

FOR SALE

7176 15th St. E. Unit 3

7176 15TH STREET EAST

Sarasota, FL 34243

PRESENTED BY:

LARRY STARR

O: 941.914.6869

larry.starr@svn.com

FL #303911

DISCLAIMER

The material contained in this Proposal 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.

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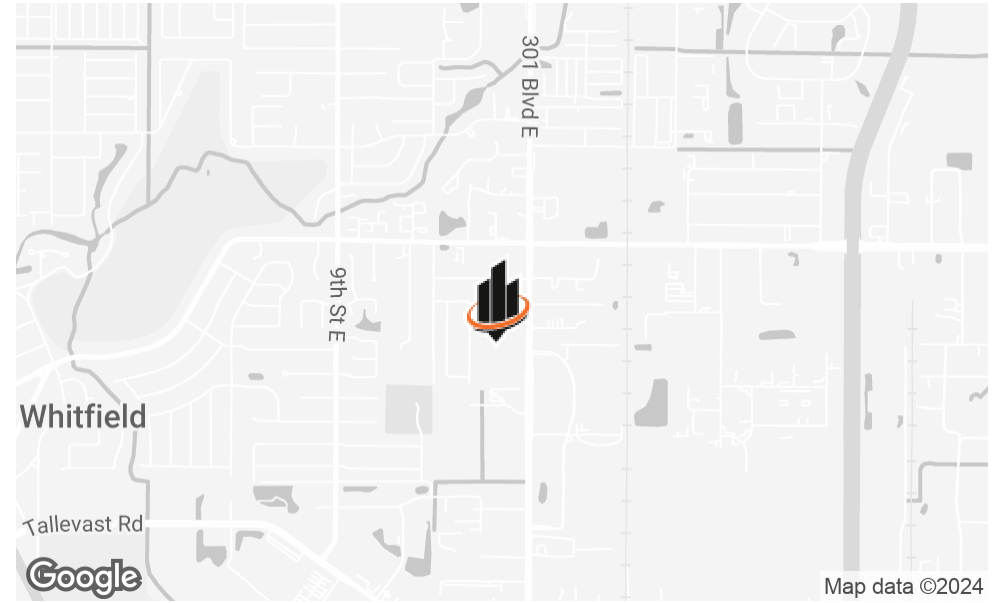
This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations 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 Proposal 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.



SECTION 1
Property
Information

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$4,250,000
NUMBER OF UNITS:	1
BUILDING SIZE:	29,598 SF
YEAR BUILT:	1968
EFF YEAR BUILT:	2015
ZONING:	LM LIGHT M
APN:	6631101409

PROPERTY DESCRIPTION

The subject warehouse unit is part of a three-building complex within the Newcraft Business Park. Per the County Appraiser, the subject unit contains 29,598 +/- SF of building area and has a zoning of LM - light manufacturing. As part of the Newcraft Business Park, Building "3" is a condominium subject to the Declaration, Other Easements, Restrictions, etc. The property is comprised of 29,598 +/- SF of air conditioned warehouse space, office spaces, storage spaces, and restroom. The building has 100% HVAC, insulation, and fire sprinklers.

PROPERTY HIGHLIGHTS

- 2 10'x14' surface doors
- Parking spaces adjacent to front entrance
- LED lighting
- 28 foot clear building height
- Concrete slab floors

PROPERTY DETAILS



LOCATION DESCRIPTION

The subject property is located on Florida's southwest coast south of Tampa in the Whitfield Industrial Area of Southeast Bradenton, a midpoint between Downtown Sarasota and Downtown Bradenton. The surrounding neighborhood is mixed-use in nature and approximately 90% developed. Primary land uses in the area are industrial with some commercial mixed uses with immediate areas beyond comprised mainly of residential uses including single-family homes, condominiums, and mobile home parks.

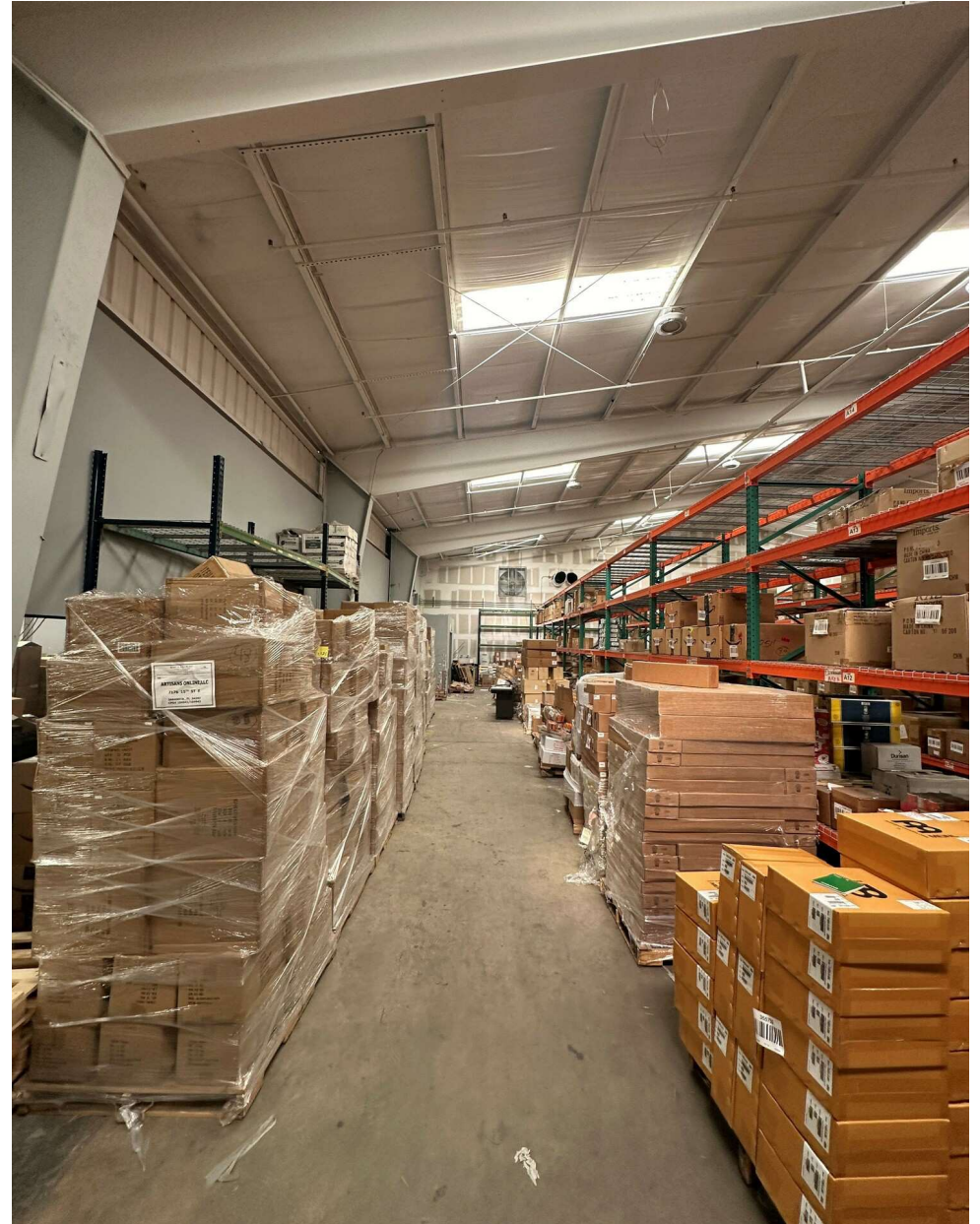
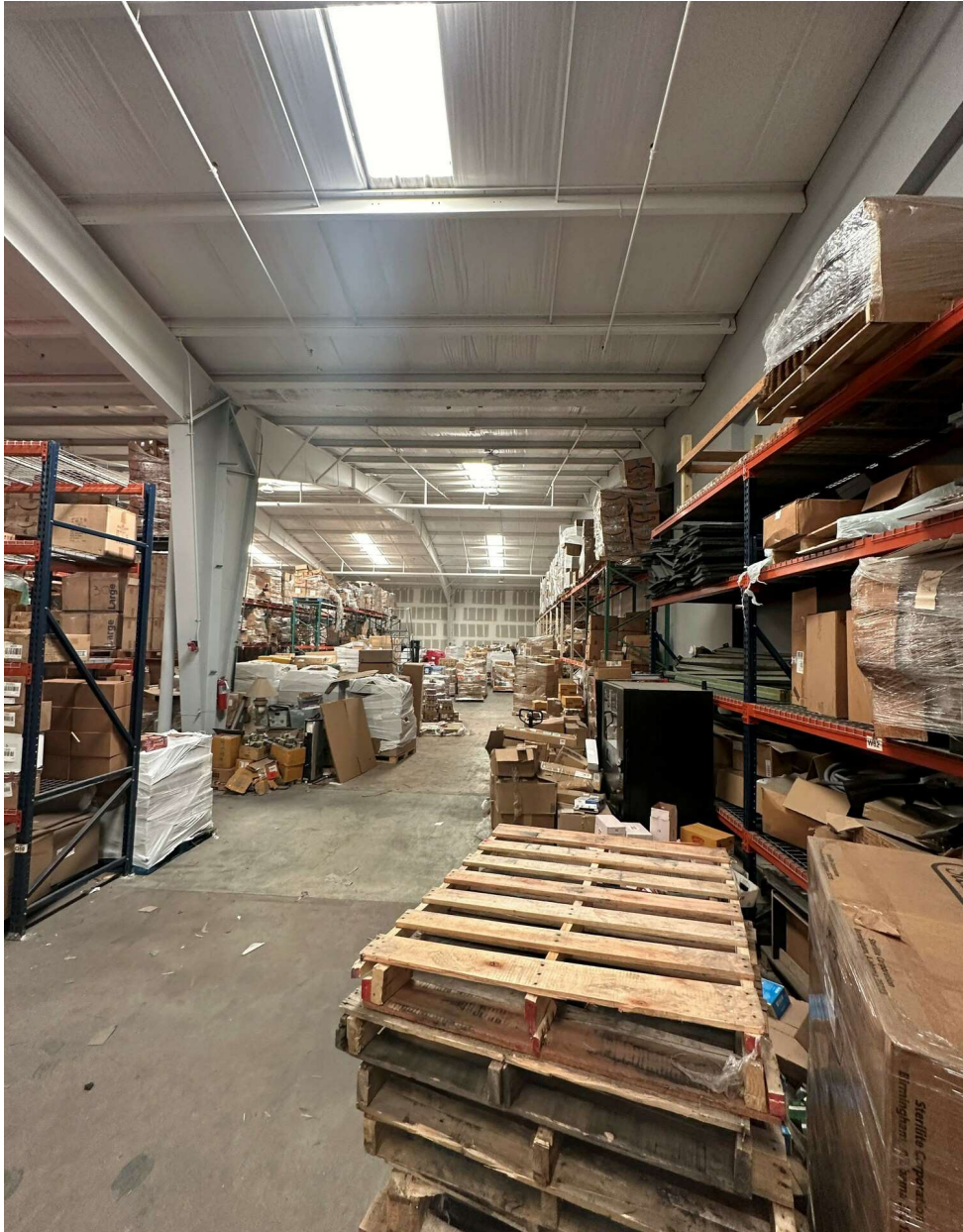
The property's location offers convenient access from US-301, US-41, and I-75 and is approximately 1 mile from The Sarasota-Bradenton International Airport.

BUILDING INFORMATION

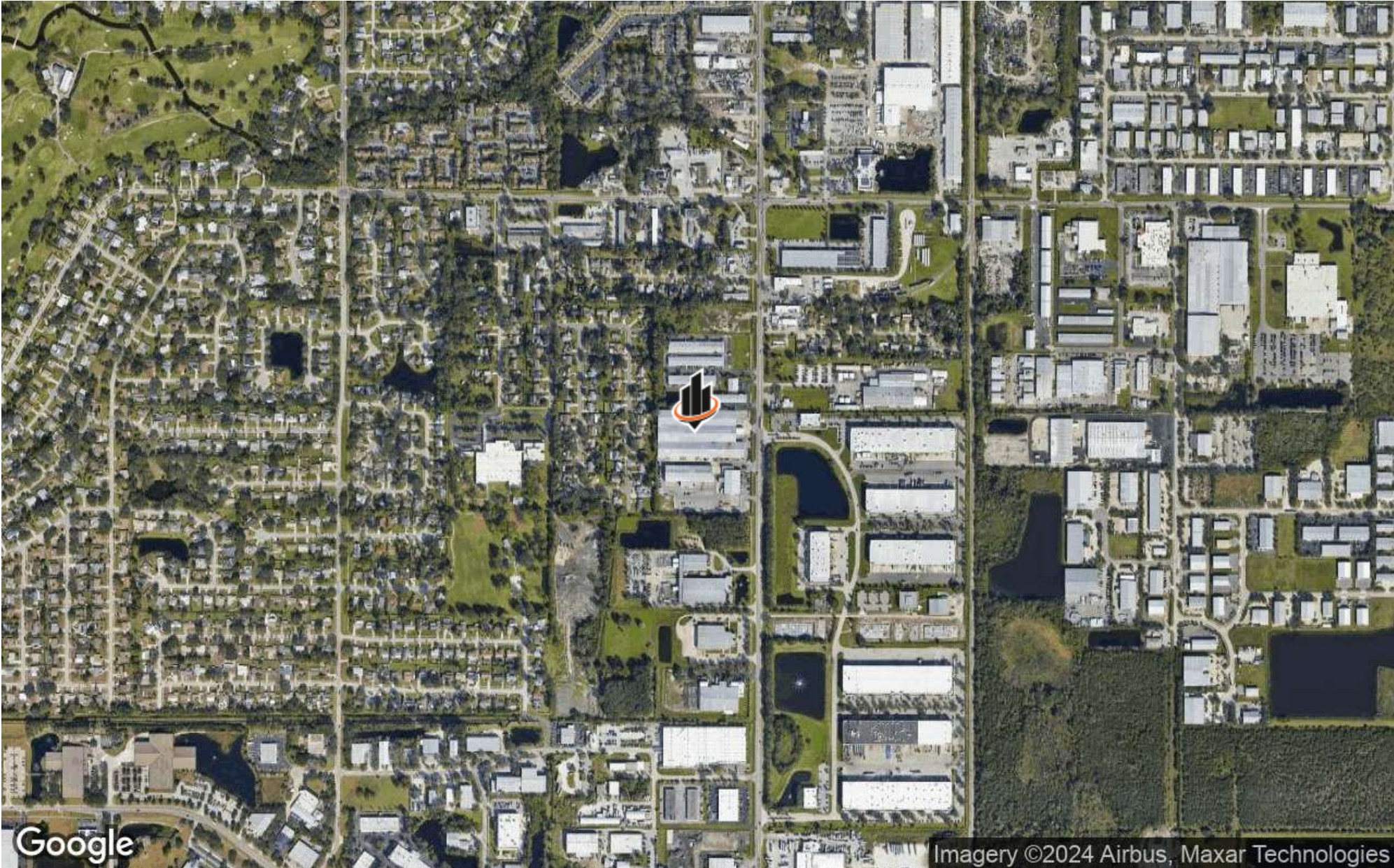
NUMBER OF FLOORS	1
HVAC	100%
FLOOD ZONE	X

UTILITIES & SERVICES

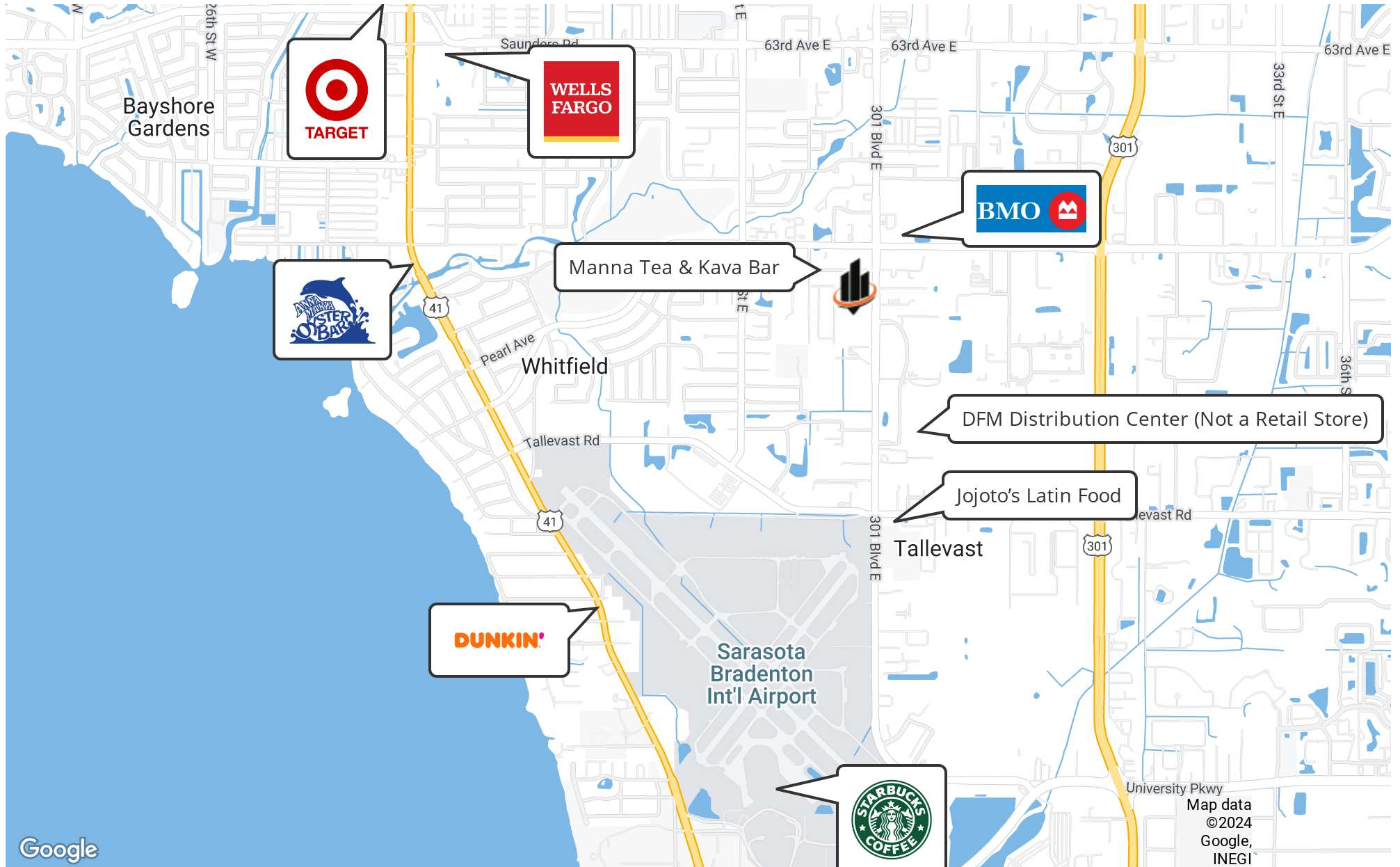
WATER, SEWER, TRASH	County
ELECTRIC	FPL
TELEPHONE	Vonage
CABLE TELEVISION	Frontier, Spectrum, etc



AERIAL MAP



RETAILER MAP



DEMOGRAPHICS MAP & REPORT

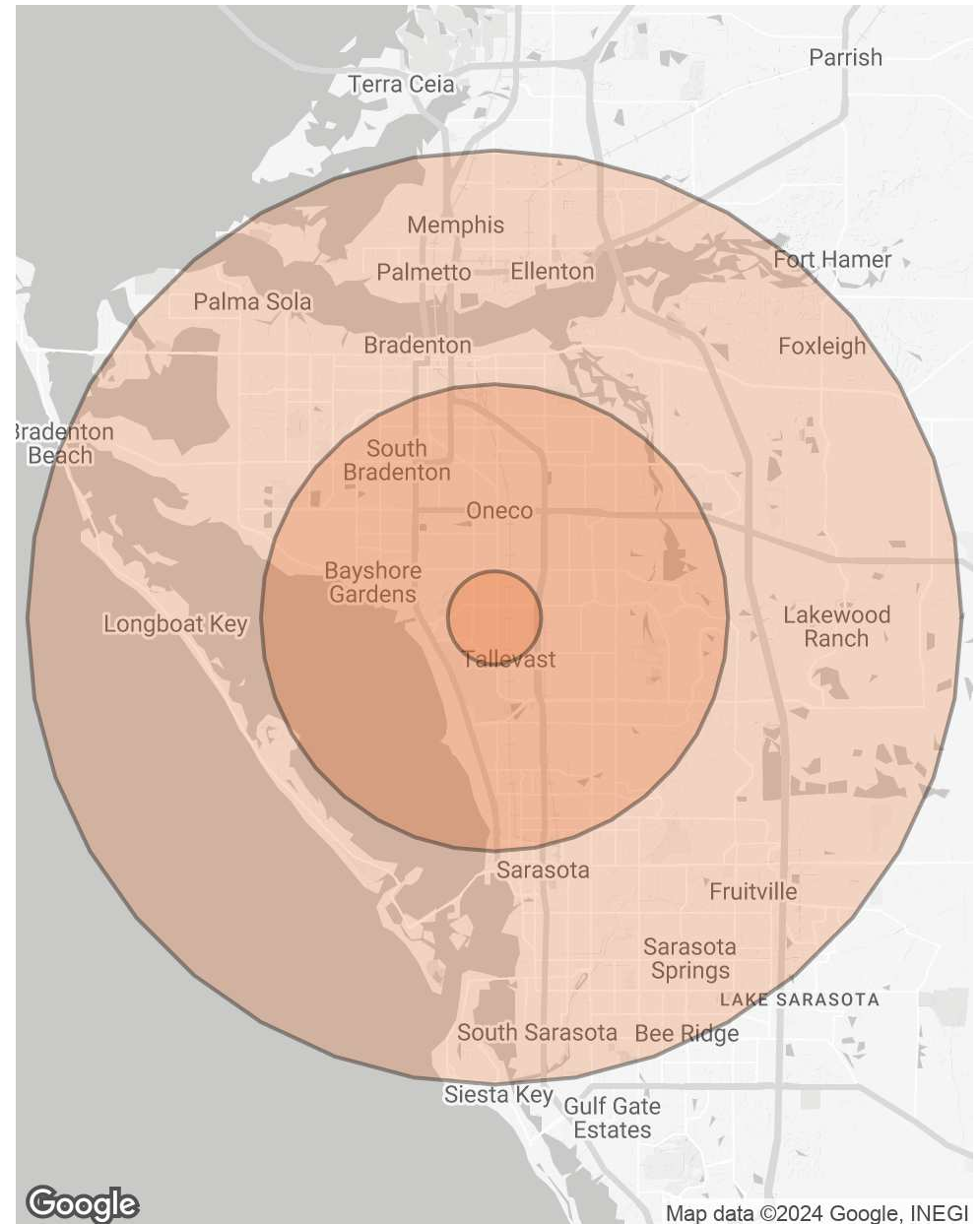
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	5,161	193,012	545,886
AVERAGE AGE	45	47	49
AVERAGE AGE (MALE)	45	46	48
AVERAGE AGE (FEMALE)	44	48	50

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	2,196	83,799	240,686
# OF PERSONS PER HH	2.4	2.3	2.3
AVERAGE HH INCOME	\$76,071	\$80,086	\$100,002
AVERAGE HOUSE VALUE	\$319,591	\$319,422	\$439,334

Demographics data derived from AlphaMap





SECTION 2
Advisor Bios

ADVISOR BIO 1



LARRY STARR

Executive Director

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