



ADDRESS

**2117-2125 47th St.
Sarasota, FL 34234**

PROPERTY FEATURES

- Package of 2 side-by-side income producing buildings totaling 12,000 SF
- Great location with easy access to US-301
- Tenant with new 3 year lease in place plus two 1 year options
- Buildings in great condition with ample parking

	1 Mile	3 Miles	5 Miles
Total Households:	2,493	32,789	71,155
Total Population:	5,547	71,667	157,028
Average HH Income:	\$69,330	\$89,571	\$96,422

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It or other conditions, prior sale, lease or financing, or withdrawal without notice.



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OFFERING SUMMARY

Sale Price:	\$2,600,000
Building Size:	12,000 SF
Price / SF:	\$216.67
Cap Rate:	6.0%
NOI:	\$156,000
Year Built:	1999
Renovated:	2005
Zoning:	ILW
Market:	47th St. Industrial
Submarket:	Sarasota Bradenton North Port

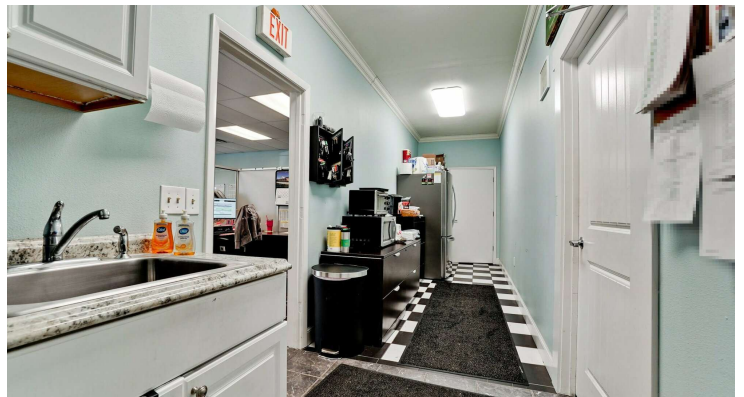
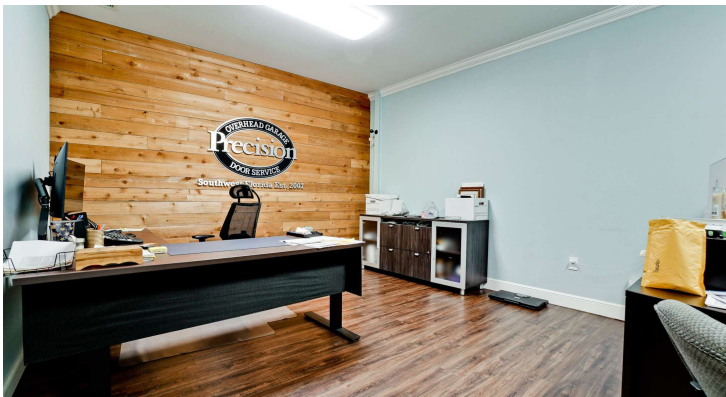
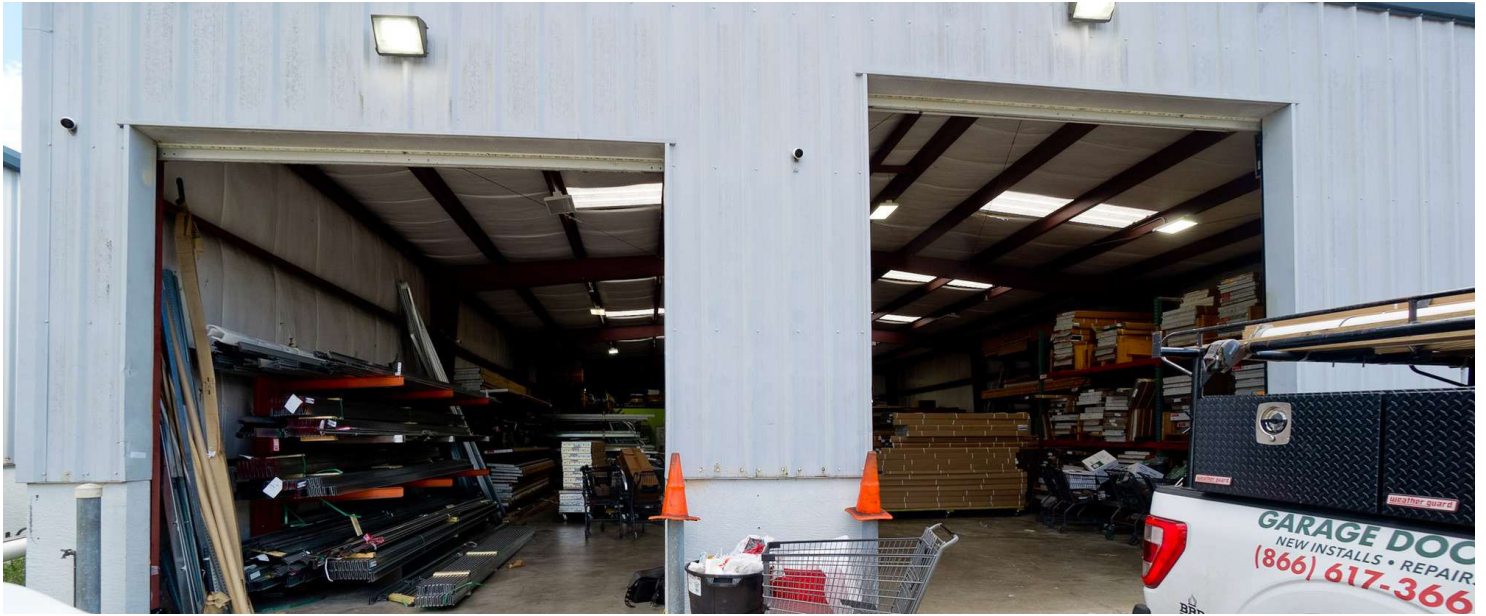
PROPERTY OVERVIEW

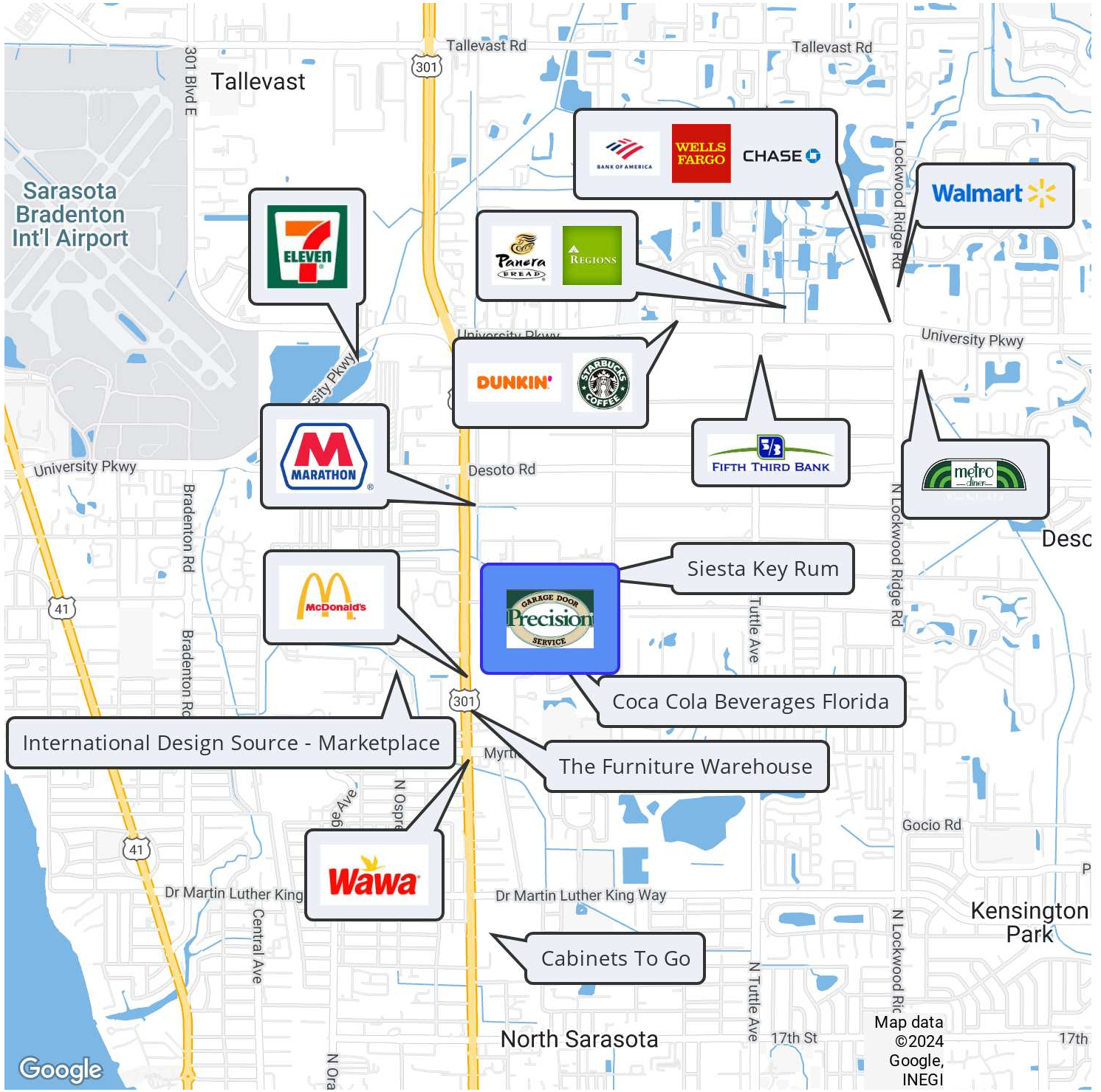
This sale consists of 2 warehouse condos, both 6,000 SF each. They are being sold as a package subject to an existing lease for a single tenant that has a new 3 year term lease in place with two 1 year options thereafter. The tenant is a local garage door company that does installation, repair, and replacement for garage doors and openers and the starting rent is \$13/SF NNN. The property is offered at \$2.6M which equates to a 6% CAP Rate. The sale is based on a newly executed lease (3 years plus two 1-year Options) with Impact Home Services, beginning on 8/26/24. They are a regional home-services company (www.impactholdings.us/locations) backed by the private equity firm Eagle Merchant Partners (www.eaglemerchantpartners.com). The service provider under this lease is a locally owned franchise of Precision Garage Door (www.precisiondoor-swfl.com). Please do not disturb tenant, call broker for showings or with any questions.

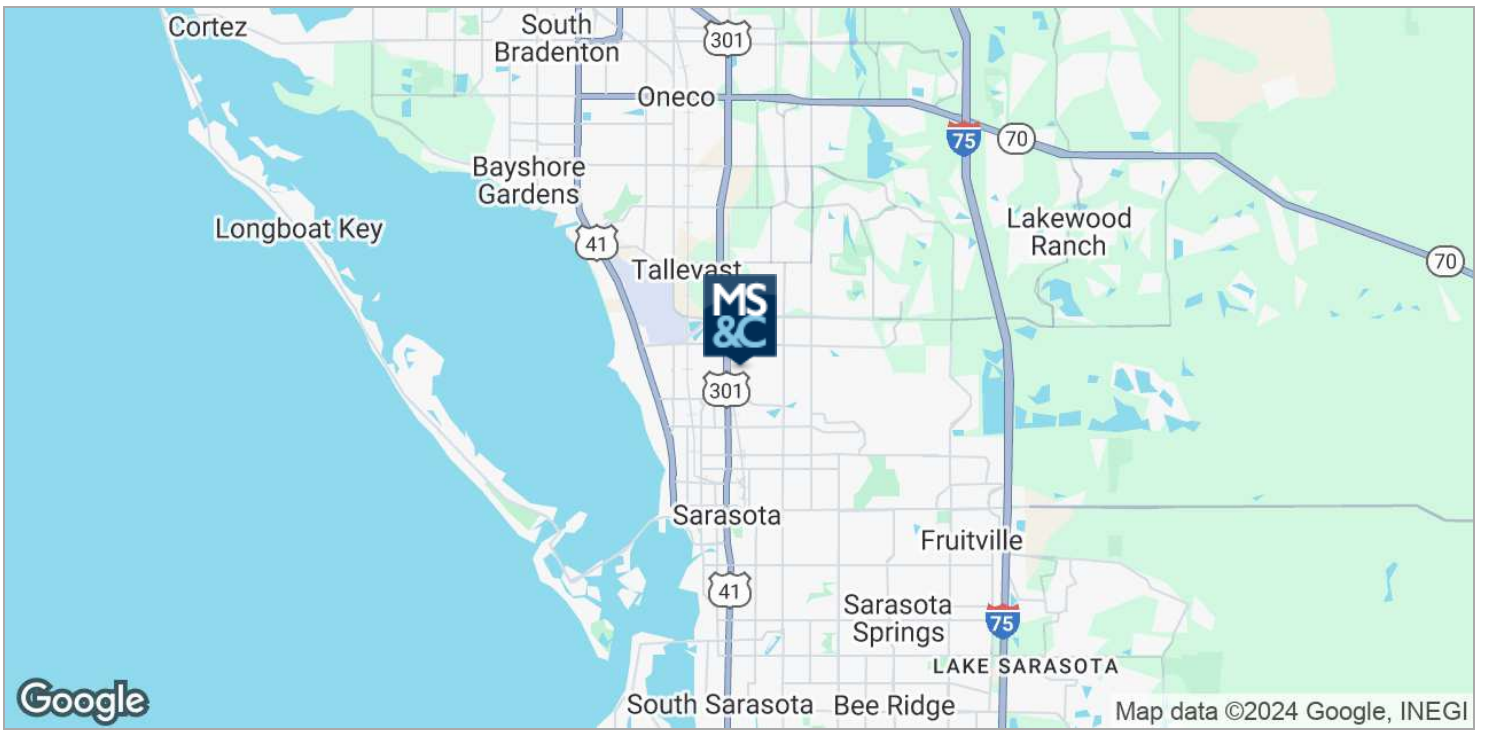
LOCATION OVERVIEW

Located in an industrial park off of 47th Street, this property is well positioned for manufacturing, distribution, and storage. Right off of US-301, this location provides easy access to US-301 and is a straight shot to I-75 via either University Pkwy or Fruitville Rd. Additionally, it is located just 5 minutes from Downtown Sarasota and approximately 10 minutes from the SRQ Airport.









Michael Saunders & Company



Licensed Real Estate Broker

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PRESENTED BY:

Lee DeLieto Jr.

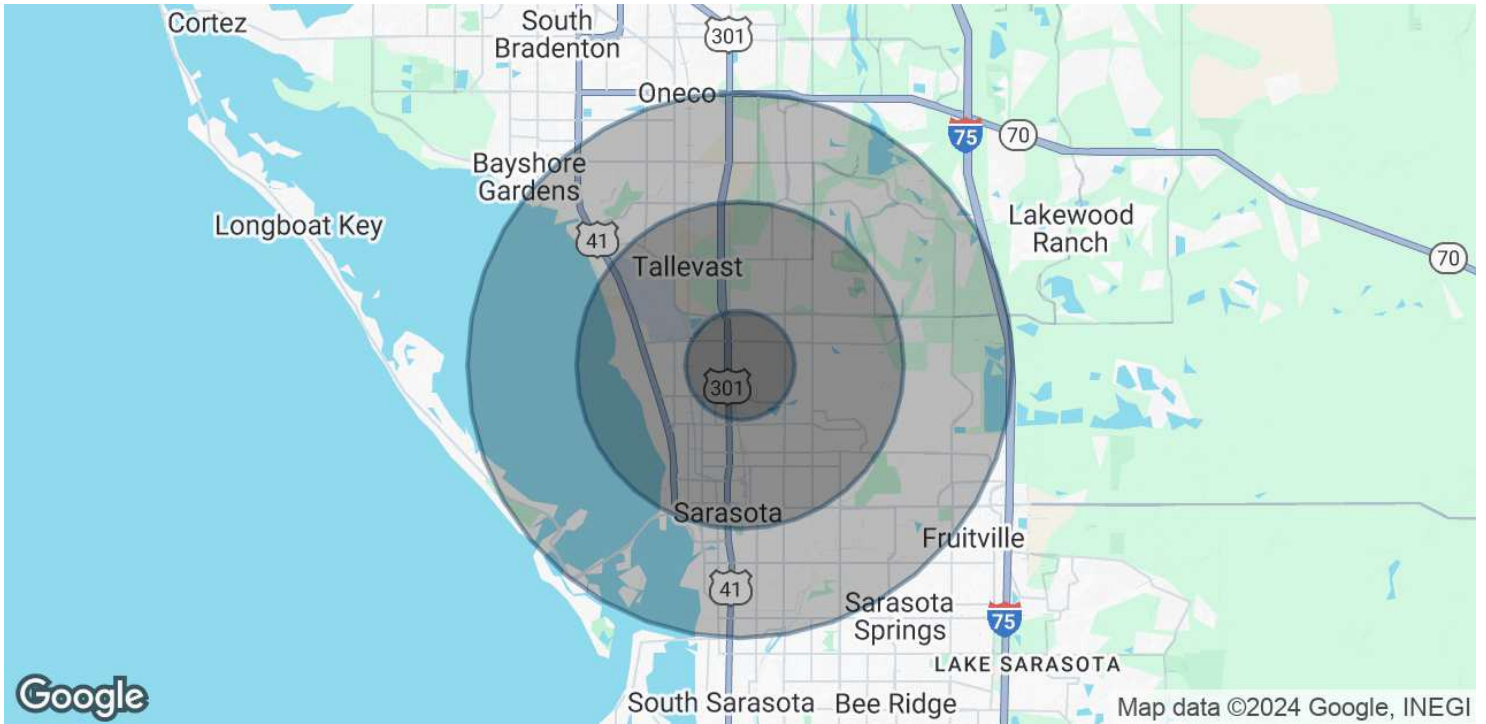
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,547	71,667	157,028
Average Age	48	48	50
Average Age (Male)	46	47	48
Average Age (Female)	50	49	51

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,493	32,789	71,155
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$69,330	\$89,571	\$96,422
Average House Value	\$265,436	\$436,435	\$449,924

Demographics data derived from AlphaMap

LEE DELIETO JR.

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PROFESSIONAL BACKGROUND

A real estate sales and commercial specialist for 19+ years, Lee DeLieto Jr. offers a uniquely informed perspective on the Sarasota and surrounding markets, helping clients to make the right decisions about their investment strategies. In 2005, Lee Jr joined his father Lee Sr, a seasoned Michael Saunders associate, to form the Company's top producing Commercial team, namely the DeLieto Team. To date, this exceptional duo has closed on hundreds of millions of dollars of commercial property, working diligently to achieve the objectives of clients and investors.

Lee's Commercial real estate services include commercial investment property, land development, site and land acquisition, office, retail, and industrial sale leasing, 1031 exchanges, and asset disposition. The DeLieto Team has the proven ability to make every investment, lease, acquisition/sale a profitable experience.

Committed to the community they serve, both Lee Jr. and Sr. are actively involved in local organizations both civic and charitable. Lee Jr currently sits on the Plymouth Harbor Board of Trustees. He is also a past board member of the Sarasota School of Arts and Sciences (SSA+S) and past President of the OGPNA (Original Gillespie Park Neighborhood Association).

As an active member in the business community, Lee Jr. is a recent past member of the Board of Directors for the Greater Sarasota Chamber of Commerce and Past Chair of their City Priorities Council. He is also the 2010 Past President of Commercial Investment Division (CID) under the Realtor Association of Sarasota and Manatee.

A graduate of the University of Florida, Lee has lived in Sarasota since 2005. Married to Valarie Wadsworth-DeLieto, a residential agent with Michael Saunders & Company, together they enjoy traveling across the United States on Lee's 2008 Harley Davidson.

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