



FOR LEASE

7176 15th St E

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Sarasota, FL 34243

PRESENTED BY:

LARRY STARR

O: 941.914.6869

larry.starr@svn.com

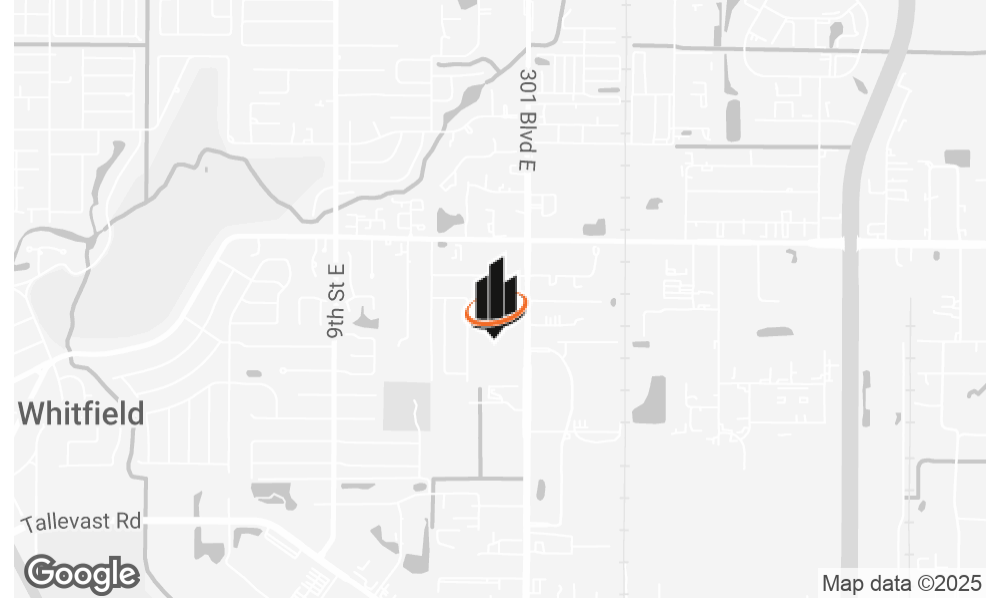
FL #303911

HANNAH STARR

O: 941.356.7827

hannah.starr@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$13.00 SF/yr (NNN)
NUMBER OF UNITS:	1
AVAILABLE SF:	29,598 SF

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's 29,598 sq ft of air conditioned space is comprised of warehouse space, office spaces, storage spaces, and restrooms. The building has 100% HVAC, and is fully insulated, and protected with a fire sprinkler system.

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.

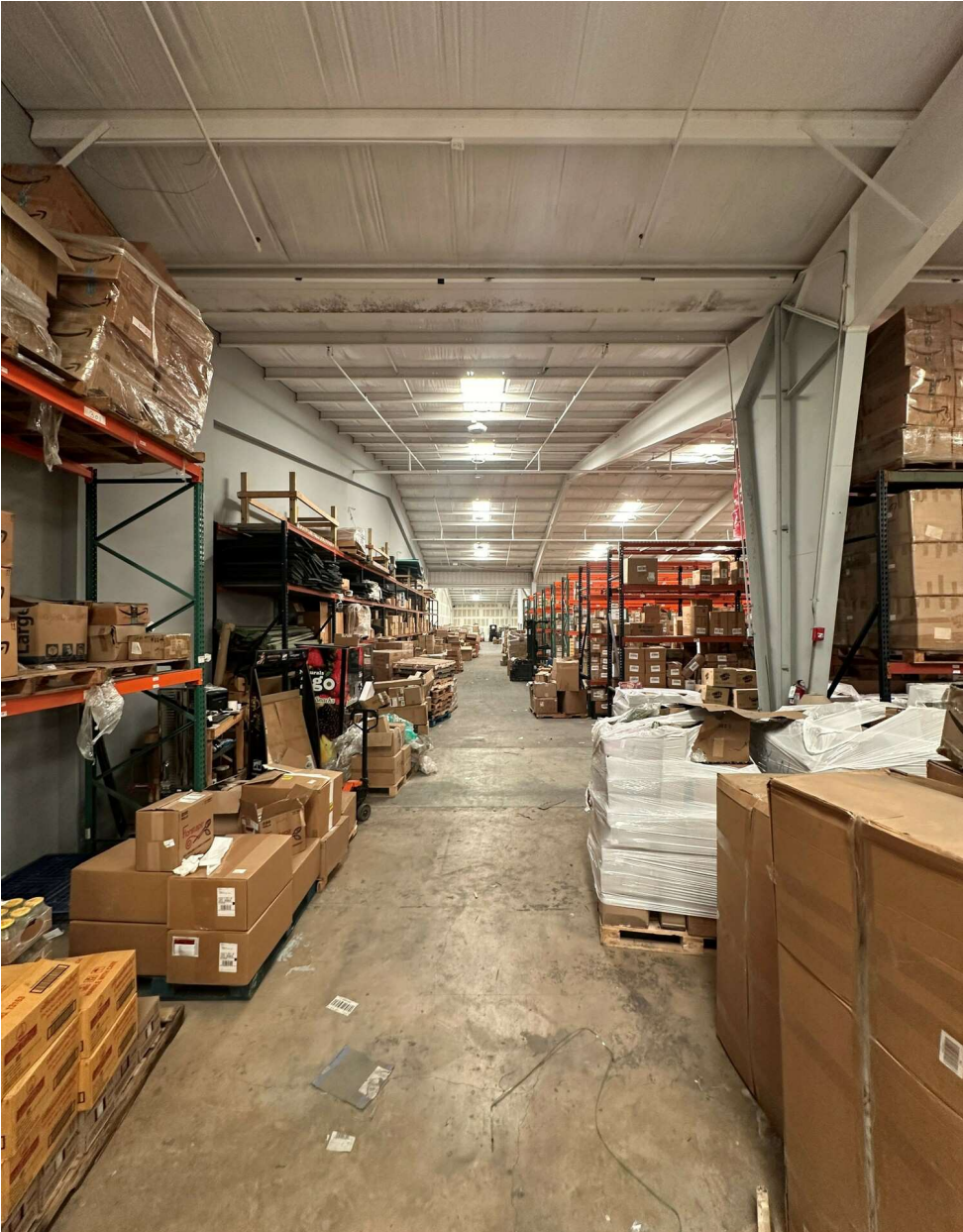
BUILDING INFORMATION

NUMBER OF FLOORS	1
HVAC	100%
FLOOD ZONE	X

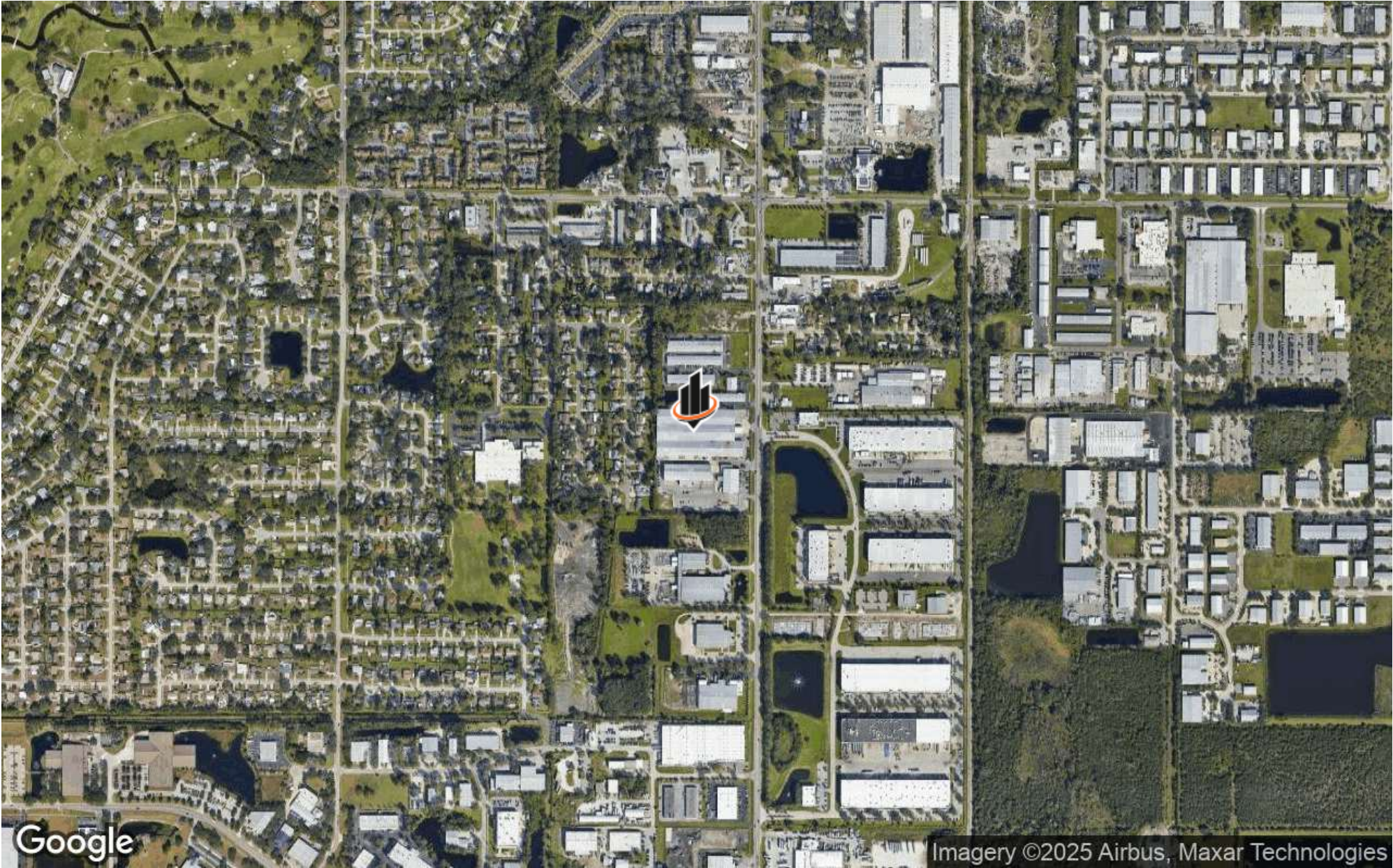
UTILITIES

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

ADDITIONAL PHOTOS



AERIAL MAP



DEMOGRAPHICS MAP & REPORT

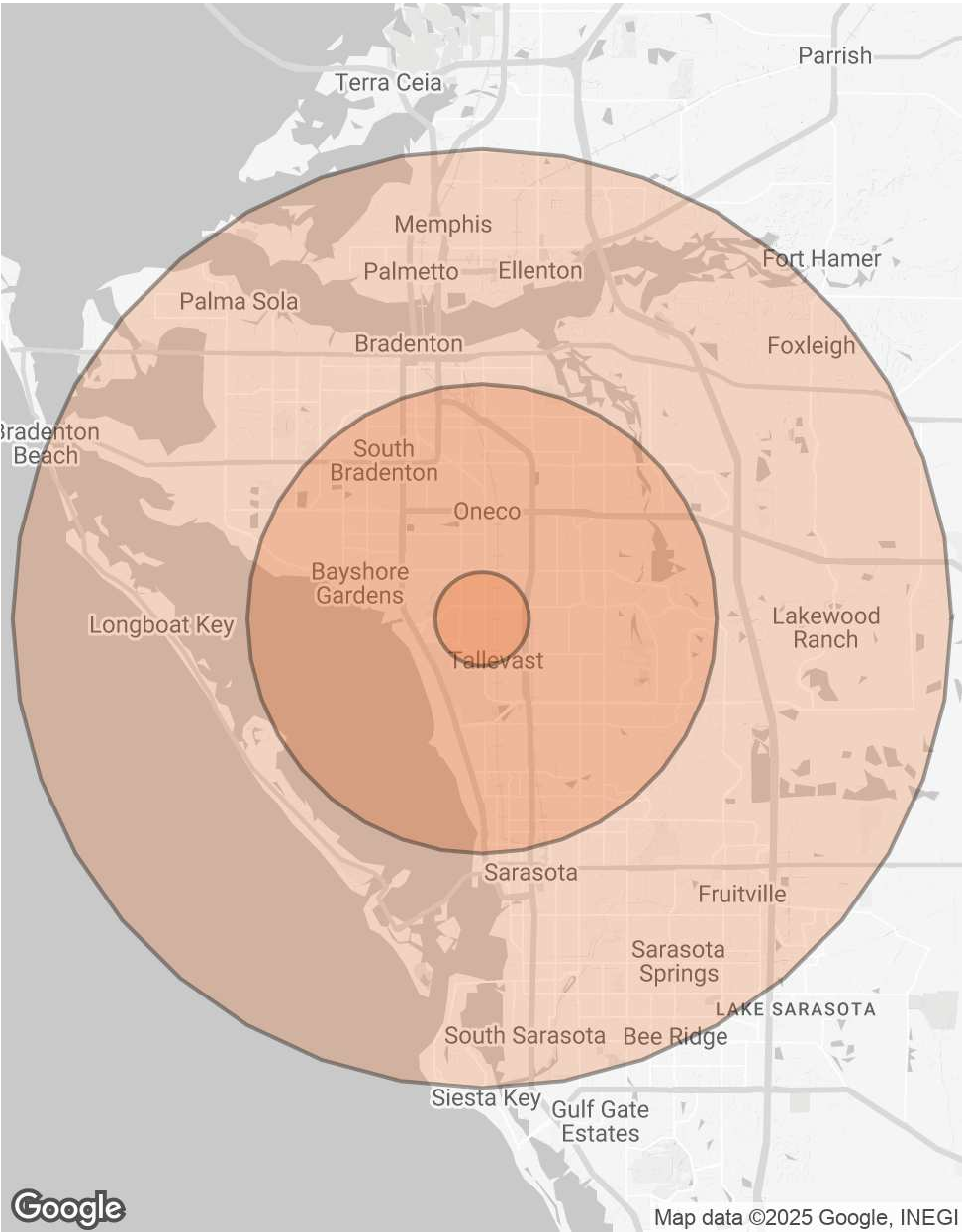
POPULATION1 MILE5 MILES10 MILES

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 & INCOME1 MILE5 MILES10 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



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

ADVISOR BIO 2



HANNAH STARR

Associate Advisor

hannah.starr@svn.com

Direct: **941.356.7827** | Cell: **941.356.7827**

PROFESSIONAL BACKGROUND

Hannah Starr-McComb joined SVN Commercial Advisory Group as an analyst, concentrating on creating value for our clients through analytics of past, present, and future market trends.

Prior to joining SVN, Hannah worked in financial planning, servicing the investment needs of her clients. She worked with a team to help find appropriate financial solutions for each investor based on their long-term goals and predilection to risk.

Hannah also worked at AllianceBernstein as an Investment Consultant where she was responsible for providing relevant investment solutions, market research, investment analysis, and practice management strategies to investment management firms.

Hannah graduated from Florida State University in 2018 with a Bachelor of Science in Finance and currently holds the Series 7, 66, and 63 designations.

As a Sarasota native, Hannah enjoys being active in the community, supporting charitable organizations, and exploring all that Sarasota has to offer.

Hannah also loves to travel and is a member of YPO Next Generation where she builds relationships through the many networking and global opportunities they offer. Interacting with people around the world is one of the many things that inspired her to begin a career in Commercial Real Estate.

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