARY

Sale Price:	\$1,150,000
Lease Rate:	\$20.00 SF/yr (NNN)
Number of Units:	4
Available SF:	1,114 - 1,228 SF
Lot Size:	0.476 Acres
Building Size:	4,976 SF

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# Additional Photos



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# Lease Spaces



## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,114 - 1,228 SF	Lease Rate:	\$20.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Building 2	Available	1,114 SF	NNN	\$20.00 SF/yr	-
Building 3	Available	1,228 SF	NNN	\$20.00 SF/yr	-

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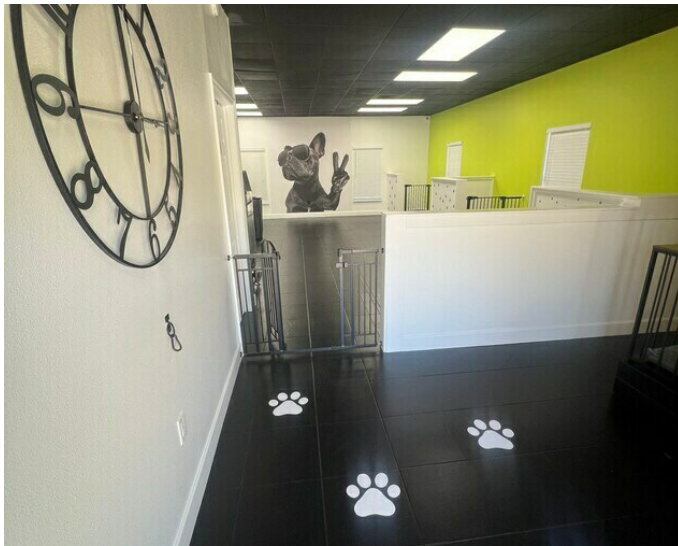
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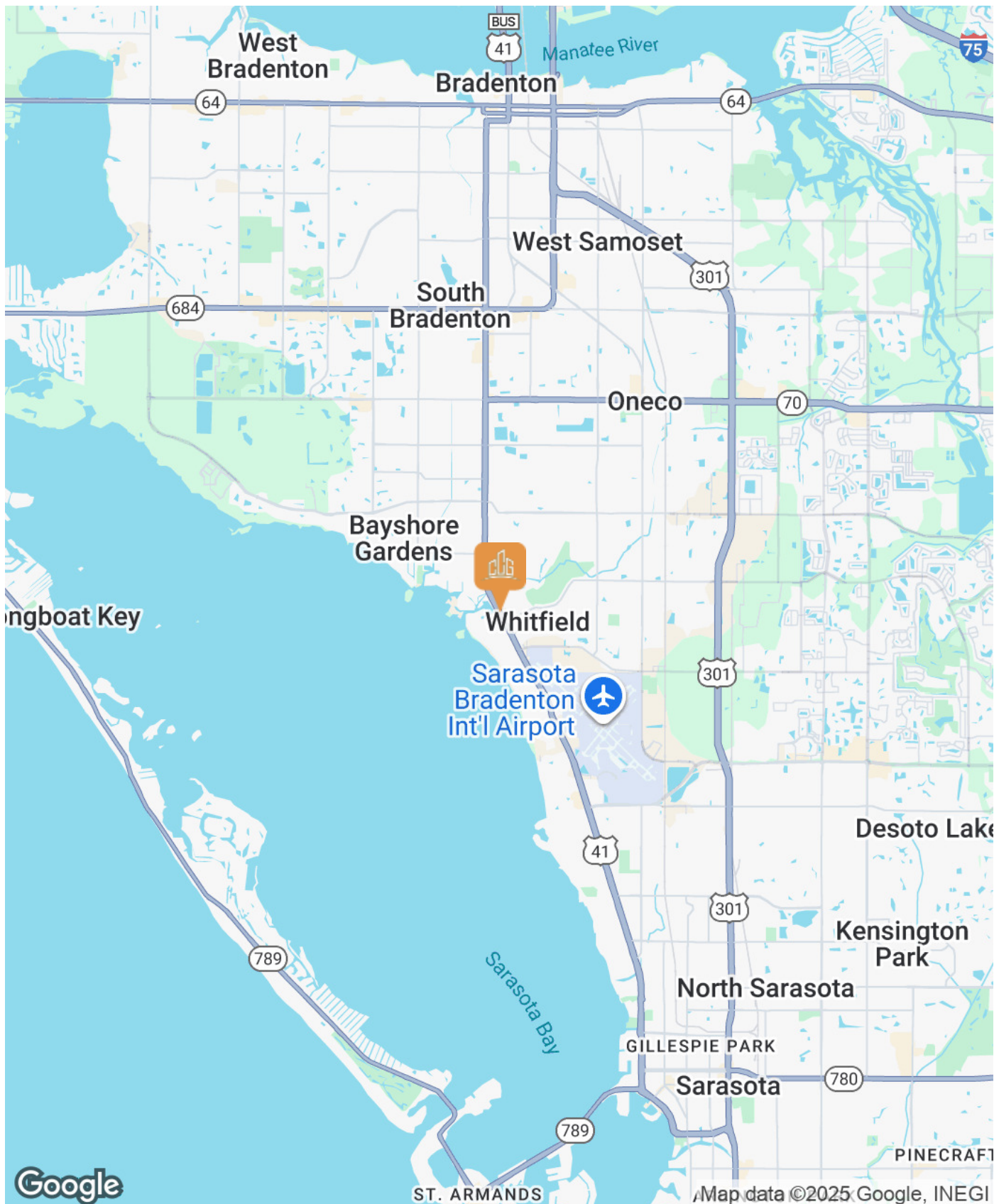
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# Location Map



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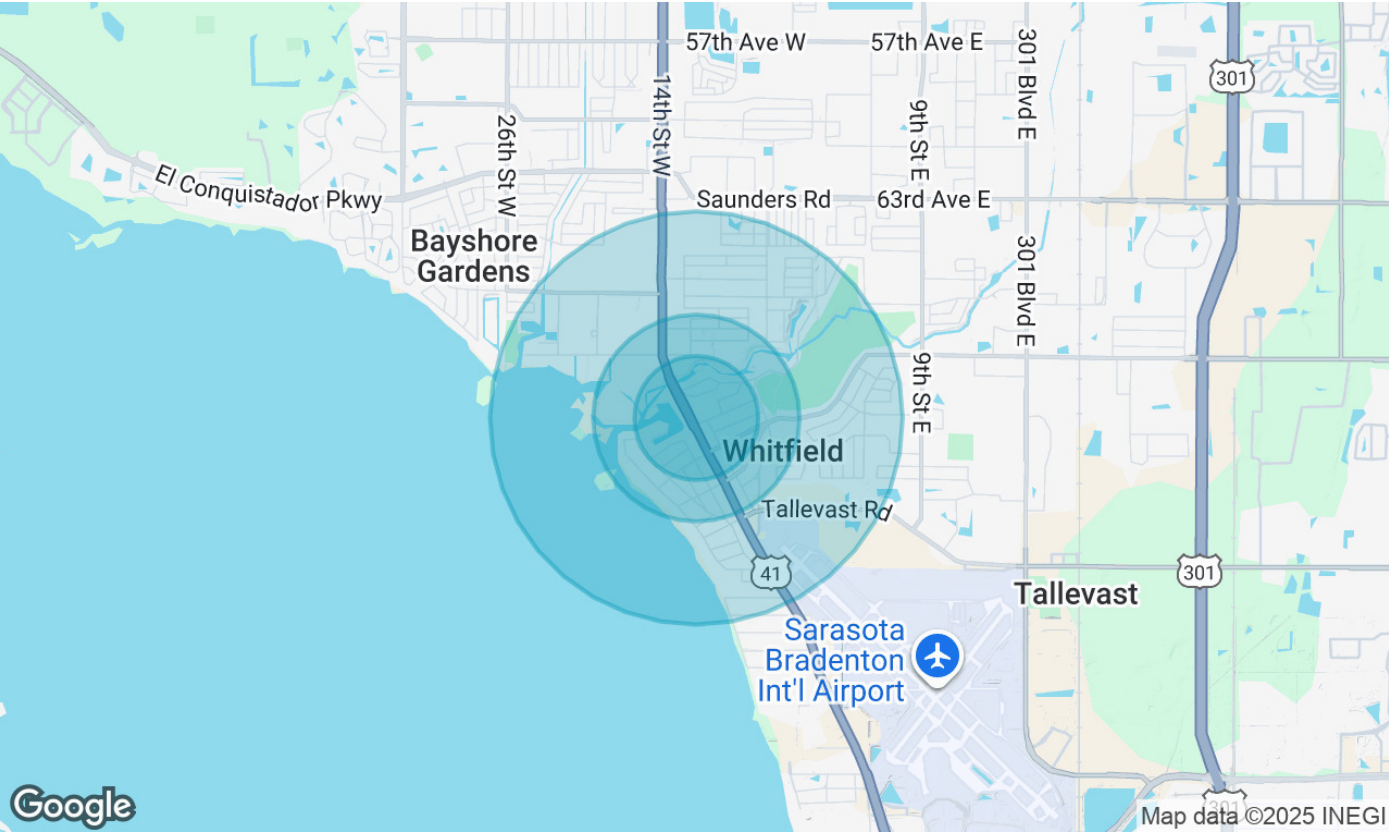
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# Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	502	1,983	7,053
Average Age	46	50	48
Average Age (Male)	47	51	48
Average Age (Female)	45	50	49

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	198	838	2,953
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$106,319	\$94,984	\$85,830
Average House Value	\$460,944	\$412,506	\$331,686

Demographics data derived from AlphaMap

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