

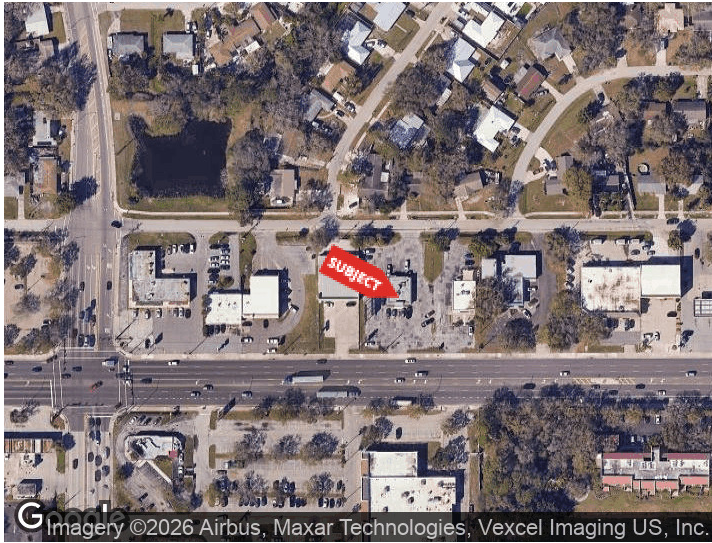


**HIGH-VISIBILITY
FREESTANDING BAR
PROPERTY**

**4459 BEE RIDGE ROAD
SARASOTA, FLORIDA 34233**

PROPERTY HIGHLIGHTS

- Bar business & 4COP liquor license available separately
- ±1,800 SF freestanding building
- Large wrap-around bar with ample seating
- Drive-thru window for added service flexibility
- Excellent visibility and signage along Bee Ridge Rd
- Ample parking with dual access (Bee Ridge Rd & McIntosh Ln)
- High-traffic corridor surrounded by established businesses



DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	250	1,534	5,407
Total Population	602	3,583	12,729
Average HH Income	\$91,317	\$91,907	\$92,120

For More Information

ADAM SEIDEL
941 923 0535
adam@americanpropertygroup.com

SARASOTA, FL 34233



OFFERING SUMMARY

Sale Price:	\$1,500,000
Building Size:	1,800 SF
Lot Size:	18,200 SF
Price / SF:	\$833.33
Year Built:	1973
Zoning:	CG

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 4459 Bee Ridge Rd, Sarasota, FL

Property Type: Retail / Bar
Building Size: 1,800 SF

Turnkey bar opportunity for sale in the heart of Sarasota!

This freestanding ±1,800 SF building, currently operating as a well-established local tavern, offers a rare opportunity to acquire a fully built-out bar property in a high-traffic location along Bee Ridge Road.

The offering price of \$1,500,000 is for the real estate only. The bar business and 4COP liquor license are available for purchase separately, providing flexibility for an owner-user or investor.

The interior features a large wrap-around bar with ample seating, two restrooms, and a drive-thru window for added service flexibility. The property also offers strong visibility, ample on-site parking, and convenient access from both Bee Ridge Rd and McIntosh Lane, surrounded by established local businesses.

Additional income potential includes an on-site billboard.

Confidential listing. Please do not approach employees or patrons.

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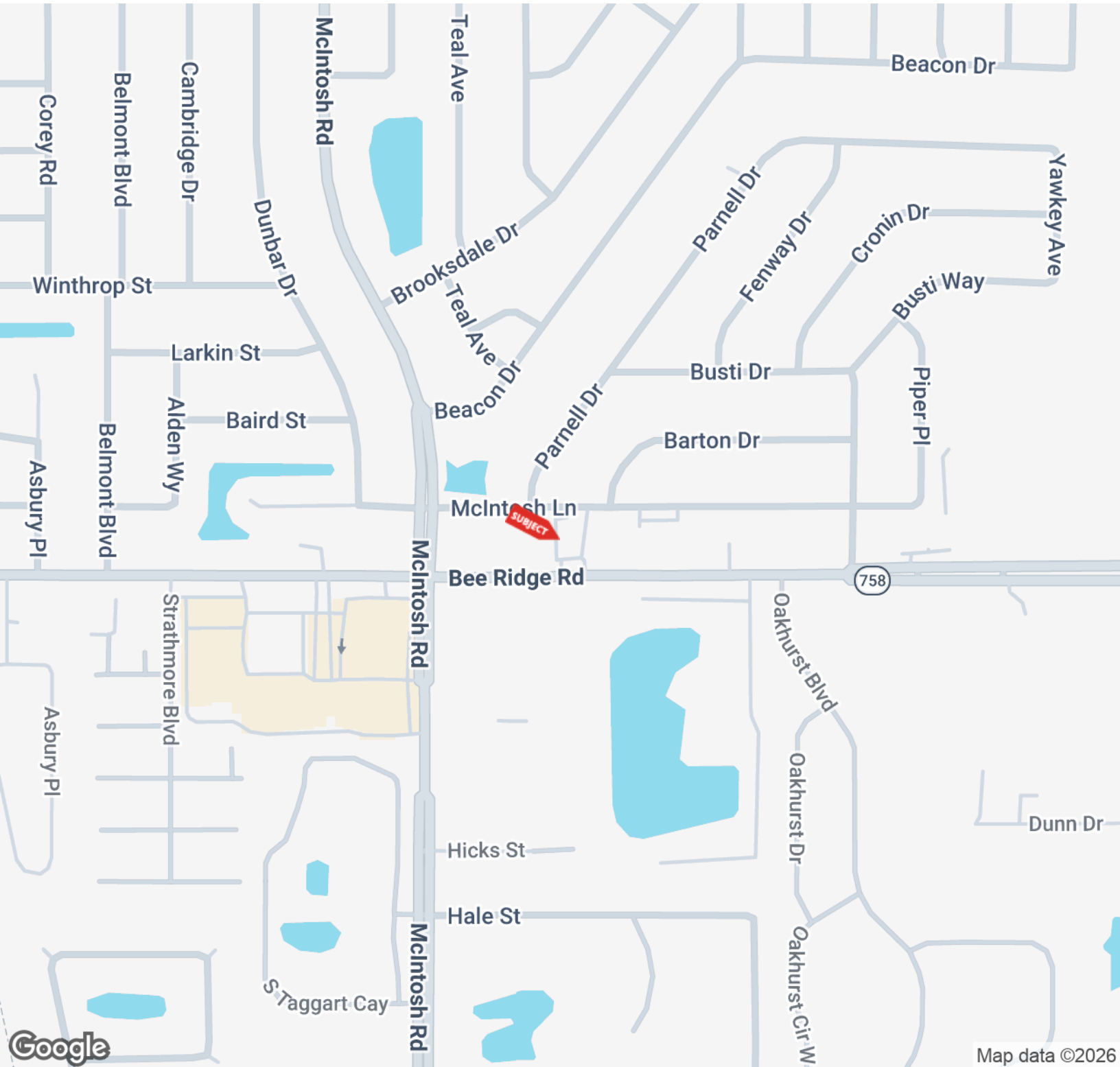
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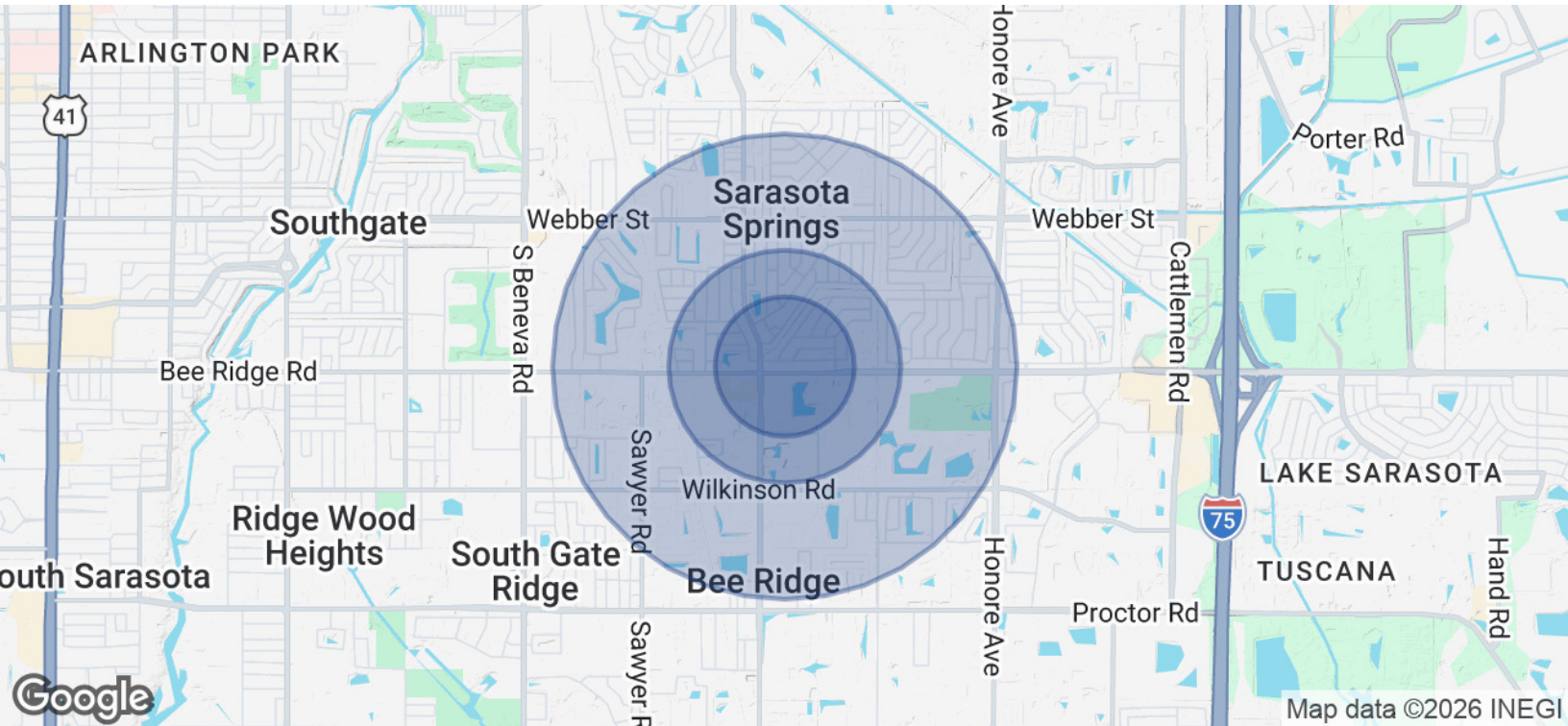
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	602	3,583	12,729
Average Age	49	48	47
Average Age (Male)	48	47	46
Average Age (Female)	51	49	49
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	250	1,534	5,407
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$91,317	\$91,907	\$92,120
Average House Value	\$346,303	\$349,993	\$356,749

Demographics data derived from AlphaMap

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