

For Sale

PRIME DOWNTOWN SARASOTA RETAIL/OFFICE SPACE - VERSATILE AND READY FOR YOUR VISION
1239 North Gulfstream Avenue Unit 4, Sarasota, FL 34236



OFFERING SUMMARY

Sale Price:	\$840,000
Building Size:	1,500 SF
Price / SF:	\$560.00
Zoning:	DTB

PROPERTY OVERVIEW

This exceptional first-floor commercial space presents a rare opportunity to establish your business in the heart of booming downtown Sarasota. Ideally situated within walking distance of an array of vibrant restaurants, entertainment venues, and cultural attractions, this location offers great visibility.

Currently configured as a modern salon, the space boasts a versatile layout that can easily be adapted to suit a variety of retail or office uses.

Ideal for:
Salon (turnkey operation)
Spa and wellness center
Boutique retail store
Art gallery
Professional office space
Medical or dental practice

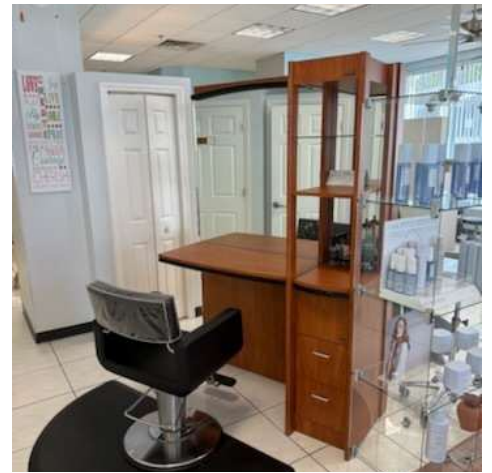
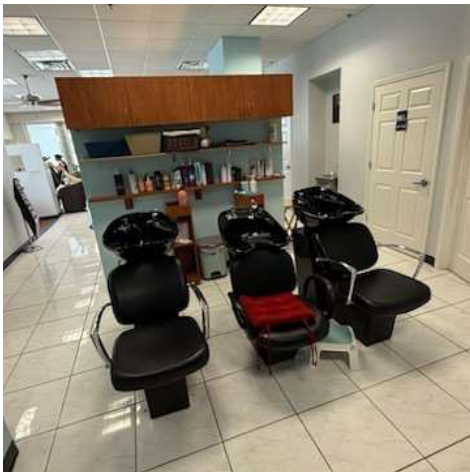
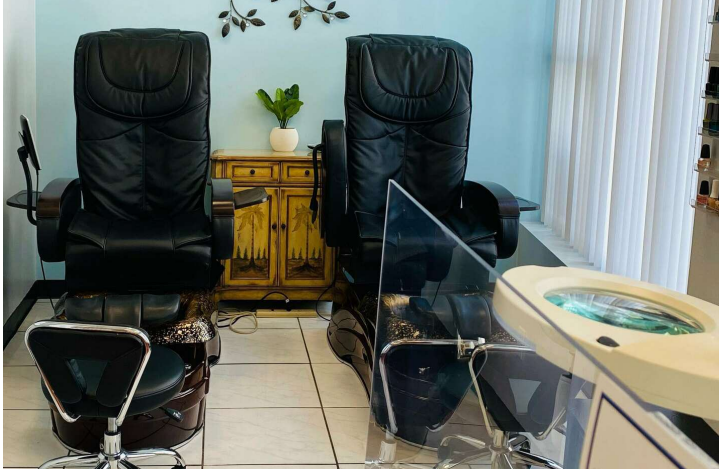
Don't miss this opportunity to secure a prime location in the thriving downtown Sarasota market. Contact us today to schedule a showing and explore the endless possibilities this space has to offer.

JOE C. HEMBREE, CCIM
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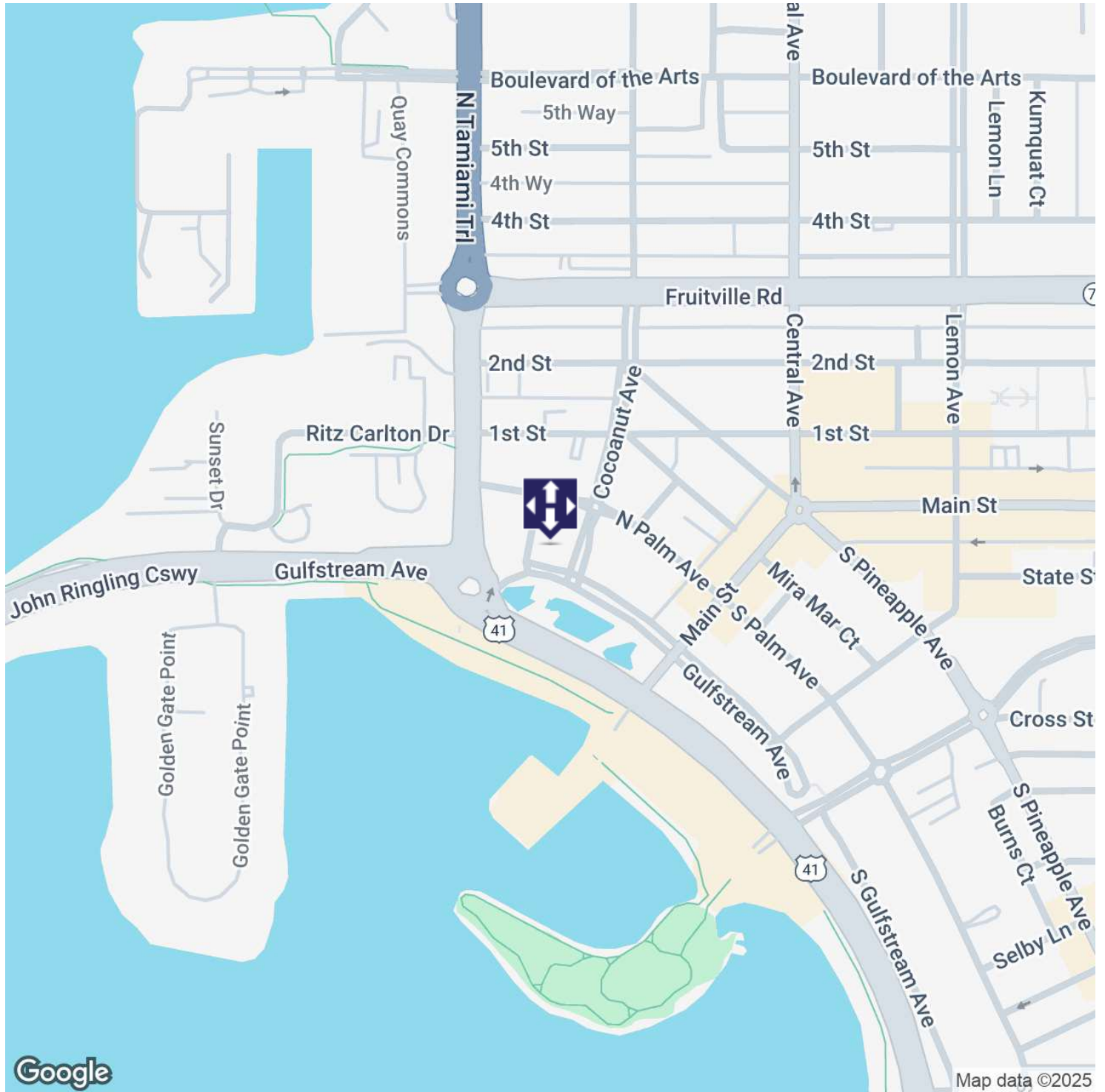


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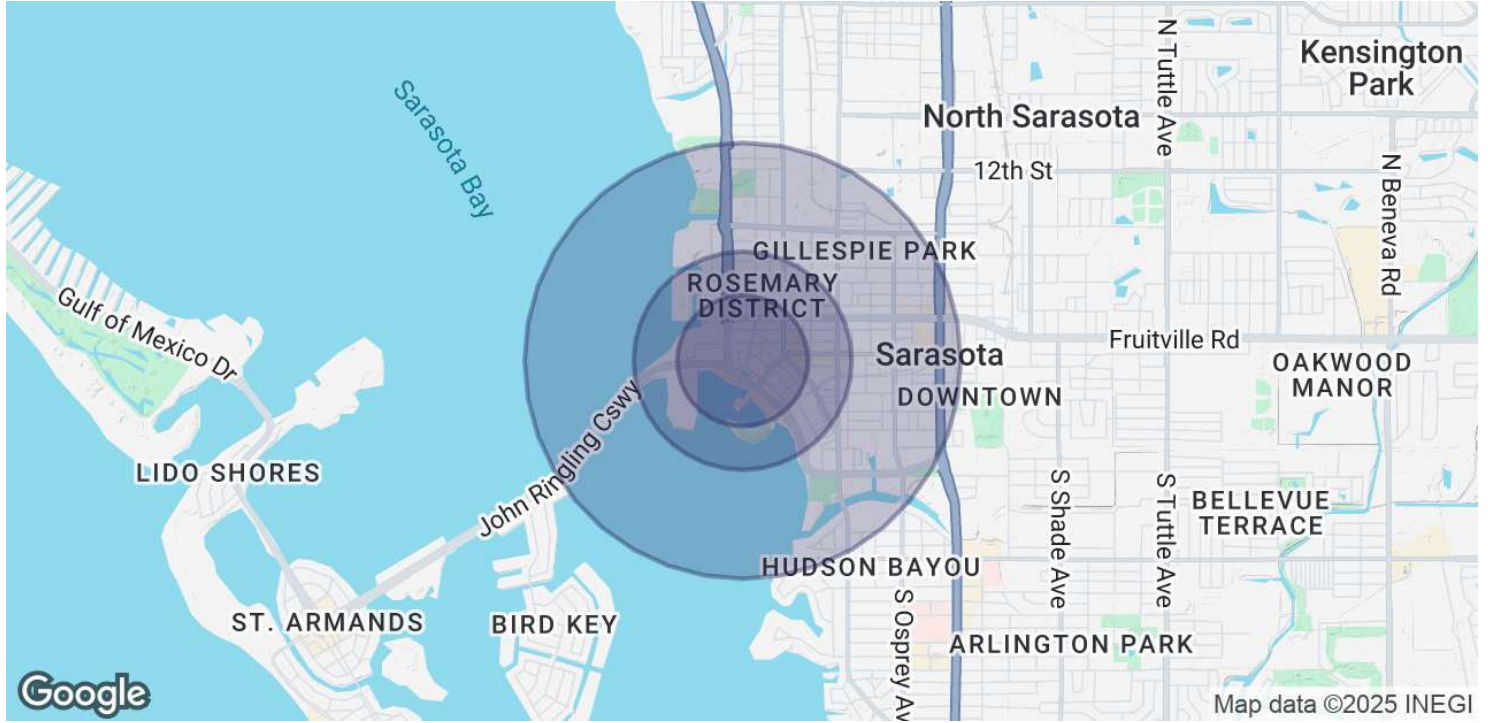


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,051	5,373	11,079
Average Age	67	66	59
Average Age (Male)	67	65	58
Average Age (Female)	66	66	60
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,278	3,466	6,390
# of Persons per HH	1.6	1.6	1.7
Average HH Income	\$150,327	\$142,148	\$123,245
Average House Value	\$1,133,933	\$1,031,765	\$946,404

Demographics data derived from AlphaMap

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