

# Office Space for Lease on Bee Ridge Road

4109 BEE RIDGE RD SUITE 4113. SARASOTA, FL 34233



## PROPERTY DESCRIPTION

Bee Ridge Rd. office suites for lease. This building is 5,100 SF consisting of 8 office suites. Each unit has signage on the monument sign as well as the ability to put signage on the 8' storefront window facing Bee Ridge Rd. Each unit consists of different build out options (multi-room or open concept) and each have their own private restrooms. The exterior of the building had a 2022 renovation which consisted of seal coating the parking lot, updating the monument sign, painting the building and LED lighting.

## PROPERTY HIGHLIGHTS

- Bee Ridge Rd. Signage
- Recently Renovated

## OFFERING SUMMARY

Lease Rate:	\$30.00 SF/yr (MG)
Available SF:	520 SF
Building Size:	5,100 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,237	44,202	99,746
Total Population	12,928	88,130	181,543
Average HH Income	\$70,132	\$71,828	\$74,766



### TROY ROBBINS

Broker - Chief Operating Officer

941.356.1613

Troy@RobbinsCommercial.com





# 4109 Bee Ridge Rd.

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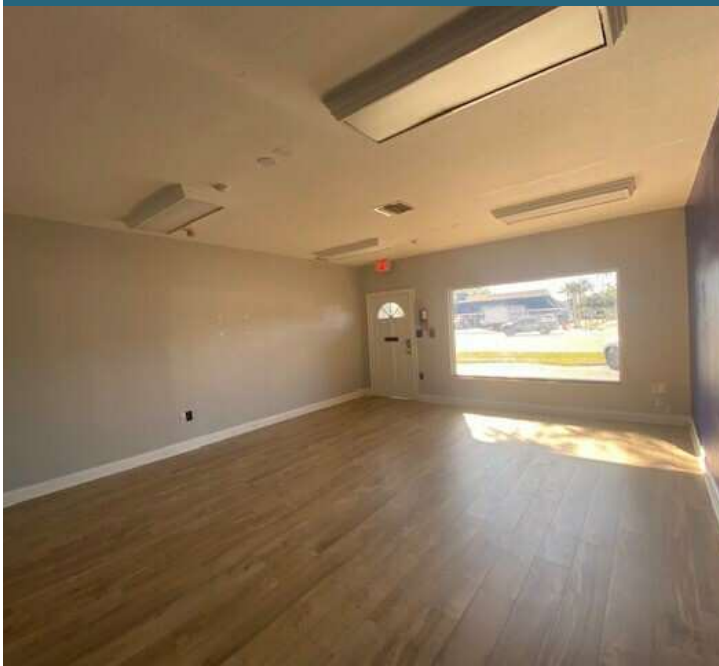
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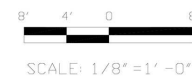
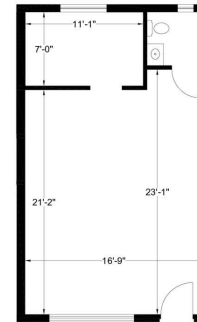
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**SUITE 4143**

Gross Leasable: 520 s.f.



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## LEASE INFORMATION

Lease Type:	MG	Lease Term:	24 months
Total Space:	520 SF	Lease Rate:	\$30.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
4123 Bee Ridge Rd	Available	520 SF	Modified Gross	\$30.00 SF/yr	520 SF office with great frontage/signage directly on Bee Ridge Road. This unit has an open floor plan with one private office and one restroom. Space has been updated with new LVP flooring, new paint, and LED lights.

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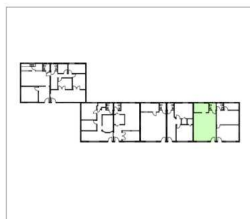
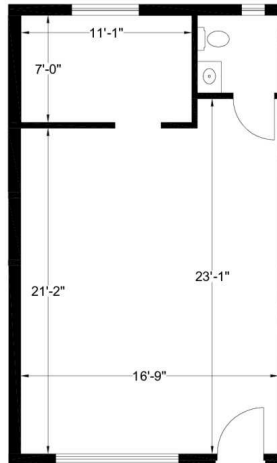
## 4109 BEE RIDGE ROAD SARASOTA, FL

(As Measured: May 2022)



### SUITE 4123

Gross Leasable: 520 s.f.



First Floor Inset



SCALE: 1/8" = 1' - 0"



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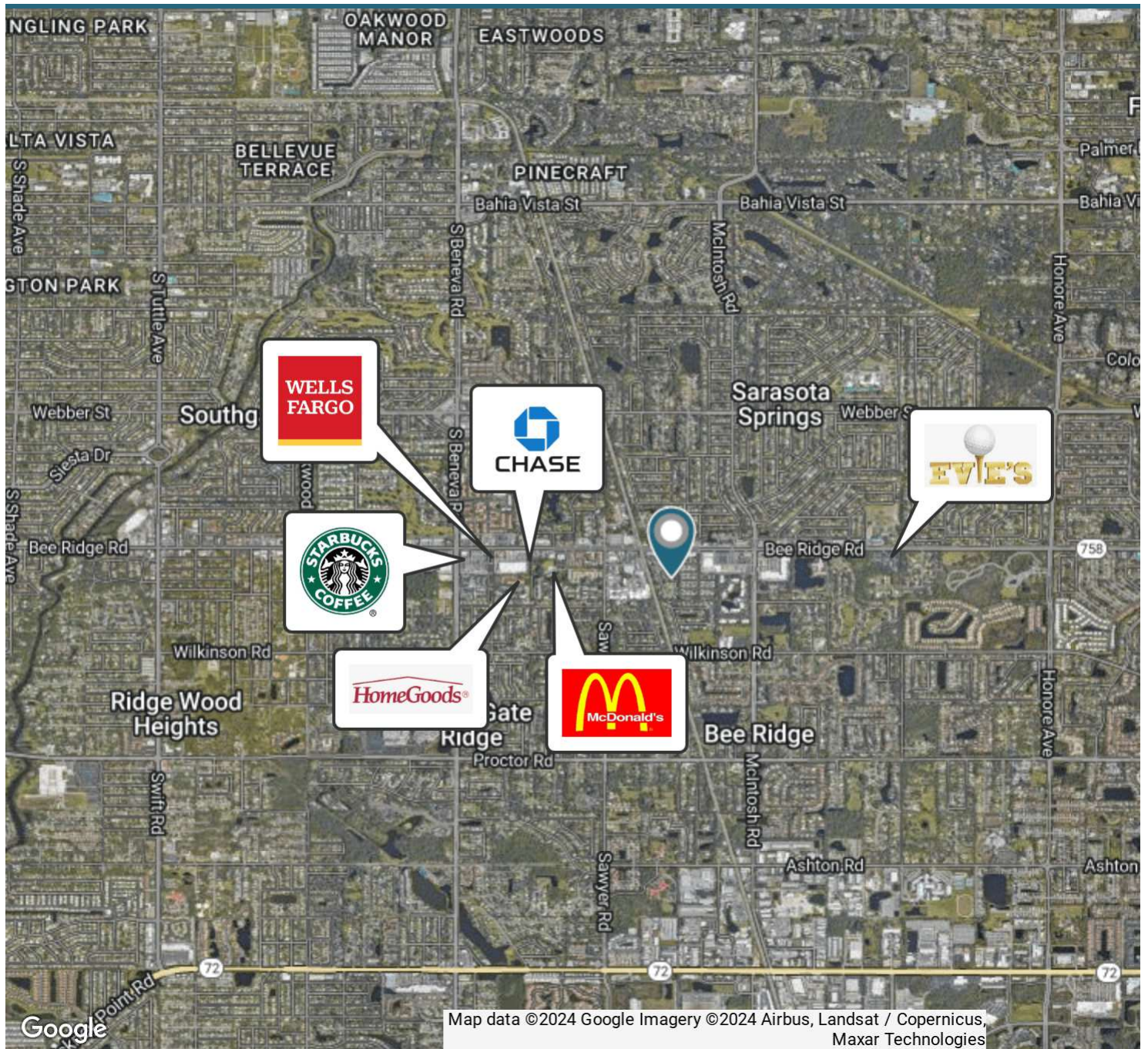
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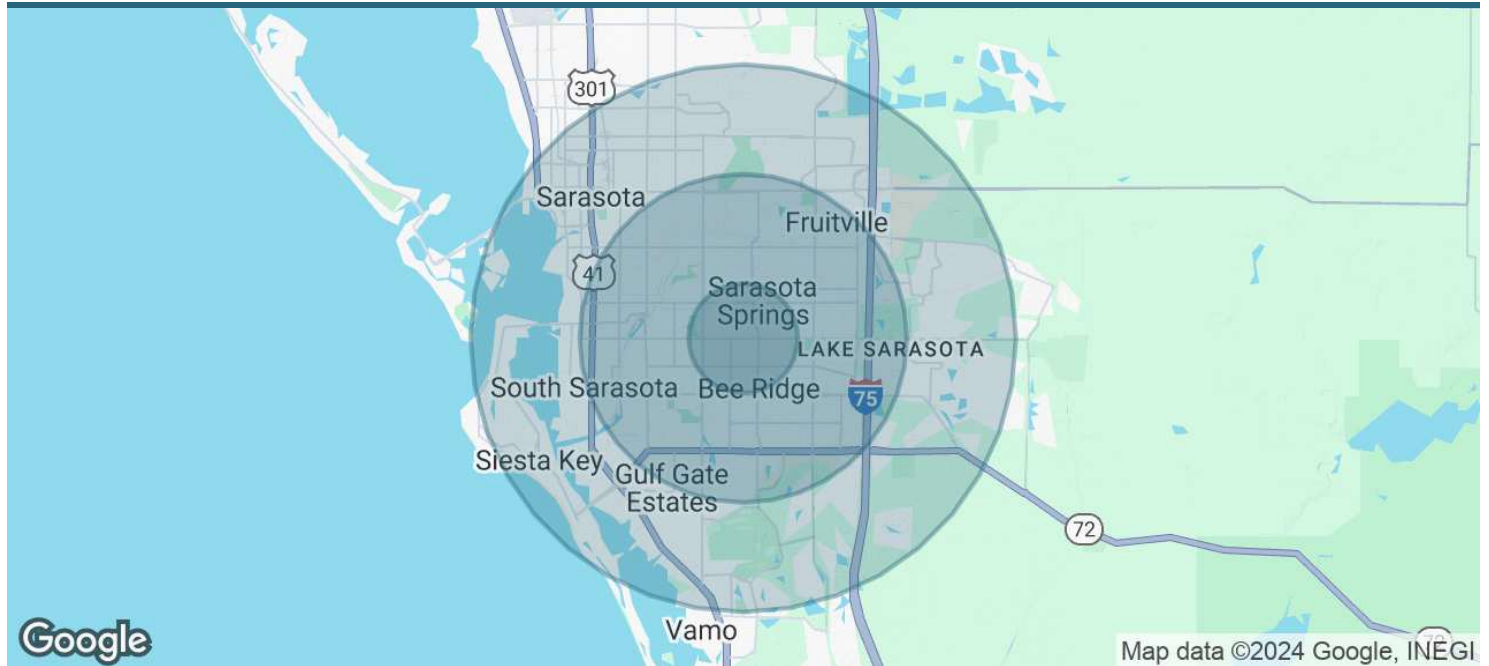
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,928	88,130	181,543
Average Age	46.1	48.7	50.3
Average Age (Male)	43.8	45.6	48.0
Average Age (Female)	48.0	51.0	52.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,237	44,202	99,746
# of Persons per HH	2.1	2.0	1.8
Average HH Income	\$70,132	\$71,828	\$74,766
Average House Value	\$288,170	\$295,298	\$329,327

\* Demographic data derived from 2020 ACS - US Census



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## TROY ROBBINS

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## PROFESSIONAL BACKGROUND

Troy was born and raised in Sarasota and is a 2nd Generation Sarasota, FL Native. He joined the family business, Harry E. Robbins Associates Inc., as a sales associate in 2006 when he was 19 years old and then completed his Brokerage License in 2016. Troy specializes in assisting Buyers, Sellers, Landlords and Tenants through the process of their Commercial Real Estate Transactions. Troy also works with investors that buy/sell cash flow properties that produce net income for his clients. Before joining the Family Business Troy graduated from Riverview High School where he was a year 3 letter-men on the Varsity Basketball team, 2 year president of the Fellowship of Christian Athletes and 4 year recipient of the Student-Athlete award. Upon Graduation he attend MCC, now State College of Florida, while studying and eventually passing his Florida Real Estate Exam.

Troy is an active member of the community serving currently or previously in multiple organizations such as multiple youth sports teams and leagues, Sertoma, an assistant coach for the boys' varsity basketball team at Riverview High School, a member of the Distinguished Alumni Foundation at Riverview High School and City Commit, which is a non-profit organization focusing on helping men become better husbands, fathers, business men and leaders in our community. Troy also is involved in Mission of Hope for over 2 decades which serves Haiti and other counties in the Caribbean providing food, education and other resources.

### Robbins Real Estate

3733 S. Tuttle Ave  
Sarasota, FL 34239



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