



LEASE

544 South Washington Boulevard

**544 SOUTH WASHINGTON
BOULEVARD**

Sarasota, FL 34236

PRESENTED BY:

BEN GRAHAM

O: 941.928.1546

ben.graham@svn.com

GAIL BOWDEN

O: 941.223.1525

gail.bowden@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$37 SF/yr (NNN)
AVAILABLE SF:	6,252 SF
LOT SIZE:	0.87 Acres
BUILDING SIZE:	6,919 SF
ZONING:	DTE
YEAR BUILT:	1941
YEAR RENOVATED:	2021
APN:	2027 16 0016

PROPERTY DESCRIPTION

Nearly an acre corner lot in the heart of downtown Sarasota. Building was extensively renovated in 2021 to accommodate current Bank tenant. Opportunity to redevelop utilizing newer downtown development programs in place. Income producing while getting approvals from the City of Sarasota. Perfect location for Office, Medical, Retail and Redevelopment opportunities.

PROPERTY HIGHLIGHTS

- Large Corner Lot
- Income Producing with Credit Tenant
- Attractive redevelopment options
- DTE Zoned
- Very Walkable
- Bayfront Nearby
- Surrounded by Luxury Residential Neighborhoods

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PROPERTY DETAILS

LEASE RATE	\$37 SF/YR
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LOCATION INFORMATION

STREET ADDRESS	544 South Washington Boulevard
CITY, STATE, ZIP	Sarasota, FL 34236
COUNTY	Sarasota
MARKET	Sarasota
SUB-MARKET	Bradenton
CROSS-STREETS	Washington Blvd & Oak St
TOWNSHIP	36
RANGE	18
SECTION	19
SIDE OF THE STREET	West
SIGNAL INTERSECTION	Yes
ROAD TYPE	Paved
MARKET TYPE	Large
NEAREST HIGHWAY	0 Miles to US 301
NEAREST AIRPORT	4.8 Miles to Sarasota Bradenton International Airport

PROPERTY INFORMATION

PROPERTY TYPE	Office
PROPERTY SUBTYPE	Medical
ZONING	DTE Downtown Edge
LOT SIZE	0.87 Acres
APN #	2027 16 0016
LOT FRONTAGE	191 ft
CORNER PROPERTY	Yes
TRAFFIC COUNT	48000
TRAFFIC COUNT STREET	Washington Blvd
WATERFRONT	No
POWER	Yes

BUILDING INFORMATION

BUILDING SIZE	6,919 SF
BUILDING CLASS	A
NUMBER OF FLOORS	1
YEAR BUILT	1941
YEAR LAST RENOVATED	2021
CONDITION	Excellent
FREE STANDING	Yes
NUMBER OF BUILDINGS	1

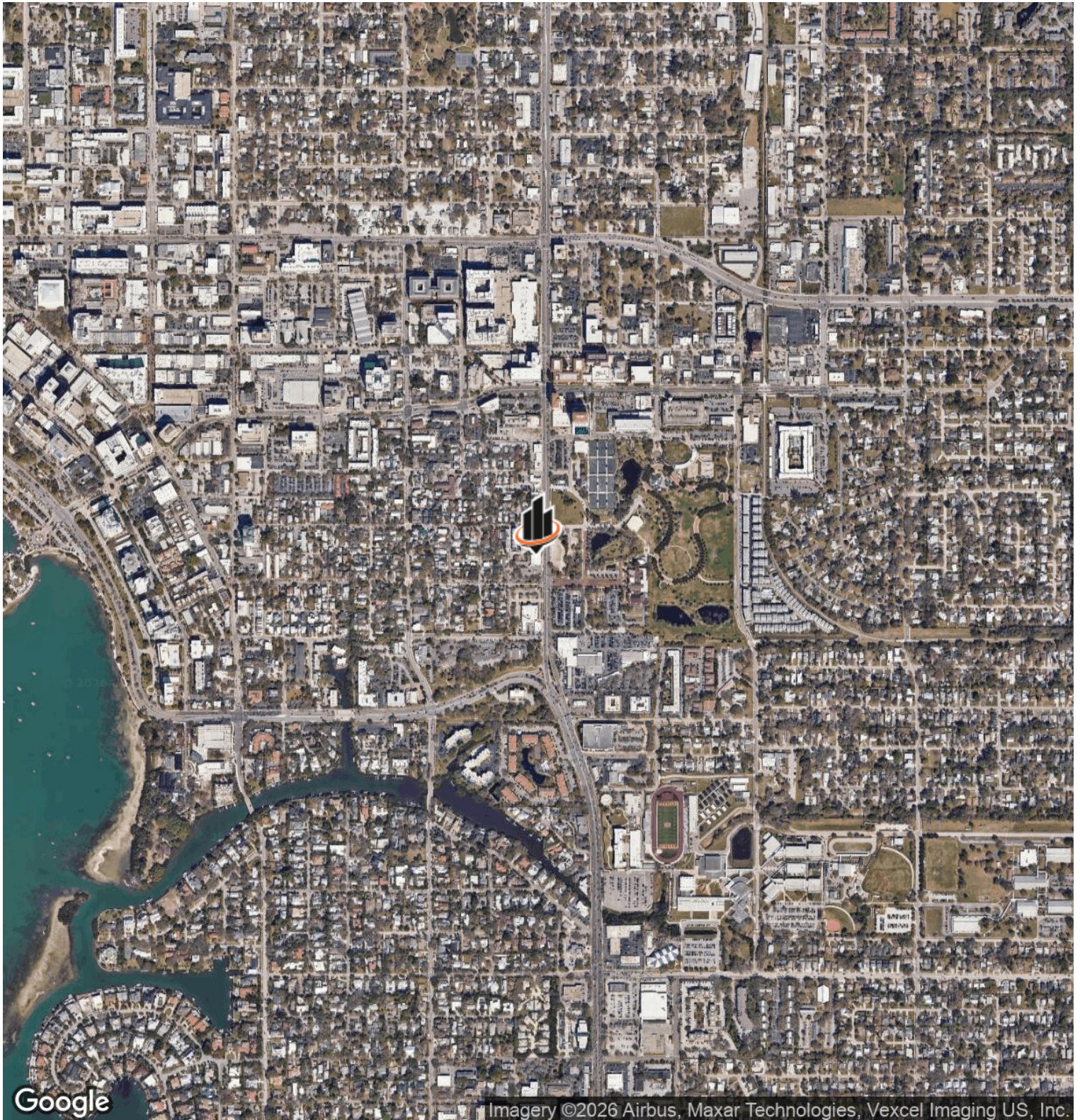
PARKING & TRANSPORTATION

STREET PARKING	No
PARKING TYPE	Surface
NUMBER OF PARKING SPACES	32

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AERIAL MAP



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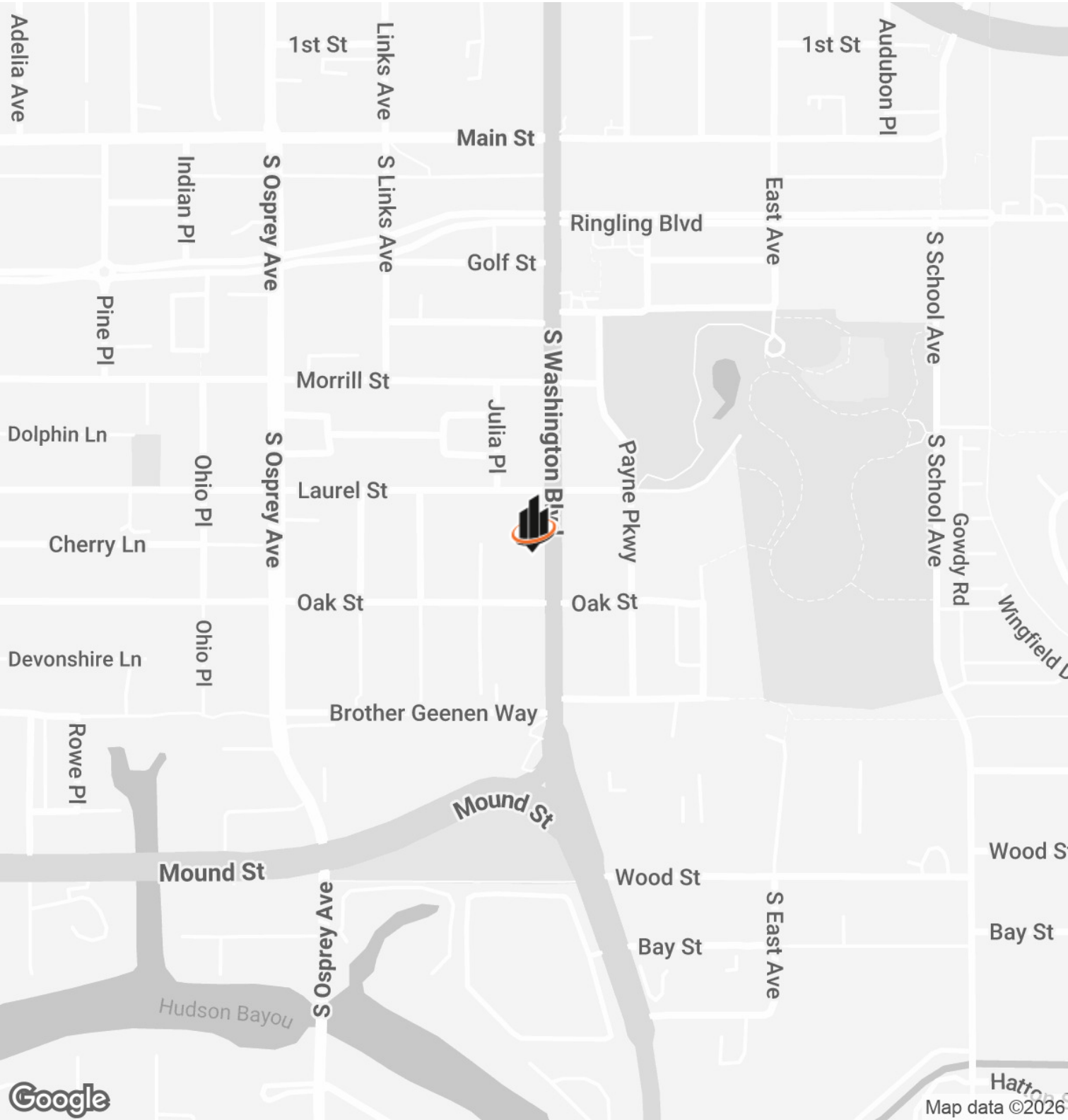
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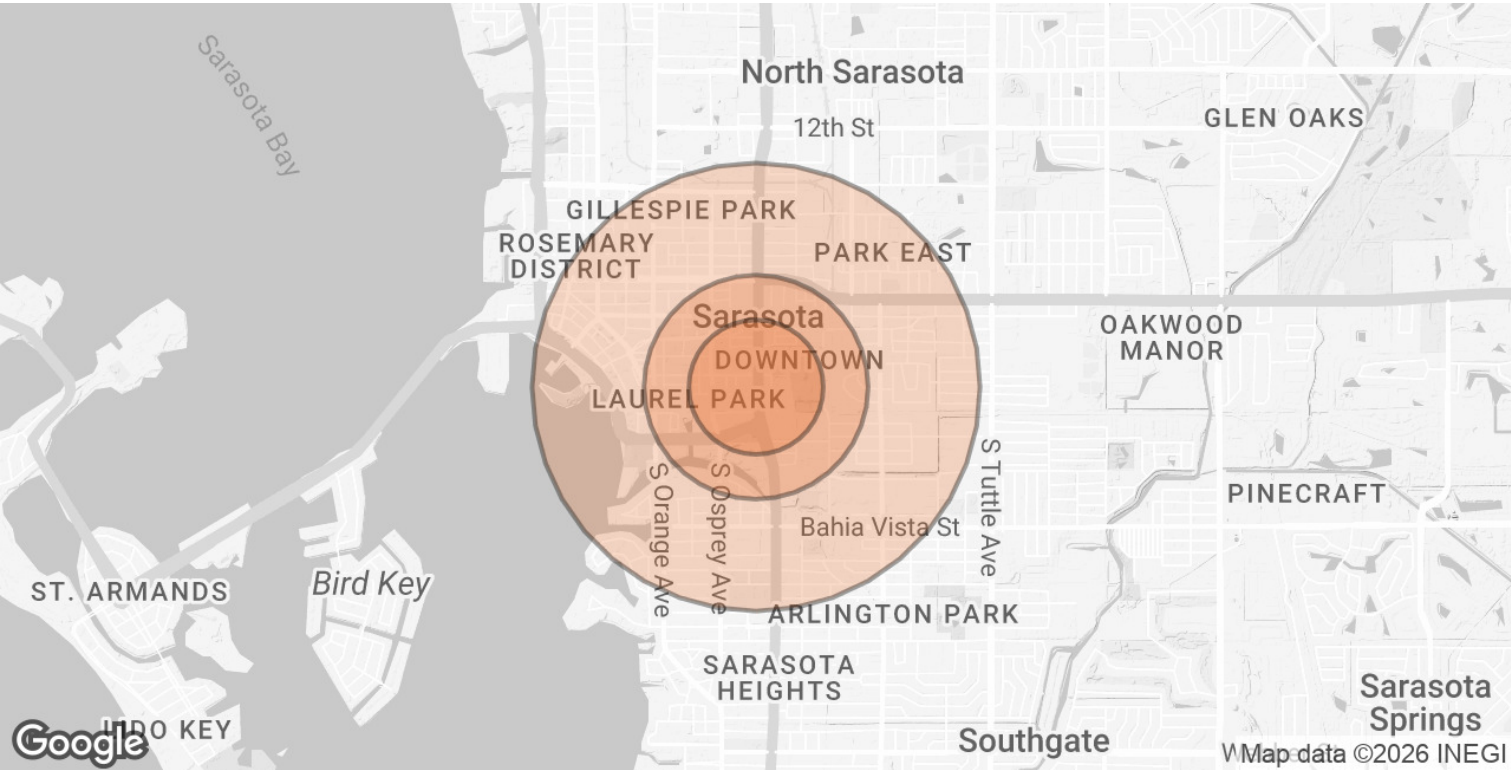
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,349	3,781	13,911
AVERAGE AGE	51	51	52
AVERAGE AGE (MALE)	49	49	50
AVERAGE AGE (FEMALE)	55	53	53

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	569	1,672	6,996
# OF PERSONS PER HH	2.4	2.3	2
AVERAGE HH INCOME	\$94,679	\$95,884	\$104,801
AVERAGE HOUSE VALUE	\$1,008,750	\$909,150	\$782,044

2020 American Community Survey (ACS)

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BEN GRAHAM

Senior Advisor

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Direct: **941.928.1546** | Cell: **941.928.1546**

PROFESSIONAL BACKGROUND

As a United States Marine Corps Veteran, Ben learned the value of honor, courage, and commitment early in life and these core values have influenced all aspects of his business career. His passion for client care and providing the highest levels of service create a genuine trust in his business relationships.

In addition to his service in the military, Ben has excelled in several of Florida's top firms. The Ritz Carlton, PGA Fed-Ex Tour VIP - Sponsorship Sales, Executive Level Advertising Sales and was consistently in the Top Sales Agents for Michael Saunders & Co.

His honest and professional approach to the clientele he works with creates a sense of confidence that translates into continued business and mutually beneficial relationships.

Travel, friends, volunteering, golf, beaches, and musical entertainment are a few of his favorite pastimes. Living in Southwest Florida for the past 21 years, and working throughout the state of Florida, gives his clients a unique advantage and understanding of the Florida market.

SVN | Commercial Advisory Group

1626 Ringling Boulevard, Suite 500
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GAIL BOWDEN

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PROFESSIONAL BACKGROUND

Gail Bowden, Senior Investment Advisor and founder of Global Medical Team, brings a unique blend of strategic creativity and expertise to the SVN Commercial Advisory Group team. Drawing on over thirty years of experience, Bowden is well known for her business ingenuity and ability to navigate the complexities of venture capital, project finance, construction, and development. Her project list is extensive, as well as her list of accomplishments as an expert and industry leader.

SVN Certified Specialist in Office, Self-Storage, Industrial, and Retail

Real Estate Forum's Women of Influence 2020 & 2016

SVN's prestigious honor "Partners Circle" 2022, 2021, 2019, 2015 & 2014

MS&C Commercial Presidents Circle, Top Team Outstanding Performance 2018 & 2017

Four-time Top CRE Advisor; Top Producer; Top Sale Transaction

Ranked #11 worldwide & #2 in Florida with SVN 2019

Ranked #3 worldwide & #1 in Florida with SVN 2015

Ms. Bowden is well-known for closing complex and varied commercial investment projects, specializing in medical office, self-storage, retail, and industrial properties. Gail's propensity for guiding clients to appropriate financing and her skill for identifying the most suitable investors for each deal has contributed to her career sales total of over \$600 million.

From contract to closing, Gail handles each client with exceptional care, ensuring that every transaction element is presented clearly and logically. Known for thorough research, stamina, and patience, Gail's ability to communicate clearly with all sides in any negotiation has established her as a true professional. A passion for travel has enhanced Gail's ability to develop and cultivate long-standing relationships with real estate and development professionals worldwide.

RECENT TRANSACTIONS

- SOLD | Orlando, FL (Lake Nona area) | Investment Medical Office Building | \$11,085,040
- SOLD | Orlando, FL | Investment Medical Office Building | \$12,000,000

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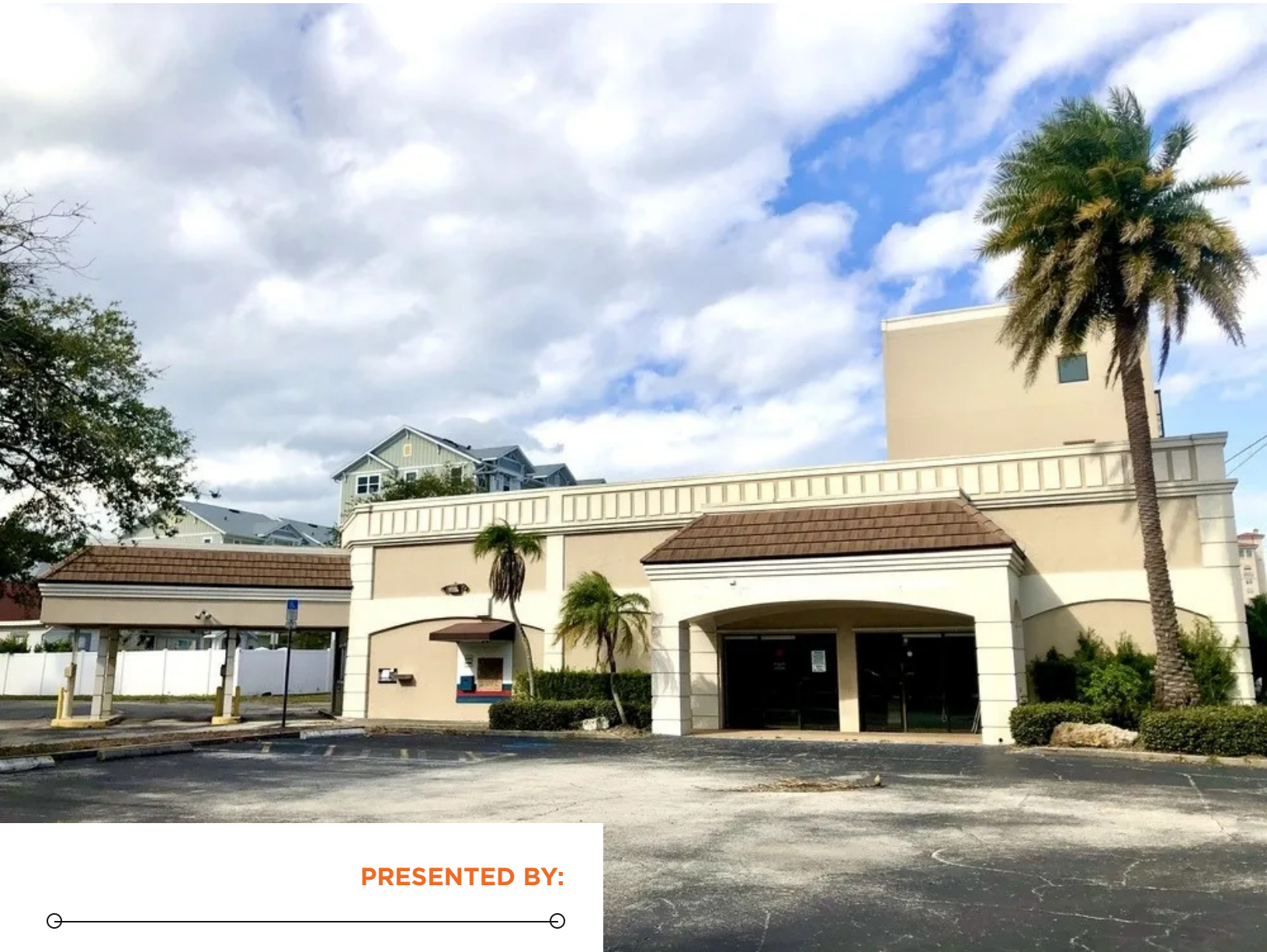
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