

**S TUTTLE AVE
(21,000 ADT)**



SALE / LEASE

1630 S Tuttle Ave

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Sarasota, FL 34239

PRESENTED BY:

DAVID CARLSON

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ashley.bloom@svn.com

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FL #BK3044386

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE PRICE:	\$38.00/SF/NNN
ESTIMATED CAM:	\$10/SF
AVAILABLE SF:	7,829 SF
LOT SIZE:	38,471 SF
BUILDING SIZE:	7,829 SF

PROPERTY DESCRIPTION

Discover an exceptional opportunity with this impressive property located in Sarasota, FL. Boasting a generous 7,829 SF building, this well-maintained asset offers a prime investment in the thriving Sarasota area. Renovated in 2021, the property features modern amenities and a versatile layout, making it ideal for office or medical use. Gutted to the studs and rebuilt with hurricane proof doors and windows, solid core doors, and LVP Flooring. This office is literally a hurricane shelter. Interior completed with high end finishes you'd expect in a luxurious single family home. Offering also for sale.

PROPERTY HIGHLIGHTS

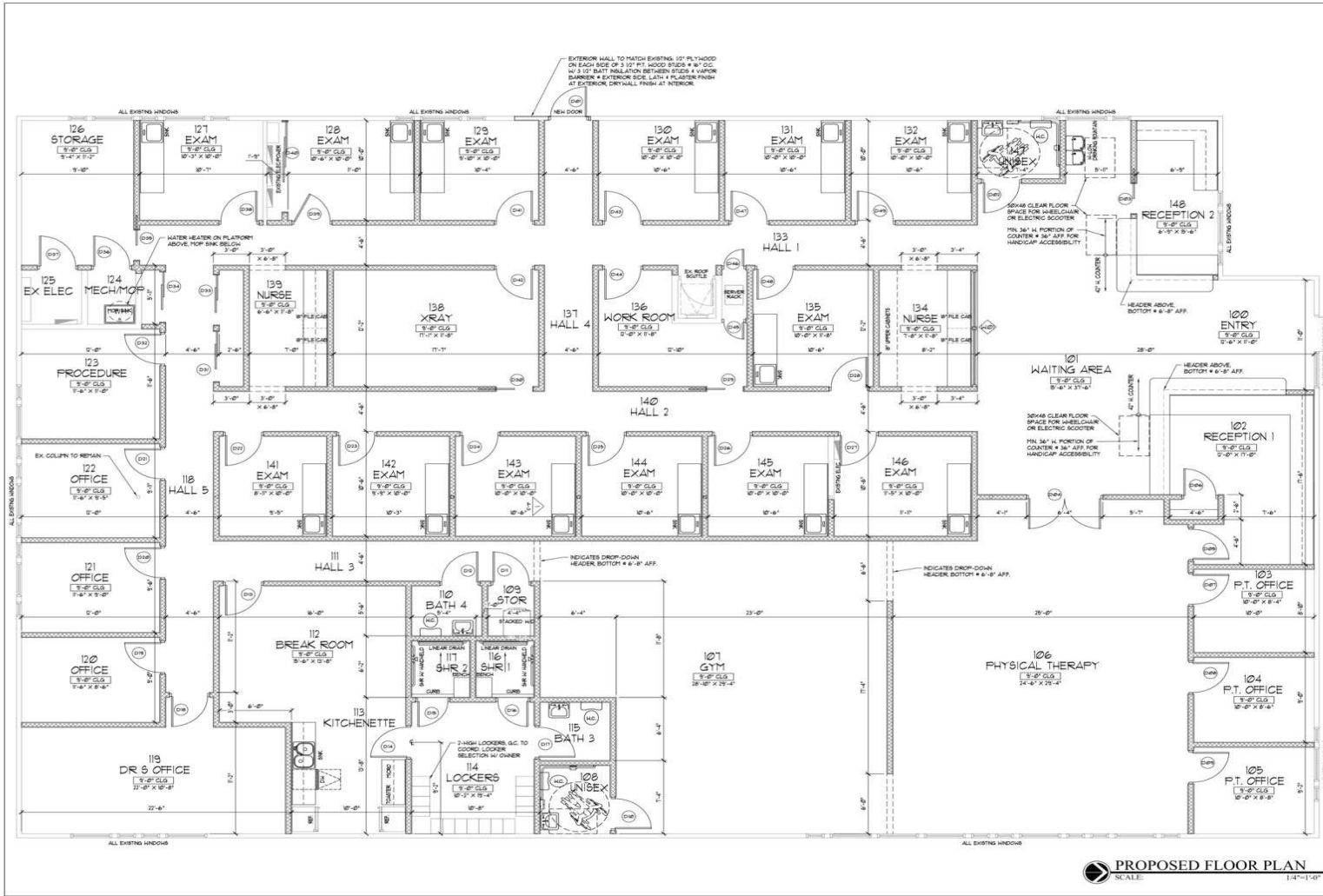
- 7,829 SF building utilized as medical office
- Hurricane-proof construction for added safety
- Prime location in Sarasota near Sarasota Memorial Hospital
- Renovated down to the studs in 2021 with high-end interior finishes
- 14 fully-equipped exam rooms
- Updated X-ray room and equipment
- Seven private staff offices
- Spacious Gym and PT Area
- Gorgeous waiting area with two reception desks
- Four bathrooms and two shower rooms for staff and patient usage
- Great opportunity for both end users and investors

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FLOOR PLANS



AREA CALCULATIONS
NO SQUARE FOOTAGE CHANGES.

GENERAL NOTES:

- GENERAL CONTRACTOR AND ALL SUBS CONTRACTORS SHALL VERIFY THE BUILDING EXISTING CONDITIONS WITH THE ARCHITECT PRIOR TO SUBMISSION OF BID. ANY ERRORS OR OMISSIONS IN THE DRAWINGS ARE TO BE REPORTED TO THE ARCHITECT IMMEDIATELY TO CORRECT BEFORE BIDDING. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE EXISTING BUILDING AND SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE EXISTING BUILDING AND SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES.
- CONTRACTOR IS RESPONSIBLE FOR THE PROPER PROTECTION OF ALL WORK INCLUDING THE REMOVAL OF ALL SHIELDING.
- ALL EXTERIOR WINDOWS AND GLASS DOORS SHALL BE INSTALLED AND OPERATED TO MANUFACTURER'S SPECIFICATIONS. EXTERIOR SIDE-HINGED DOORS SHALL BE TESTED AND APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
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LEGEND

- DOOR WITH 3" CLEAR OPENING AND A RAMP
- TOP OF HALL (T.H.) - CAN ALSO BE TOP OF WINDOW FOR ELEVATIONS
- T.C. - TYPICAL CONSTRUCTION
- T.A.N. - TYPICAL ALIGN NOTE. ALIGN EDGE OF STUD AT EDGE OF FINISH FLOOR OR FINISH SURFACE OF STUD FRAME
- EXISTING HALL TO REMAIN
- NEW 4" STUD HALL

David Michael Black
ARCHITECT OF RECORD
P.L.L.C. # A88893
941.504.7328

DATE: 05-07-18 DRAWN BY: DD
JOB #: 18-040 CHECKED BY: JMK (AWB)
NO. DATE CHANGE



Start To Finish Drafting
267 PINE LAKE DR. STE. #102
SARASOTA, FL 34236
(941) 542-3481
STARTTOFINISHDRAFTING.COM



AN INTERIOR REMODEL FOR
Sugar Orthopaedics
1630 Tuttle Avenue
Sarasota, FL

DATE: 05-07-18 DRAWN BY: DD
JOB #: 18-040 CHECKED BY: JMK (AWB)
NO. DATE CHANGE

WHEATSTONE ENGINEERING AND TESTING, INC.
1004 5TH AVE. E. BRADENTON FL 34203
CERTIFICATE OF AUTHORIZATION # 0208
TEL: 941.721.1150

SHEET
A-2
OF 4

PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"

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AERIAL PHOTOS



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EXTERIOR PHOTOS



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INTERIOR PHOTOS

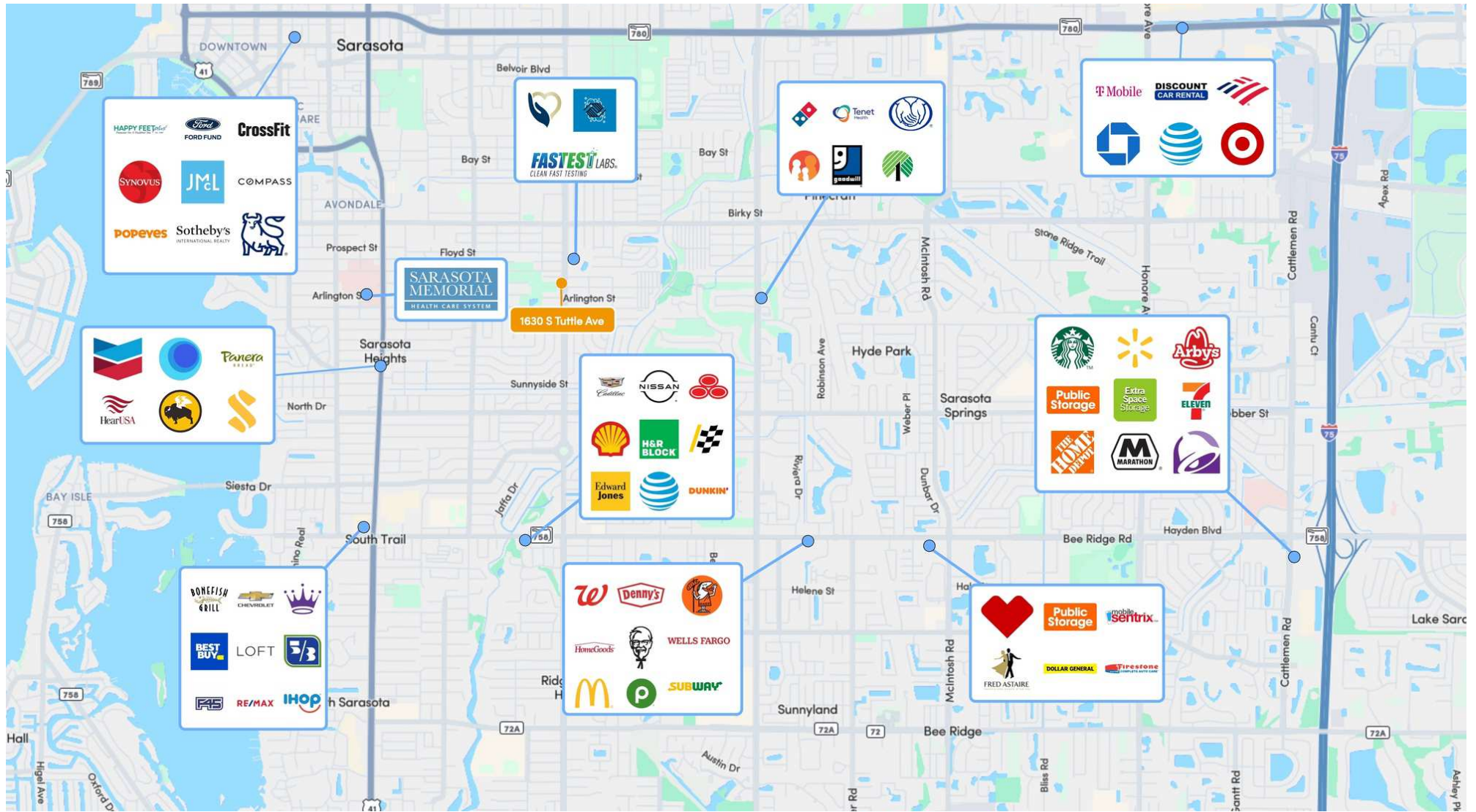


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RETAIL MAP

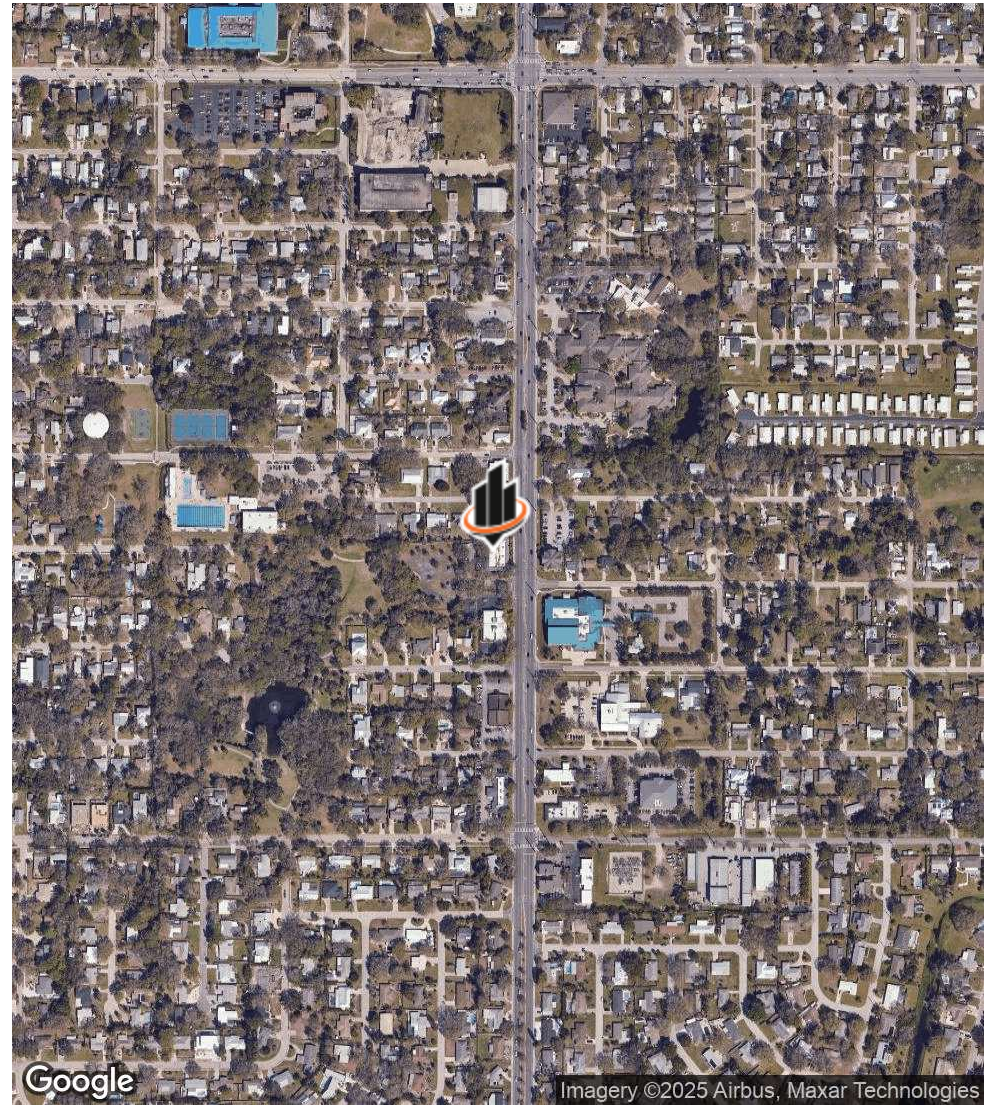
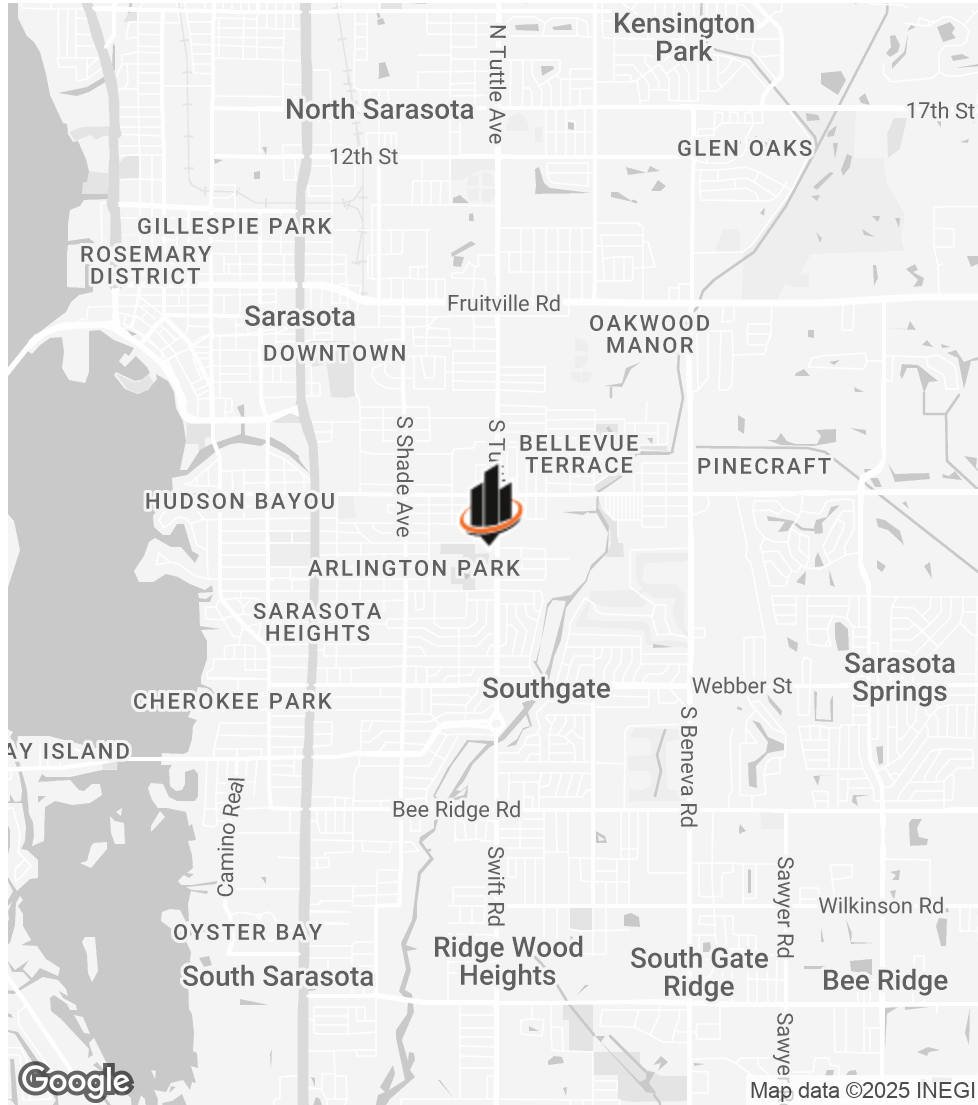


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12 LOCATION MAP



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SVN | COMMERCIAL PARTNERS

DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

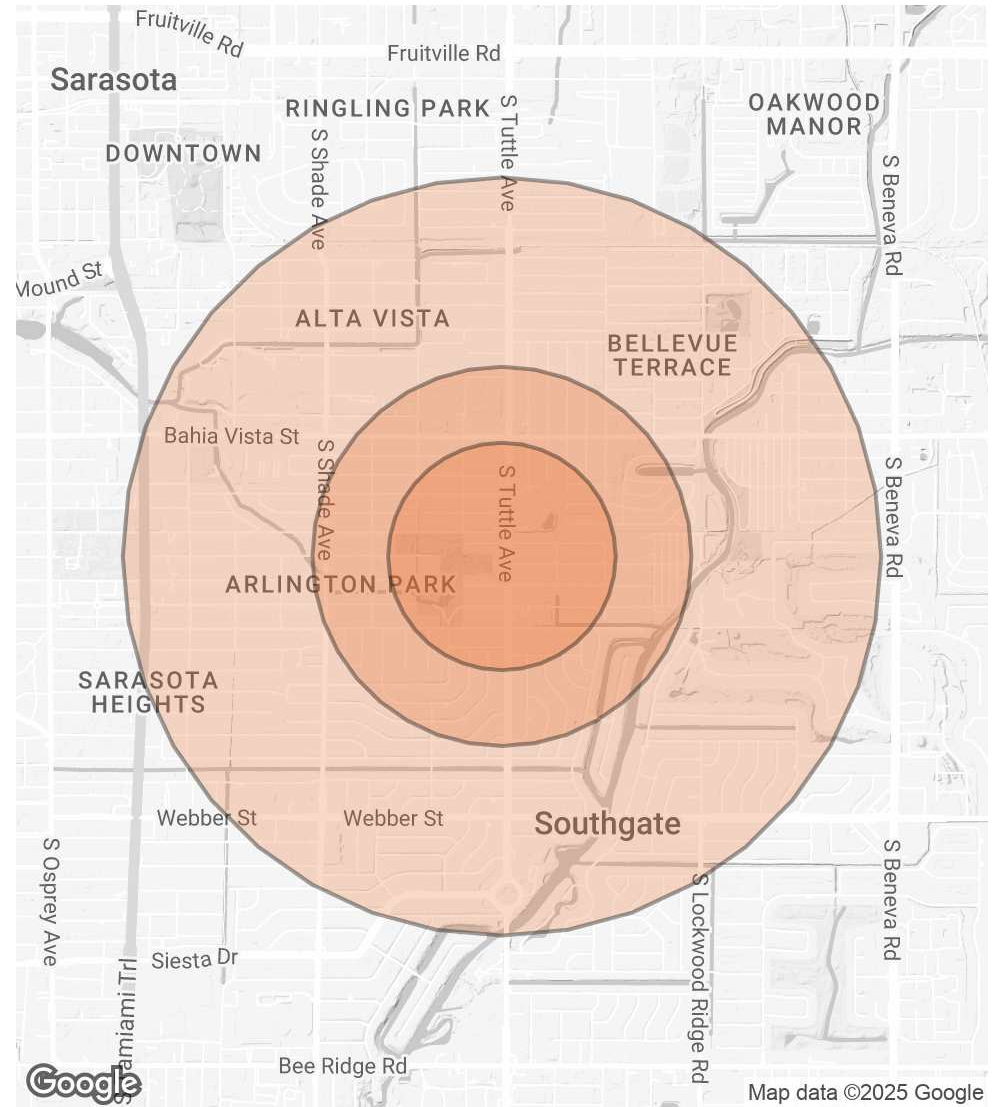
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	999	3,051	11,599
AVERAGE AGE	51	50	49
AVERAGE AGE (MALE)	50	48	47
AVERAGE AGE (FEMALE)	53	52	51

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	459	1,359	5,139
# OF PERSONS PER HH	2.2	2.2	2.3
AVERAGE HH INCOME	\$84,568	\$88,291	\$89,377
AVERAGE HOUSE VALUE	\$339,670	\$379,026	\$434,512

Demographics data derived from AlphaMap



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