

# DOWNTOWN RETAIL WITH SALON BUILDOUT

## 610 South Pineapple Avenue, Sarasota, FL 34236



### PROPERTY OVERVIEW

Spectacular retail space currently built out for a hair salon. Walk into the spacious multiuse reception area which can accommodate 7 hairstyling stations along with retail display area. High ceilings and a mezzanine overlook. The adjacent room includes 4 hair washing basins, coloring station and suspended hairdryers.

The space is also perfect for other retail use. Join the many shops, galleries, coffee shops and juice bars in Bruns Court. Convenient to downtown, Selby Gardens and Southside Village. Onsite parking.

### PROPERTY SUMMARY

Lease Rate:	\$32.00 SF/yr
NNN:	\$7.80/SF
Available SF:	2,540 SF
Year Built:	1950
Building Size:	2,540 SF
Zoning:	DTC



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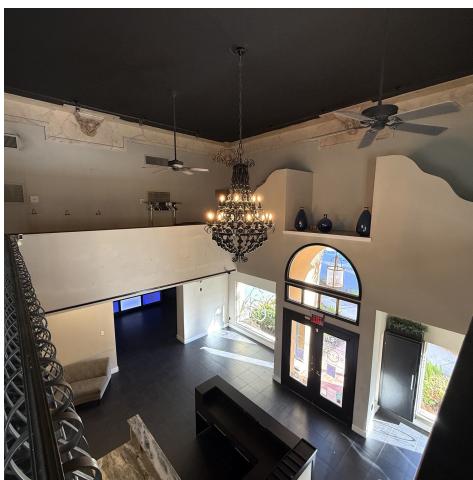
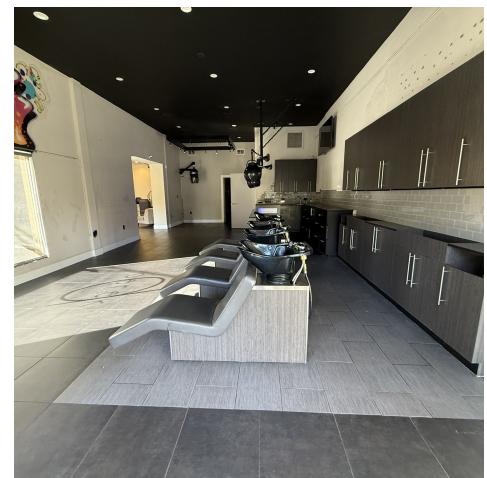
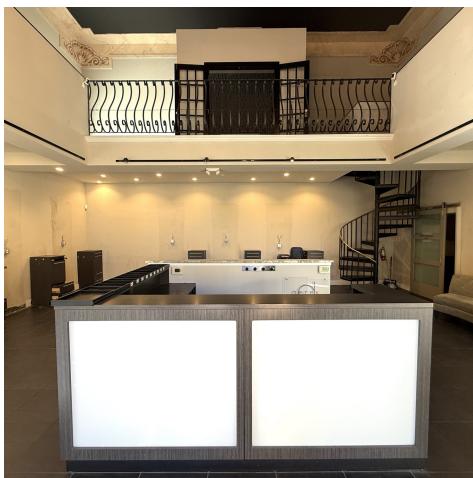
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ADDITIONAL PHOTOS

## Downtown Retail with Salon buildout

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Information deemed reliable but not guaranteed. Prices subject to change without notice.  
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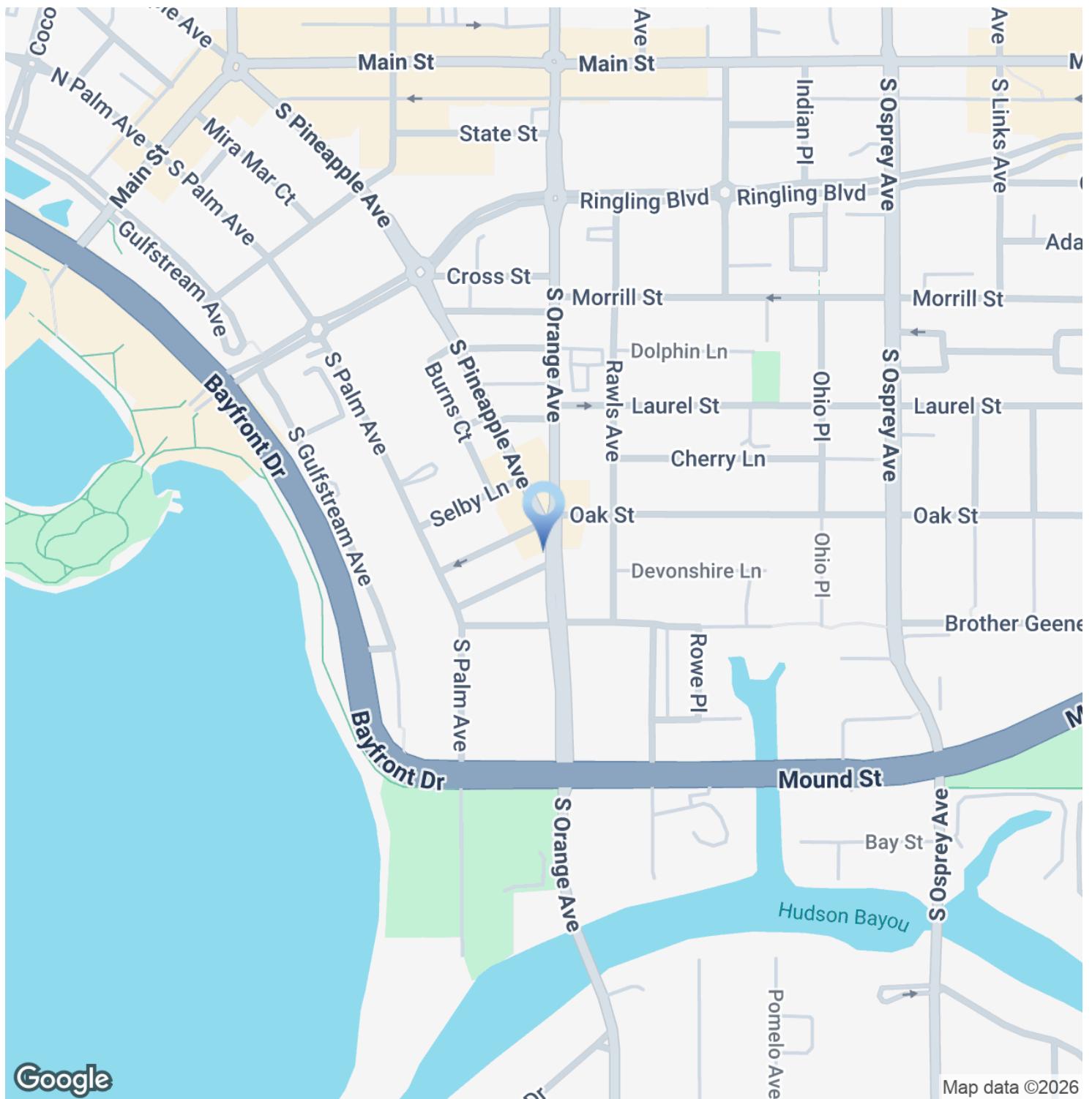
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# DOWNTOWN RETAIL WITH SALON BUILDOUT

LOCATION MAP

## Downtown Retail with Salon buildout

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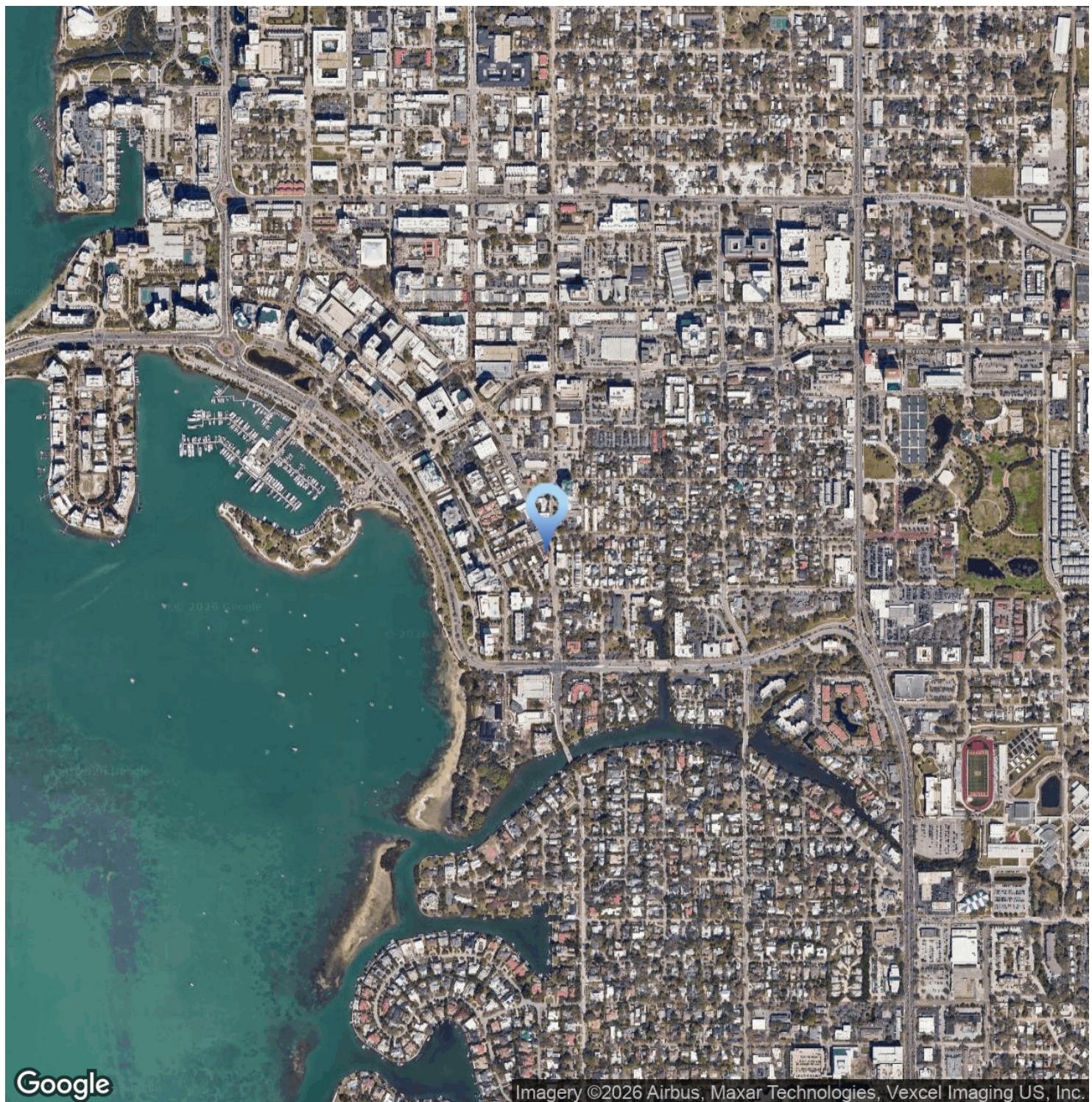
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# DOWNTOWN RETAIL WITH SALON BUILDOUT

AERIAL MAP

## Downtown Retail with Salon buildout

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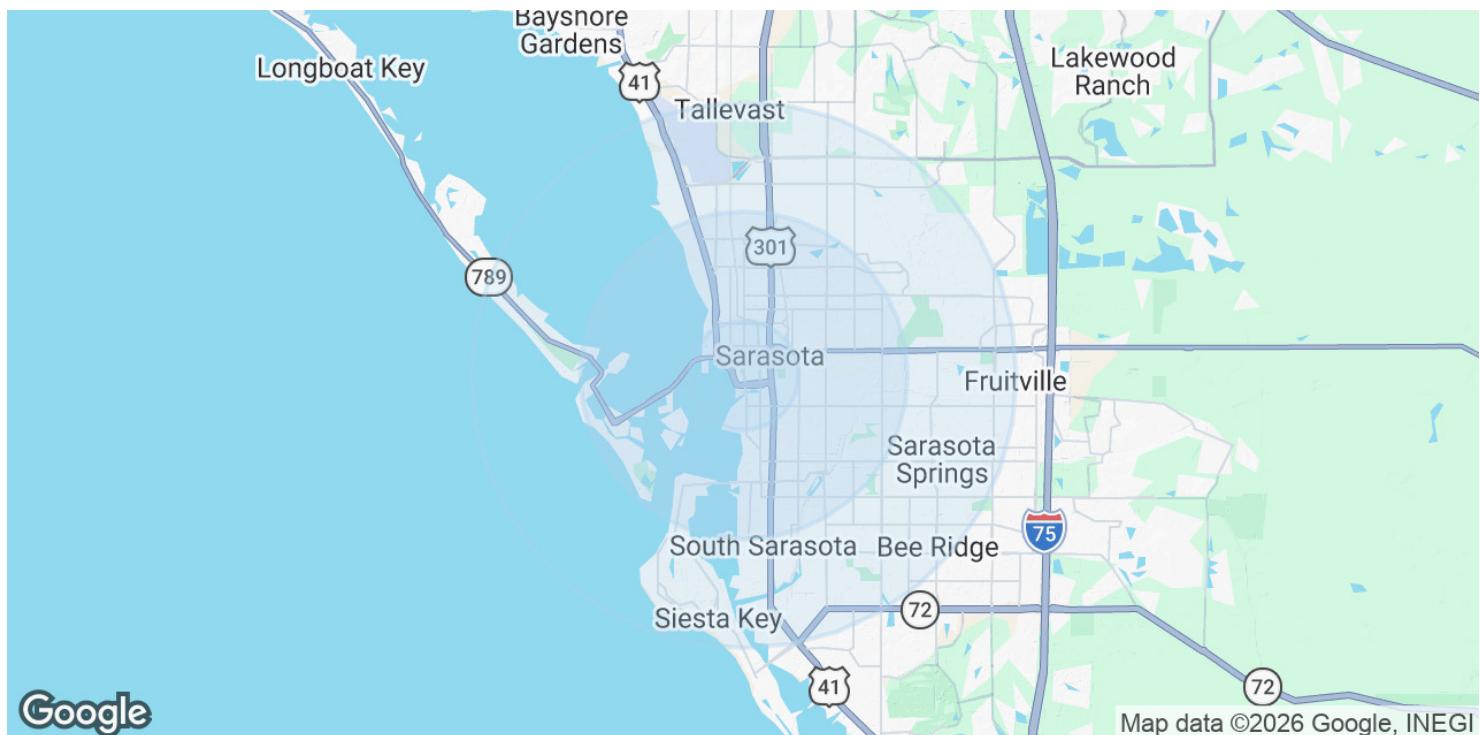
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# DOWNTOWN RETAIL WITH SALON BUILDOUT

DEMOGRAPHICS MAP & REPORT

## Downtown Retail with Salon buildout

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### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	13,410	71,988	146,956
Average Age	56	49	50
Average Age (Male)	55	48	49
Average Age (Female)	58	50	51

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	7,302	32,868	67,553
# of Persons per HH	1.8	2.2	2.2
Average HH Income	\$116,649	\$99,969	\$103,787
Average House Value	\$931,800	\$568,395	\$526,187

Demographics data derived from AlphaMap



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