



## PROPERTY DESCRIPTION

Experience the potential of this exceptional property, boasting excellent visibility and high-traffic exposure with 37,000 AADT, making it an ideal location for businesses seeking maximum exposure. The open space concept, complemented by temporary partitions throughout, offers versatility to suit a variety of retail or commercial needs. With ample power capacity, this former tanning salon space is primed for a seamless transition to accommodate various business operations. Discover the possibilities within this dynamic property, designed to elevate your business and capture the attention of patrons with its prime location and standout features.

## PROPERTY HIGHLIGHTS

- Excellent visibility and signage
- 37,000 AADT
- Open space with temporary partitions throughout.  
Loads of power. Former tanning salon.

## OFFERING SUMMARY

Lease Rate:	\$17.00 SF/yr (NNN)
Available SF:	2,000 SF
Building Size:	2,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,729	39,100	84,053
Total Population	13,470	89,022	186,578
Average HH Income	\$91,489	\$100,616	\$107,831

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**Ryan Edwards**

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 **Core**  
Commercial Group

# Property Description



## LOCATION DESCRIPTION

Discover the perfect blend of coastal charm and urban convenience in the heart of Sarasota, FL. The area surrounding the property offers a vibrant retail scene with a mix of local boutiques, trendy eateries, and popular shopping destinations. Just a stone's throw away, tenants will find The Mall at University Town Center, offering an array of high-end retailers and dining options. Meanwhile, the picturesque Siesta Key Beach beckons with its powder-white sands and azure waters, providing an idyllic retreat for visitors and residents alike. With its prime location and the allure of Sarasota's renowned cultural attractions and lively atmosphere, this area presents an exceptional opportunity for retail tenants seeking to captivate a discerning clientele.

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# Lease Spaces



## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,000 SF	Lease Rate:	\$17.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
4515	Available	2,000 SF	NNN	\$17.00 SF/yr	-

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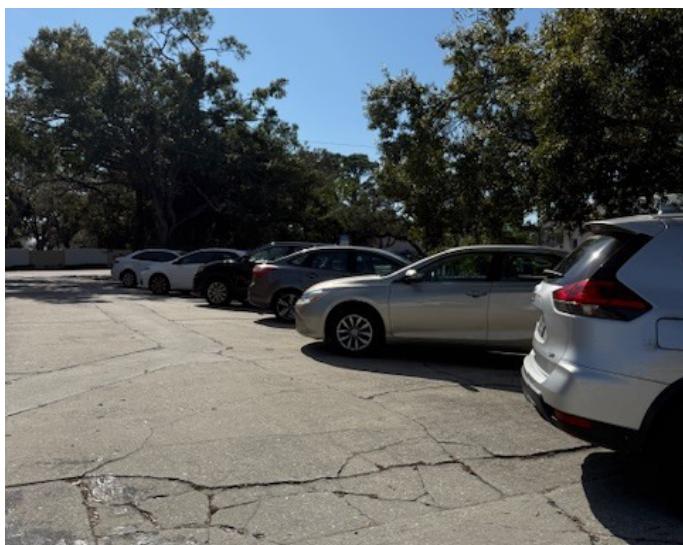
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## Additional Photos



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# Retail Aerials



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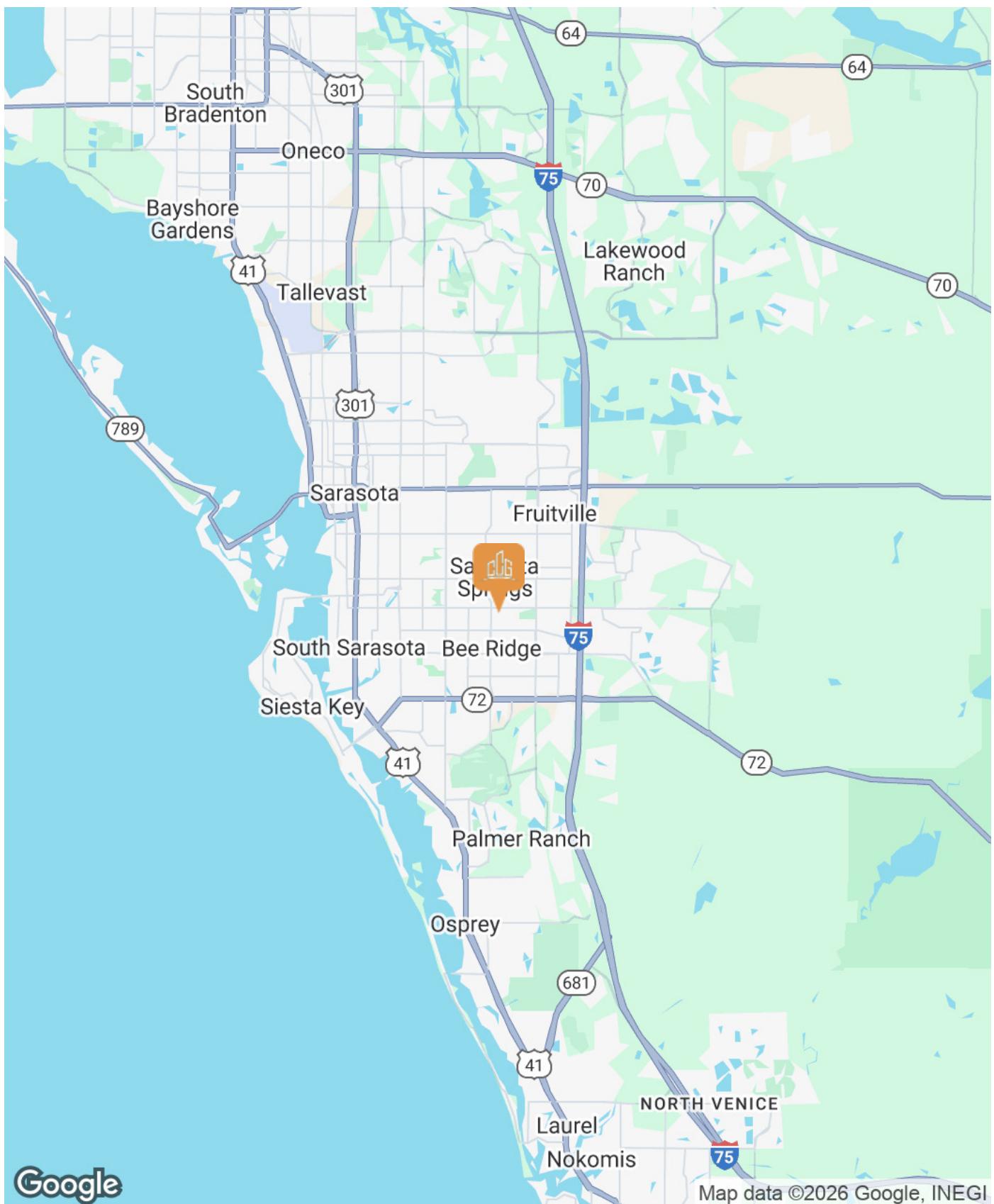
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# Location Map



Google

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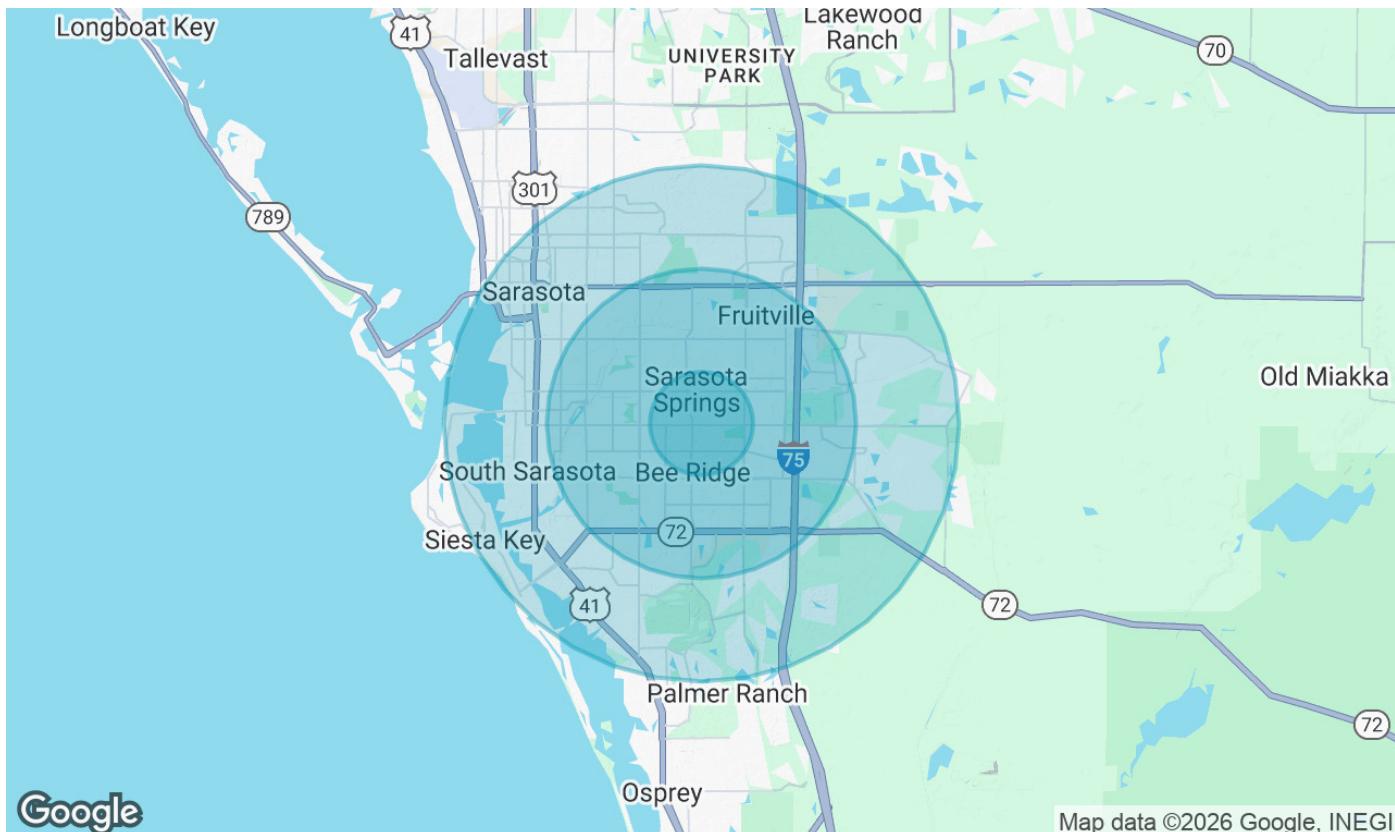
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# Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,470	89,022	186,578
Average Age	47	49	50
Average Age (Male)	46	47	49
Average Age (Female)	49	50	52

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,729	39,100	84,053
# of Persons per HH	2.4	2.3	2.2
Average HH Income	\$91,489	\$100,616	\$107,831
Average House Value	\$355,416	\$419,848	\$485,464

Demographics data derived from AlphaMap

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# Bios



**DIANE LAWSON**

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Direct: **941.780.6136**

## PROFESSIONAL BACKGROUND

Diane Lawson has been in the commercial real estate industry for 35 years, specializing in the sales and leasing of office and retail space. Starting out in property management and leasing she has extensive experience in the office market providing consult to both property buyers and sellers with their acquisition and disposition requirements. Diane takes a forensic approach to her analysis all the while keeping a keen eye on the big picture. Her ability to challenge and be challenged, her attention to detail while welcoming creativity, to listen and to be heard are just a few qualities that brings successful results to her clients. Diane holds a broker's license and is one of only 6% of commercial brokers nationwide to have earned and be honored as a Certified Commercial Investment Member (CCIM) designee.

Diane lives in Bradenton and enjoys spending time with family, traveling and enjoying the gulf waters and beaches.

## MEMBERSHIPS

Certified Commercial Investment Member (CCIM) designee

## Diane Lawson

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# Bios



## RYAN EDWARDS

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### PROFESSIONAL BACKGROUND

Ryan Edwards is an Advisor with Core Commercial Group in Sarasota, FL, specializing in the sales and leasing of retail, office, medical, and industrial properties across Southwest Florida. Over the past four years, Ryan has successfully represented a diverse range of landlords, tenants, buyers, and sellers—consistently helping clients maximize value through strategic marketing, data-driven insights, and hands-on deal execution. Known for his persistence, integrity, and results-driven mindset, Ryan takes pride in getting deals across the finish line and building long-term relationships rooted in trust and performance.

Before launching his career in commercial real estate, Ryan spent eight years in 3rd party logistics and technology sectors, where he honed a consultative approach to business and developed a sharp understanding of operational efficiency and client service.

Originally from Northfield, Illinois, Ryan earned his bachelor's degree in Political Science from the University of Dayton. He now resides in Sarasota's Arlington Park neighborhood and enjoys golf, fishing, and exploring Florida's Gulf Coast.

### Diane Lawson

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