



CRES CORP INTERNATIONAL, LLC  
COMMERCIAL REAL ESTATE AND FINANCIAL SERVICES

# SARASOTA, FL

## 5800 sq ft Restaurant on 1.1 Acres

Very Flexible Options - 100% Purchase  
Sale/Lease Back, Seller Financing Available!



## Sarasota, FL

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# Statement of Confidentiality and Disclaimer

CRES Corp International, LLC (CCI) is assisting the owner of the Mellow Mushroom restaurant property located at 6727 S Tamiami Trail, Sarasota, FL 34231, with the promotion and sale of said Property. No contact shall be made directly to the Owner, or any associates to Owner, by any prospective purchaser or agent of purchaser regarding said Property.

This brochure 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 expression of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligation to entity reviewing the brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed purchase agreement on terms acceptable to the Owner, at Owners sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agrees to release the Owner from any liability with respect hereto.

The enclosed materials are being provided solely to facilitate the prospective purchaser’s own due diligence for which the purchaser shall be fully and solely responsible.

Neither CCI nor the Owner make any representation or warranty, expressed or implied, as to the accuracy or completeness from the information contained herein, and nothing contained herein shall be relied upon as a promise or representation as to the future performance of the Property. This brochure may include certain statements and estimates by CCI Agents/Associates with respect to the projected future performance of 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, CCI disclaims any and all liability for representations or warranties, expressed or implied, contained in or omitted from this brochure, 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 finale, fully executed and delivered, Purchase Agreement between it and the Owner.

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

Prospective Purchaser understands and agrees that all dealings concerning the above opportunity will be handled through CCI.

Prospective Purchaser Name		Date	
Address		Email	
Signature		Phone	



INTERNATIONAL

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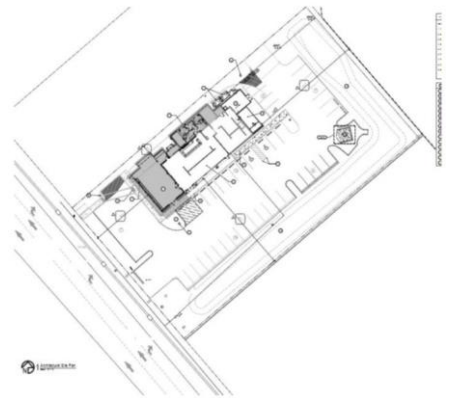
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# Property Overview

## Details

- The subject property is located on Tamiami Trail. The traffic counts on Tamiami Tr. in front of the subject are 43,000 AADT.
- The subject site is rectangular in shape and contains approximately 1.1408 acres or 49,695 s.f. The subject site contains approximately 165 lineal feet of frontage along Tamiami Trail.
- The subject parcel is at road grade and is relatively level with sandy soil.
- CG, Commercial General, with a future land use of Commercial Corridor by Sarasota County. The rear portion of the site has a future land use designation of Medium Density Residential.
- The flood zone was verified as Zone X, as shown on Community Panel 12115C0144F, published by the Federal Management Agency, November 4, 2016.
- The subject site is accessible from Tamiami Trail which is the main commercial corridor in the area. Thus, access to the site is considered good.
- No adverse easements or encroachments
- All necessary utilities and support services are available to the subject site.

## SUMMARY

The subject site is well located in the Sarasota area and has good overall access, as well as direct ingress/egress. It has requisite size and shape characteristics suitable for a variety of development alternatives, as the surrounding developments indicate the ground is suitable for development.

## *Strengths*

- The subject is a good quality improvement with good overall appeal.
- The subject has a good location Tamiami Tr. in a highly developed area.
- The traffic counts on Tamiami Tr. in front of the subject are 43,000 AADT.
- The area has a heavy surrounding residential population and many other commercial draws to the immediate area.

## Current Market Conditions

The subject is located in the Sarasota County market area.

Southwest Florida has shown increases in taxable sales, airport traffic, single family home permits and sales. There was also continued improvement in median sales prices, reflecting more traditional sales compared to distressed sales. Sarasota has posted positive sales tax numbers as a result of increased spending over the past year, and tourism tax revenues are reportedly at their highest levels over the past several years. School enrollments in Southwest Florida have improved showing signs of improving population from younger families. This should increase as jobs increase. Southwest Florida's economy has been traditionally weighted to construction, real estate and retail, all of which were hit hard by the recession, but are now rebounding. Local governments have been offering incentives to

lure more diverse industries to the area in order to spur long-term job growth.

Sales of single family homes have shown large increases over the past few years. See chart from Florida Realtors below:

Year	Closed Sales	Percent Change Year-over-Year
<b>2021</b>	<b>10,798</b>	<b>13.4%</b>
2020	9,521	8.9%
2019	8,746	10.0%
2018	7,952	0.5%
2017	7,912	1.1%
2016	7,825	-6.3%

### **Zoning and Land Use**

The subject is currently zoned CG, Commercial General, by Sarasota County. This district is described below:

The CG District provides for general commercial facilities of varying scales and may include either an individual business located on its own parcel, or multiple businesses located together on a parcel (such as a shopping center). Businesses in this district should be sited convenient to automotive traffic. Pedestrian traffic will also be found in this district, and therefore pedestrian connections to existing neighborhoods are important. In large-scale projects, access, internal vehicular and pedestrian circulation and transit access are also important. This district should be designed to serve a community-wide market area and offer a wide range of goods and services. It is further intended that sufficient buffering and design techniques be used to reduce or prevent impacts on adjacent or nearby residential uses. This district allows residential use, including upper story residential dwelling units, to promote live-work and mixed-use opportunities.

Therefore, upon consideration, the subject parcel is a developable site under CG, Commercial General, zoning, and there are a variety of development options available. The subject's use as a restaurant is a permitted use under zoning. The subject site has a future land use designation

Commercial Corridor. A small portion of the rear of the site appears to be designated Medium Density Residential. This does not appear to have impeded development in anyway on the subject site.

**Type and Size**

The size and description of the improvements were taken from the Sarasota County Property Appraiser’s records.

The subject property consists of a 5,791 square foot restaurant building. The property is currently being operated seven days per week. The seating capacity is 150 with a max occupancy of 196. The property was in good condition and was recently renovated.

The restaurant consists of a waiting/hostess area, two dining rooms, service counter, bar, waiter station, commercial kitchen, storage area, office, men’s and women’s restrooms and a walk-in cooler/freezer attached to the back of the building. The walk-in cooler/freezer was considered personal property and was not included in the square footage of the building.

**Age and General Condition**The subject property was constructed in 1995 and an addition was made in 2018. The improvements are in good condition. Estimated effective age of 5 years and estimated remaining economic life of 40 years assuming adequate maintenance.

**Construction Quality**

The subject’s construction qualities are of good quality. The site has asphalt pavement and drives with 45 parking spaces.

<b>Construction Details</b>	
Exterior	Concrete Block and Stucco
Foundation and Floor System	Slab on grade
Roof	Flat roof with metal decking and decorative parapets.
Partitions	Drywall over wood or steel studs.
Interior Finishes	The interior finishes include tile flooring and painted drywall partitions and open exposed ceilings. The building has unique high quality design, decorations and features.
Lighting	There are a variety of lighting fixtures.
HVAC	Central HVAC system
Sprinklers	None noted

A full appraisal from 2022 is available for review for qualified buyers. Contact Pete Previte in Port St. Lucie Florida, 908-723-6523 [pete.previte@crescorpintl.com](mailto:pete.previte@crescorpintl.com)



# TRANSACTION OPPORTUNITY

**The Seller is very flexible with a transaction.**

- Preferred transaction would be a sale/lease back, with a 5 year/5 year option lease, at market rates.
- Purchase price is negotiable (higher or lower) depending on terms of lease, seller financing, outright sale for buyer use, etc.
- The seller would consider a partnership with another restaurant operator.
- All conversations with qualified investors are welcome.

## Asking Price: \$4.2 Million

Annual Increase 3%

Square Feet 5,800

Cap Rate	4%	5%	6%	7%
Annual Rent	\$160,000	\$200,000	\$240,000	\$280,000
Price per Sq Ft	\$28	\$34	\$41	\$48

Based on 7 Comps from a March 2022 Appraisal (Values have gone up since)

Purchase Price		
Avg Price per Sq Ft	\$693	\$4,019,400

Annual Rent		
Average Rent per Sq Ft	\$38.63	\$224,054.00

For NDA and more information, **contact Pete Previte – 908-723-6523 or [pete.previte@crescorpintl.com](mailto:pete.previte@crescorpintl.com).**



# COMMERCIAL REAL ESTATE



# MEDIA SERVICES

**TURN YOUR PROPERTY INTO A  
COMMERCIAL REAL ESTATE SHOW!**

- TOP OF THE LINE VIDEO/PHOTOGRAPHY
- DYNAMIC AERIAL DISPLAYS
- 3-D MODELING/VIRTUAL TOURS
- VIRTUAL ENHANCEMENTS/STAGING
- PROPERTY CONVERSIONS
- PROFESSIONAL & EXCITING NARRATION

We're a media company partnered with a commercial real estate firm.

We understand what it takes to promote commercial property!

Check us out on our YouTube Channel:

## COMMERCIAL INC

COMMERCIAL INC - CRES CORP INTERNATIONAL

Then give us a call to see what we can do with your property!

**Jerome Rivas: 786-312-6576    Benny Spensieri: 813-391-1545**



**From this...**



**to this...**



**...to this!**

*After you sell your property you have two choices - Pay Yourself or Pay the Government?*

*Capital Gains Taxes will have to be paid – Unless...*

## **1031-Exchange**



*Did you know you can defer paying your Capital Gains taxes on the money you earn from the sale of your Property by simply buying another Property through a 1031-Exchange?*

*CRES Corp International has successfully assisted our Clients who have gone from owning duplexes and quadraplexes to owning:*

- **Apartment Complexes**
- **Hotels/Resorts**
- **Retail Strip Centers**
- **Office Complexes**
- **Medical Centers and more!**

**UP YOUR GAME WITH A 1031-EXCHANGE!!!**



	<b>Pete Previte</b> Investment Banker - Broker Associate	<i>Better Meet Pete</i>
Investment Banking – M&A Growth Capital – Debt & Equity Commercial Real Estate	<a href="mailto:pete.previte@crescorpintl.com">pete.previte@crescorpintl.com</a> <a href="http://www.crescorpintl.com">www.crescorpintl.com</a>	Port St. Lucie/Tampa, Florida Mobile: <b>(908) 723-6523</b>
	 Executive Committee & Chair Advisory Board	 

## Investment Banking Services

## Helping Entrepreneurs Sell and Buy Businesses

Specializing in businesses generating \$1 million to \$20 million revenue with enterprise values ranging from \$1 to \$30 million.

For the following types of businesses:

- Distribution
- Manufacturing
- Restaurants
- Value Added Services
- Software
- Technology
- Home Services – HVAC, Plumbing, Electrical, Roofing, etc.
- And other industries

**For further information contact Pete Previte – 908-723-6523 or [pete.previte@crescorpintl.com](mailto:pete.previte@crescorpintl.com).**



## Commercial Real Estate & Financial Services

CRES Corp International, LLC (CCI) is a Commercial Real Estate firm offering brokerage, finance and management services.

Our unique business model brings to our property owners and investors the means to get transactions completed where all parties are satisfied.

CRES Corp International offers the **Preferred Investor Program (PIP)**, where our Clients receive the following benefits:

### Property Owners

- No Exclusive Listing Agreement
- Property introduced only to Pre-Qualified Investors who:
  - Have Sufficient Funds for RE Purchases
  - Have Experience in Investing
  - Make Reasonable Offers

### Investors

- Receive Information on "Off-Market" Property
- Receive information on "Pre-Listed" Property
- Minimal Competition
- Great Price on their RE Purchases

CRES Corp International specializes in the following commercial property:

- Apartments
- Hotels
- MHP/RV
- Office Buildings/Complexes
- Medical Offices & Centers
- Vacant Land (Development)

**For further information contact Pete Previte – 908-723-6523 or [pete.previte@crescorpintl.com](mailto:pete.previte@crescorpintl.com).**