



### OFFERING MEMORANDUM

# Legacy Sarasota Office Building - Bee Ridge Road

**2030 BEE RIDGE ROAD**

Sarasota, FL 34239

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#### PRESENTED BY:

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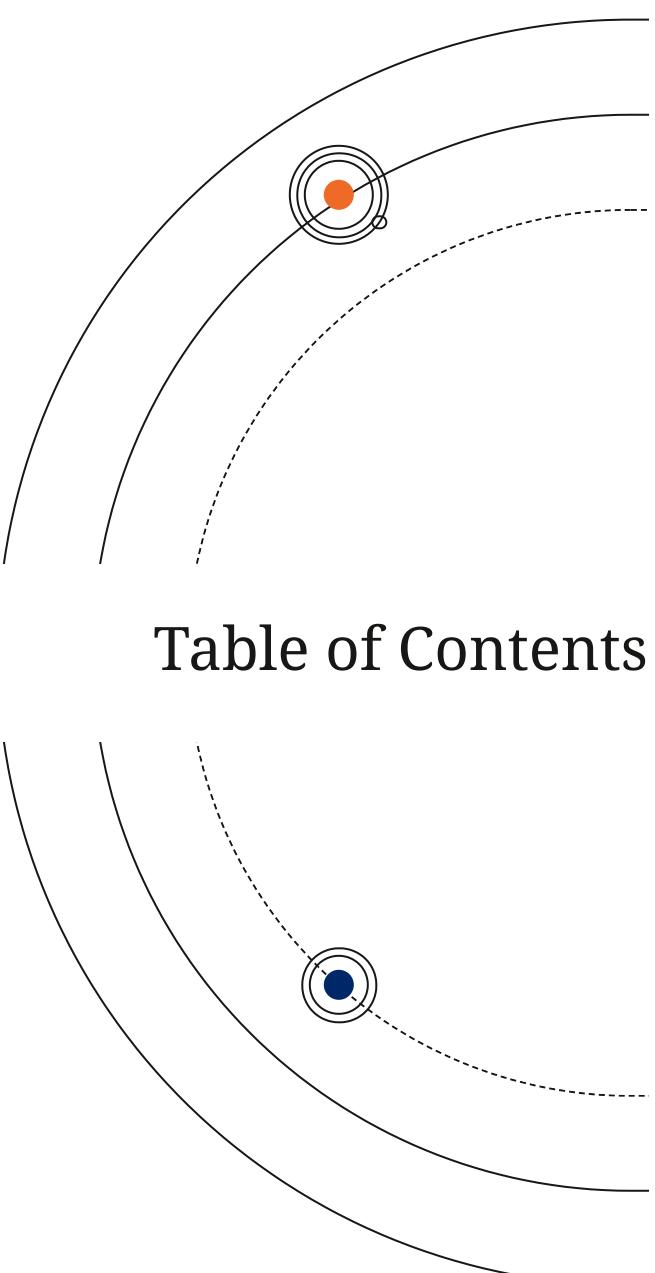
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FL #BK399768





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**SECTION 1**

## Property Information



## PROPERTY SUMMARY



SALE PRICE	\$3,600,000
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### OFFERING SUMMARY

BUILDING SIZE:	9,441 SF
YEAR BUILT:	1987
RENOVATED:	2001
ZONING:	CGD
TRAFFIC COUNT:	26,000
APN:	0074-04-0085 & 0074-04-0092
VIDEO:	<a href="#">View Here</a>

### PROPERTY HIGHLIGHTS

- Prime Bee Ridge Rd frontage
- Central Sarasota location
- Completely remodeled building & parking lot
- New roof (2024)
- Zoned for a variety of commercial uses
- Adjacent Duplex available for \$375,000, but cannot be sold individually

## PROPERTY DESCRIPTION



### VIDEO

#### PROPERTY DESCRIPTION

High-Visibility Commercial Office | Central Sarasota Fully Renovated Don't miss this exceptional opportunity to own a strategically located commercial property on Bee Ridge Road, one of Sarasota's most traveled corridors. This fully remodeled office building is move-in ready, with a brand-new roof (2024), updated interiors, and a freshly resurfaced parking lot. Its central location offers unbeatable convenience and exposure, making it ideal for medical, professional, or service-based businesses. Adjacent Duplex with same commercial zoning also available for \$375,000 but cannot be sold separately.

#### LOCATION DESCRIPTION

Positioned on the bustling Bee Ridge Road (SR 758), this property boasts exceptional visibility in one of Sarasota's most active commercial corridors. With daily traffic volumes exceeding 35,000 vehicles, Bee Ridge Road is a vital east-west artery connecting U.S. 41 (Tamiami Trail) to I-75, ensuring consistent exposure to both local and through traffic.

##### Key Nearby Landmarks:

- Sarasota Memorial Hospital - A major healthcare institution located approximately 2 miles west.
- Siesta Key Beach - Renowned for its white sands, just a 15-minute drive southwest.
- Marie Selby Botanical Gardens - A cultural attraction about 4 miles west.
- St. Armands Circle - A premier shopping and dining destination, roughly 6 miles west.

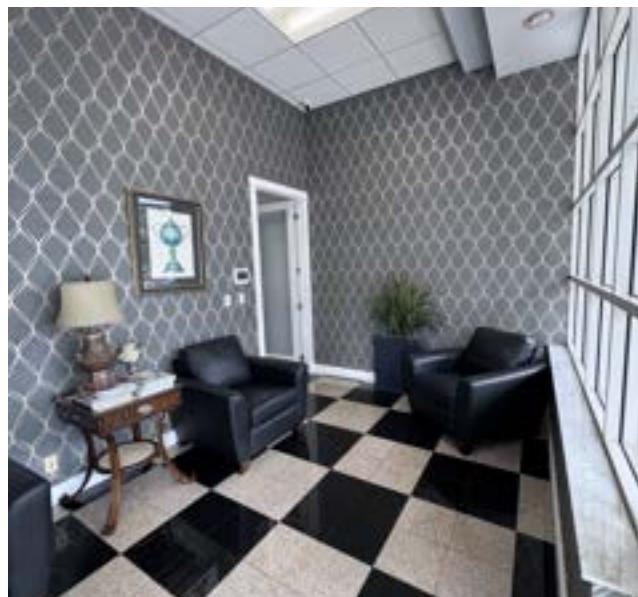
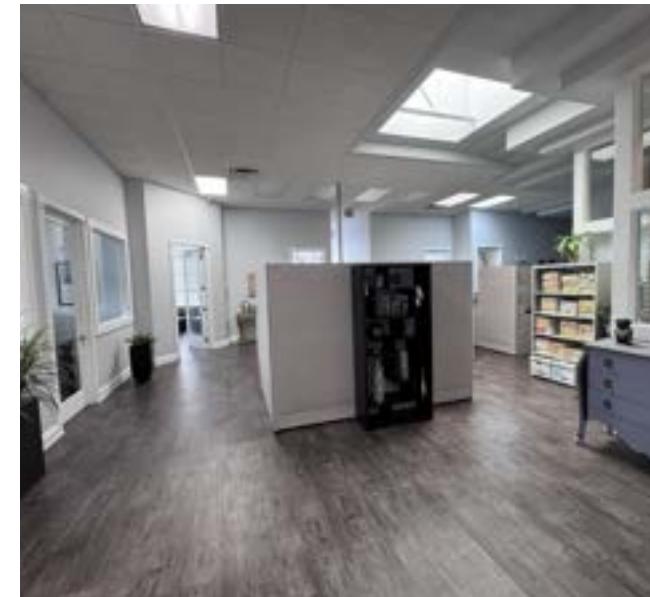
##### Accessibility:

- I-75 is approximately 3 miles east, providing seamless connectivity to the greater Tampa Bay area.
- U.S. 41 (Tamiami Trail) is about 2 miles west, offering direct access to downtown Sarasota and coastal communities.

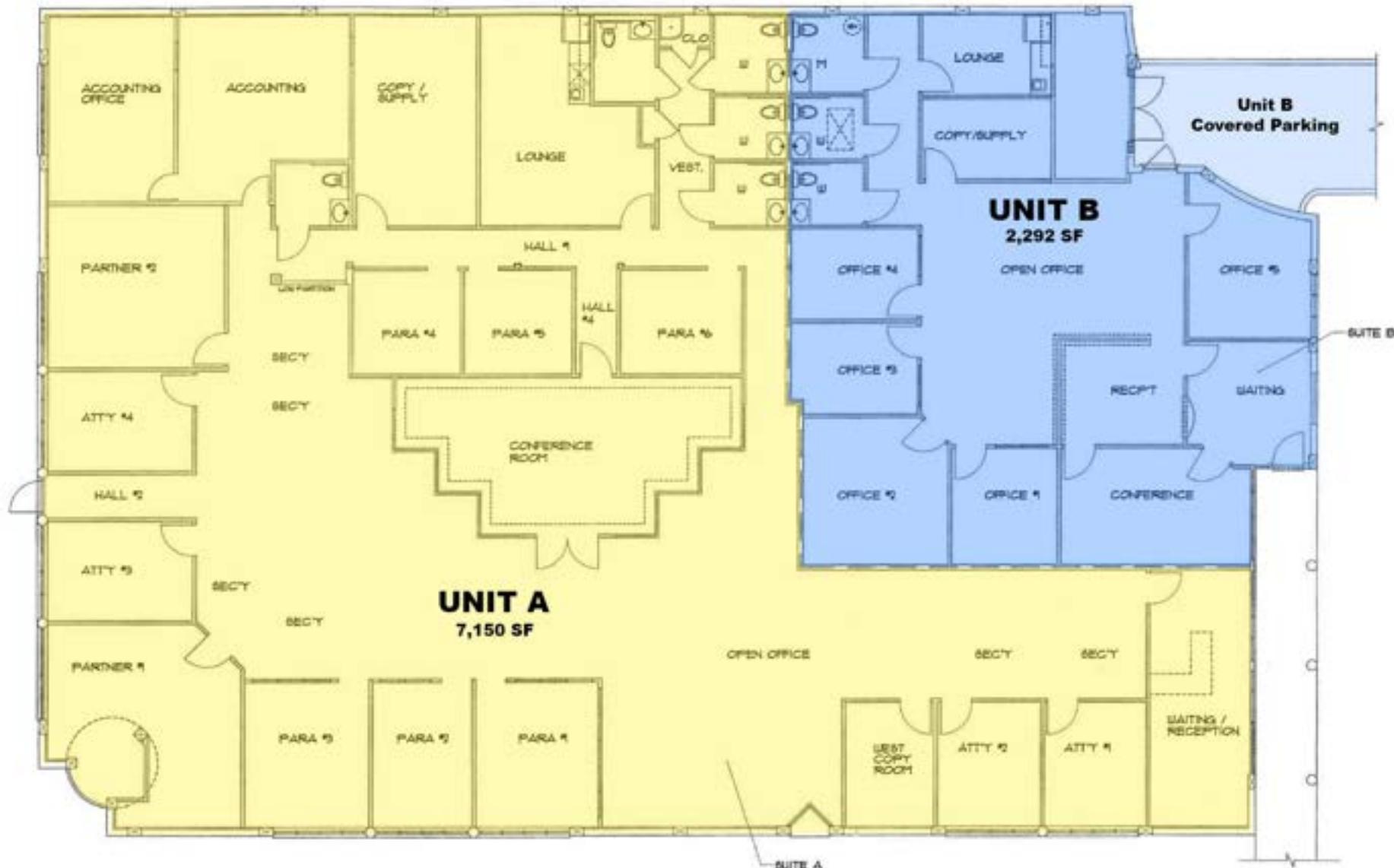
## OVERHEAD AERIAL



## COMMERCIAL OFFICE PHOTOS



# COMMERCIAL OFFICE / MEDICAL OFFICE SUITES



## INCOME POTENTIAL- DUPLEX PHOTOS



## AERIAL FACING NORTH TOWARD DOWNTOWN SARASOTA & THE RINGLING BRIDGE



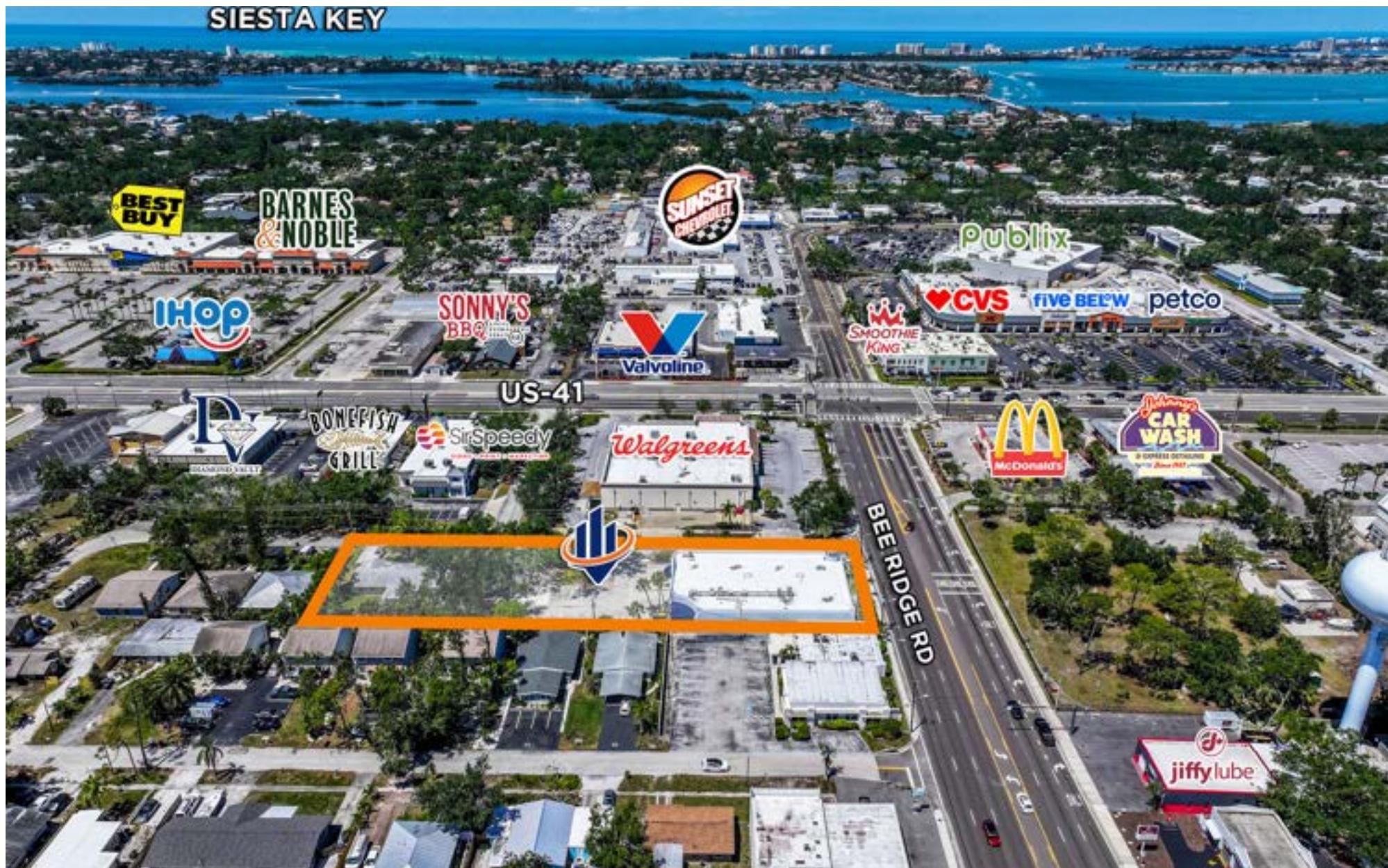
## AERIAL FACING EAST TOWARD INTERSTATE 75 AND LAKE SARASOTA



AERIAL FACING SOUTH TOWARD SARASOTA BAY



## AERIAL FACING WEST TOWARDS SIESTA KEY & ST. ARMANDS CIRCLE





## SECTION 2

# Location Information

## SARASOTA, FLORIDA



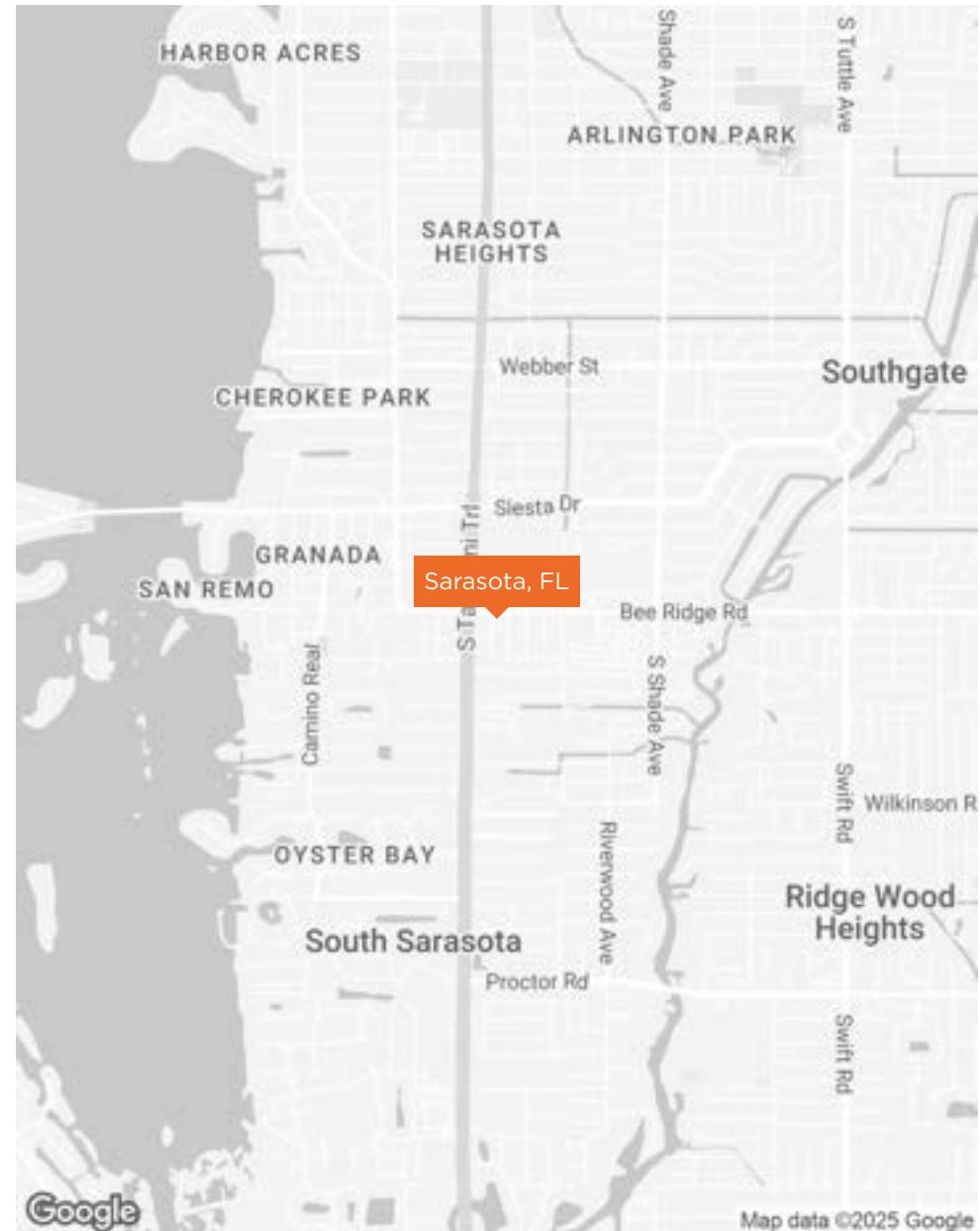
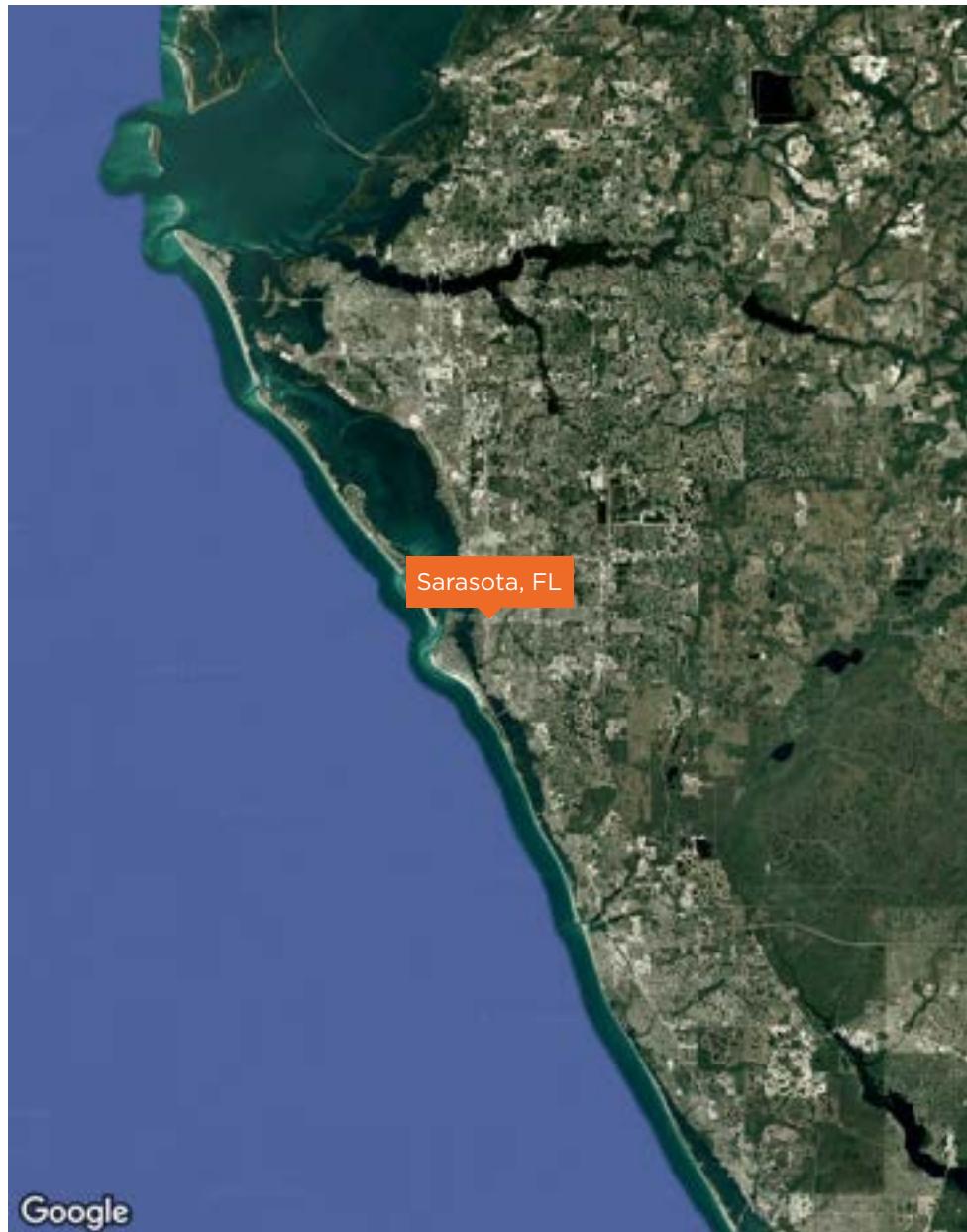
### TEXT HEADLINE

Nestled on Florida's East Coast, Sarasota is a stunning coastal oasis renowned for its pristine white-sand beaches—recognized as the #1 beach in America and the #4 beach in the world by TripAdvisor in 2025.

While the beaches are a major draw, they're just one part of what attracts approximately 2.9 million visitors each year. Sarasota is also home to a variety of world-class attractions, including the Ringling Museum and the historic Ca' d'Zan mansion, Marie Selby Botanical Gardens, Mote Marine Laboratory & Aquarium, St. Armands Circle, and Myakka River State Park.

In recent years, Sarasota has experienced significant growth in population, household income, and housing demand—making it an increasingly attractive destination for both residents and investors.

## REGIONAL MAP



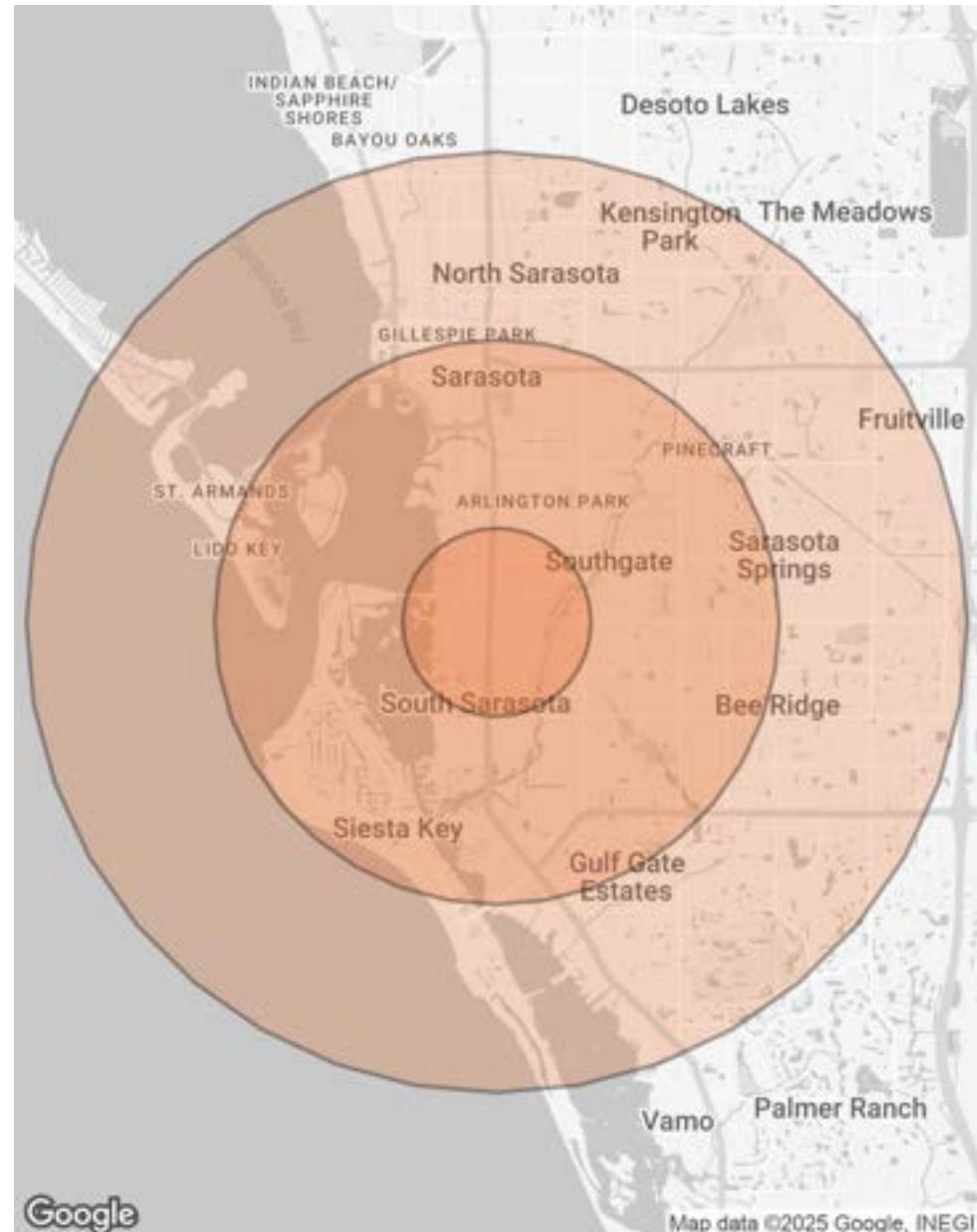


**SECTION 3**  
**Demographics**

## DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	8,554	75,701	160,894
<b>AVERAGE AGE</b>	48	52	51
<b>AVERAGE AGE (MALE)</b>	47	51	50
<b>AVERAGE AGE (FEMALE)</b>	49	54	52
<b>HOUSEHOLDS &amp; INCOME</b>			
	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	3,916	35,961	74,135
<b># OF PERSONS PER HH</b>	2.2	2.1	2.2
<b>AVERAGE HH INCOME</b>	\$122,583	\$112,691	\$106,199
<b>AVERAGE HOUSE VALUE</b>	\$732,864	\$630,274	\$533,153

Demographics data derived from AlphaMap





### MIKE MIGONE CCIM

Senior Investment Advisor

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FL #BK399768

### PROFESSIONAL BACKGROUND

Mike Migone is a Senior Investment Advisor with SVN | Commercial Advisory Group and a seasoned professional in the commercial real estate industry. Having grown up immersed in real estate—his father was a successful broker in Miami for decades—Mike brings lifelong insight, deep market knowledge, and a passion for the business to every transaction.

Recognized for his professionalism, integrity, and results-driven approach, Mike has consistently ranked among SVN's top performers. In 2024, he was the #1 advisor in sales for SVN in Florida and ranked #11 nationally. Previous accolades include #1 in Florida and #9 nationally in 2019, and #10 in Florida and #33 nationally in 2021.

Mike's expertise spans a wide array of commercial asset classes, with a strong emphasis on multi-family acquisition and medical office, retail, and land for all types of development. He specializes in site identification, deal structuring, and cost analysis and holds the Certified Land Specialist designation from SVN, backed by over \$150 million in land sales volume.

As a CCIM designee, Mike leverages advanced financial and market analysis to guide clients through high-value investment strategies. His ability to translate complex data into actionable decisions has earned him a loyal and long-standing client base.

Mike relocated from Miami to Sarasota in 1991. He and his wife, Cindy, are active in the local arts scene and support several nonprofit organizations. In their free time, they enjoy exploring area parks with their dogs and spending quality time with their family—moments they consider genuinely priceless.

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## ADVISOR BIO 2



### RYAN MCDONALD

Advisor

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### PROFESSIONAL BACKGROUND

Ryan McDonald serves as an Advisor for SVN | Commercial Advisory Group, with a focus on office, retail and land acquisition for national multifamily developers. He also has experience in wholesaling property and rental investment properties. Ryan has started and sold businesses of his own. He has also assisted partners and clients launch their businesses from inception and has worked with them through grand opening and into expansion. Being intimately familiar with all aspects of business ownership allows Ryan to approach his clients' needs from a unique and practical perspective. Born and raised in Sarasota, Ryan graduated Flagler College in St. Augustine with a BA in Business Administration. With his Grandfather having been a custom home builder and his grandmother owning her own real estate brokerage (Erdin Realty), real estate is engrained in his roots. In his spare time, Ryan serves on the Board of Directors for Save Our Y (formal known as Sarasota Family YMCA). He is also a youth archery coach for Community Day School, and enjoys golfing, shooting, fishing and time on the water.

### EDUCATION

Flagler College

BA in Business Administration

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## DISCLAIMER

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The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Proposal. If the person receiving these materials does not choose to pursue a purchase of the Property, this Proposal must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Proposal may include certain statements and estimates with respect to 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, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Proposal, 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 final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

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

This Proposal 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 expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.