

8209

D'Lites  
SHOPPE

Thai Spice  
and Sushi

**FOR SALE**

## Lakewood Ranch Retail Space

8209 NATURES WAY, UNIT 107

Bradenton, FL 34202

**PRESENTED BY:**

**LARRY STARR**

O: 941.914.6869

[larry.starr@svn.com](mailto:larry.starr@svn.com)

FL #303911

## DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

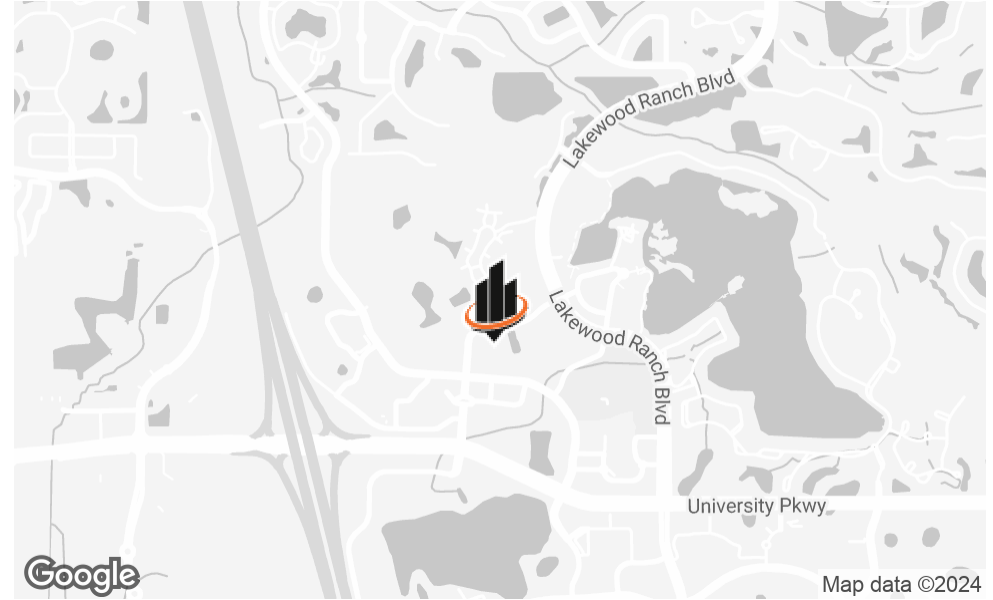
Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

## PROPERTY SUMMARY



<b>SALE PRICE:</b>	\$865,000
<b>AVAILABLE SF:</b>	1,857 SF
<b>CAM + QUARTERLY CONDO FEES:</b>	Tenant paid \$2,769
<b>MONTHLY FPL EXPENSES:</b>	Tenant paid \$800-1,300
<b>INSURANCE:</b>	Tenant paid \$300
<b>SPECTRUM INTERNET:</b>	Tenant paid \$180
<b>SAFE TOUCH SECURITY:</b>	Tenant paid \$40
<b>TAX BILL:</b>	Tenant paid \$6,511
<b>TOTAL REVENUE TO OWNER:</b>	\$64,995

## PROPERTY DESCRIPTION

Rare opportunity to acquire space in one of the fastest-growing masterplanned communities in the nation. Located in Downtown Lakewood Ranch, this retail property offers 1,857 SF for a variety of retail uses. The property is surrounded by upscale neighborhoods, top-rated schools, and a burgeoning population, ensuring a steady stream of potential customers. This is an exceptional opportunity to establish a presence in a dynamic and rapidly expanding market.

## CAP RATE

7.5 CAP

## PRICE

\$865,000

# ADDITIONAL PHOTOS



**FRONT**

FLOOR PLAN  
WALL LAYOUT  
1/8" = 1'-0"

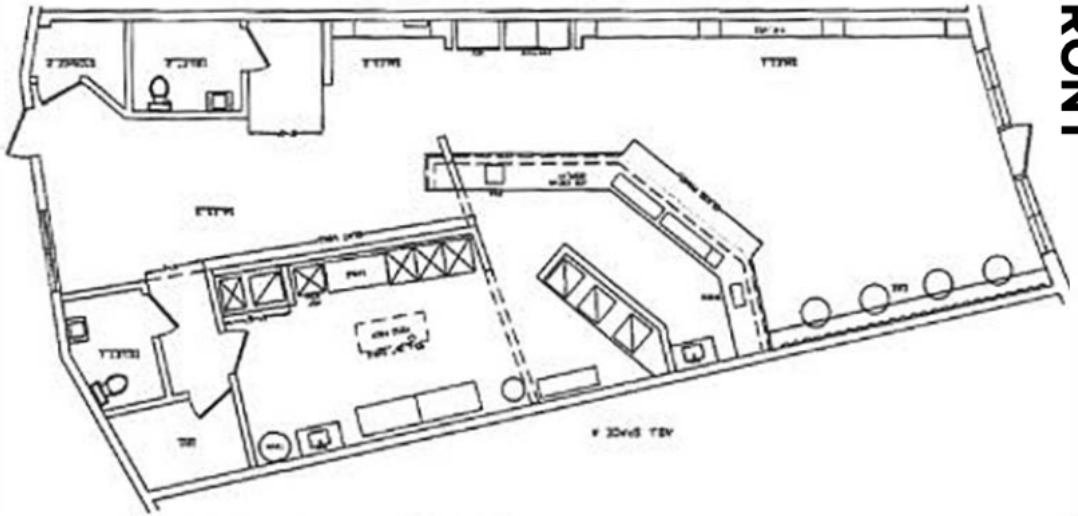
---	1/2" WALL
---	3/4" WALL
---	1" WALL
---	2" WALL
---	3" WALL
---	4" WALL
---	6" WALL
---	8" WALL
---	12" WALL
---	16" WALL
---	20" WALL
---	24" WALL
---	30" WALL
---	36" WALL
---	48" WALL
---	60" WALL
---	72" WALL
---	96" WALL
---	120" WALL
---	144" WALL
---	168" WALL
---	192" WALL
---	216" WALL
---	240" WALL
---	288" WALL
---	336" WALL
---	384" WALL
---	432" WALL
---	480" WALL
---	528" WALL
---	576" WALL
---	624" WALL
---	672" WALL
---	720" WALL
---	768" WALL
---	816" WALL
---	864" WALL
---	912" WALL
---	960" WALL
---	1008" WALL
---	1056" WALL
---	1104" WALL
---	1152" WALL
---	1200" WALL
---	1248" WALL
---	1296" WALL
---	1344" WALL
---	1392" WALL
---	1440" WALL
---	1488" WALL
---	1536" WALL
---	1584" WALL
---	1632" WALL
---	1680" WALL
---	1728" WALL
---	1776" WALL
---	1824" WALL
---	1872" WALL
---	1920" WALL
---	1968" WALL
---	2016" WALL
---	2064" WALL
---	2112" WALL
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---	2208" WALL
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---	2304" WALL
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---	3216" WALL
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---	4272" WALL
---	4320" WALL
---	4368" WALL
---	4416" WALL
---	4464" WALL
---	4512" WALL
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---	4608" WALL
---	4656" WALL
---	4704" WALL
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---	7872" WALL
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---	11424" WALL
---	11472" WALL
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---	11856" WALL
---	11904" WALL
---	11952" WALL
---	12000" WALL

**BACK**

**FRONT**

FLOOR PLAN  
1/8" = 1'-0"

**BACK**



14-0000  
A1

FLOOR PLAN  
AND  
WALL LAYOUT



HEALTHY DUTIES



PRC

TRM

TXB

MAP

OBL

EST

Parcel ID: 587936259

Ownership: D'LITES OF SARASOTA LLC; FKA K GEORGE PROPERTIES LLC
Owner Type: CORPORATION
Mailing Address: D'LITES OF SARASOTA LLC, 8209 NATURES WAY UNIT 12, LAKEWOOD RANCH FL 34202

Situs Address: 8209 NATURES WAY UNIT 107, LAKEWOOD RANCH, FL 34202-4218
Jurisdiction: UNINCORPORATED MANATEE COUNTY
Tax District: 0310; EAST MANATEE FIRE RESCUE DISTRICT
Market Area: 74; COMMERCIAL-EAST OF I-75

Sec/Twp/Rge: 31-35S-19E
Neighborhood: 7004; LWR-SOUTH OF RIVER, EAST OF I-75
Condominium: 0587923; SAN MARCO PLAZA PHASE 3; UNIT 12; OR 2197/3083
Short Description: UNIT 12 SAN MARCO PLAZA CONDOMINIUM PI#5879.3625/9

Zoning/Flood: View this parcel on Manatee County's website
Info:
Land Use: 1604; COMMUNITY CENTERS/CONDOMINIA
Land Size: 0.0426 Acres or 1,857 Square Feet



SLS

EXM

BUS

ADR

INS

Table with columns: Sale Date, Instrument, Instrument Type, Vacant/Improved, Qualification Code, Sale Price. Contains 4 rows of sale data.

PIC

SKE

BEV

GSV

VAL

LND

BLD

FEA

PER

Table with columns: Tax Year, Homestead Exemption, Land Value, Improvements Value, Just/Market Value, Non-School Assessed Value, School Assessed Value, County Taxable Value, School Taxable Value, Municipality Taxable Value. Contains 14 rows of tax history data.



# DEMOGRAPHICS MAP & REPORT

## POPULATION

0.3 MILES 0.5 MILES 1 MILE

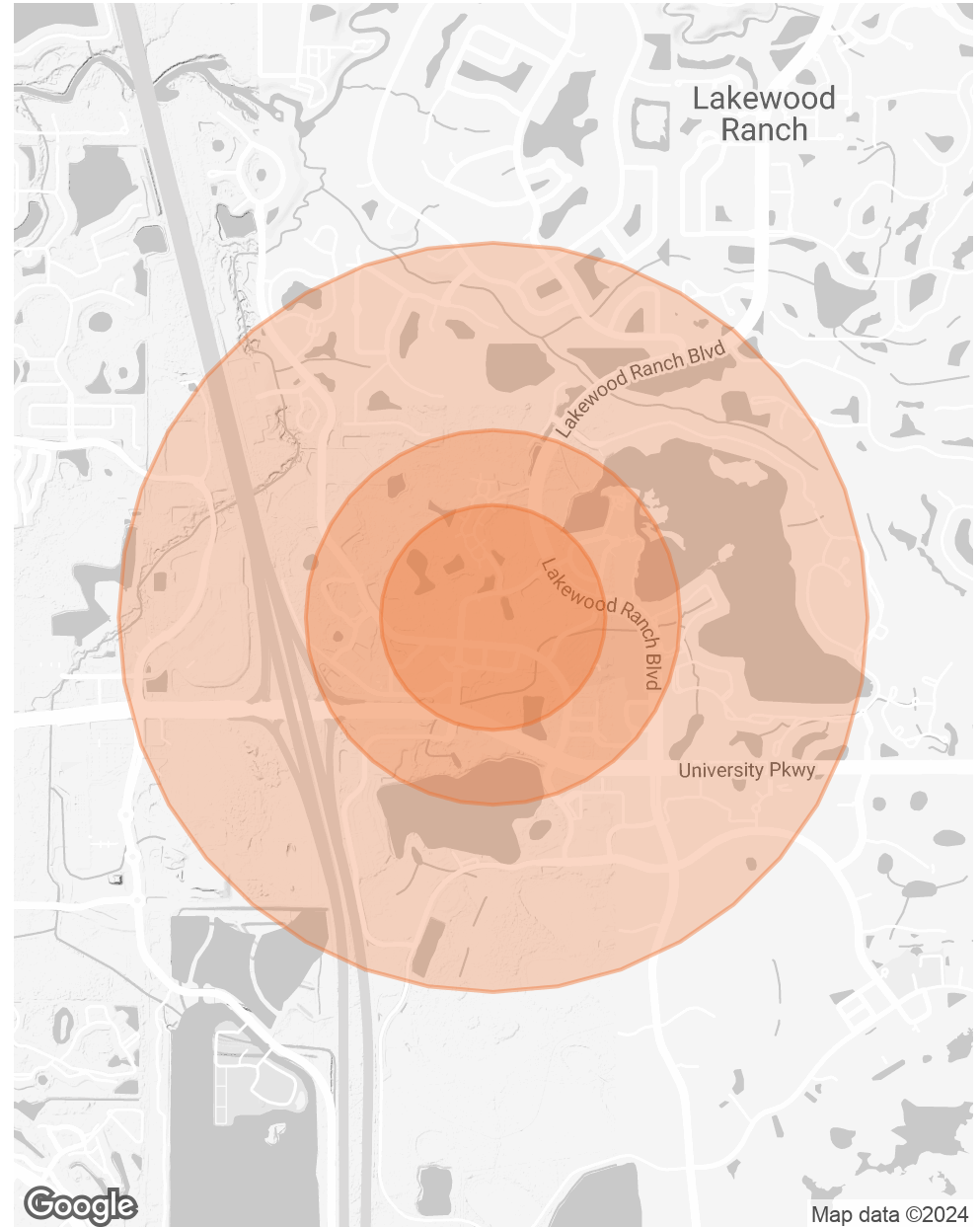
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	852	1,564	3,754
AVERAGE AGE	55	56	55
AVERAGE AGE (MALE)	49	51	52
AVERAGE AGE (FEMALE)	59	59	57

## HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	483	864	1,913
# OF PERSONS PER HH	1.8	1.8	2
AVERAGE HH INCOME	\$89,654	\$101,133	\$125,669
AVERAGE HOUSE VALUE	\$488,925	\$522,506	\$588,716

Demographics data derived from AlphaMap



## ADVISOR BIO 1



### LARRY STARR

Executive Director

[larry.starr@svn.com](mailto:larry.starr@svn.com)

Direct: **941.914.6869** | Cell: **941.914.6869**

FL #303911

### PROFESSIONAL BACKGROUND

Larry Starr serves as Executive Director for SVN Commercial Advisory Group, specializing in the forward movement of commercial real estate deals for clients who include buyers and sellers of all commercial property types. Starr also specializes in land and development projects along with hospitality based assets in the West Coast Florida markets of Sarasota, Manatee and Charlotte Counties.

With 25 plus years of residential and commercial real estate experience, Starr has achieved a career sales volume in excess of \$200 million. Starr also currently serves as President of Resort Vacation Accommodations, the largest vacation rental service in the region.

Prior to joining SVN, Starr served as President of ResortQuest Southwest Florida, on Longboat Key, where he expanded this real estate, property management, and vacation rental business to more than 1200 properties and over 100,000 guests.

Previously, Starr served as President of Florida Vacation Accommodations where he was responsible for design, site plan approval, construction and sales, and where he successfully developed a number of resort communities on Bradenton Beach, Longboat Key, Siesta Key, Anna Maria Island and Sarasota.

Starr is a prior member of the Board of Directors and Grant Panel Chairman of the Sarasota County Arts Council. Starr has also held volunteer positions at the Sarasota Convention and Visitor's Bureau. As past President and board member, he served as Chairman of the bureau's Advertising Committee as well.

When not involved in developing business opportunities or participating in community obligations, Starr and his daughter spend their free time enjoying island life just as much as his vacationing resort guests do.

#### SVN | Commercial Advisory Group

1626 Ringling Boulevard, Suite 500

Sarasota, FL 34236

941.387.1200