

SPA TREATMENT ROOM

1542 4TH STREET, SUITE 108 C, SARASOTA, FL 34236



PROPERTY DESCRIPTION

Newly finished and beautifully appointed Med Spa located in the Rosemary District. This bright and modern space includes three spa treatment rooms in this ground floor retail condo. Currently used for an established Acupuncture specialist and Chinese and Eastern Traditional Herbal Medicine dividing his time between New York and Sarasota and a Massage Therapist.

We are looking for complimentary tenants to join the existing treatment specialists.

The ideal use for either of the available spaces would be most types of spa treatments including Facials and skincare, Reiki Therapy, Red Light Therapy, Concierge Medical, Wellness, Aromatherapy just to name a few. Lease includes one 160 SF treatment room and all common areas. Available now.

LOCATION DESCRIPTION

Located in the Heart of the Rosemary District on 4th Street off Orange Avenue.

This newly constructed office condo is part of a mixed use building with office and retail businesses on the ground floor and residential condo on the upper floor

OFFERING SUMMARY

Lease Rate:	\$900.00 per month
Number of Units:	1
Available SF:	120 SF
Building Size:	948 SF

Michael Saunders & Company
LICENSED REAL ESTATE BROKER

1605 Main Street Suite 500 | Sarasota, FL
941.957.3730 | MSCcommercial.com

PRESENTED BY:

Terry Eastman, P.A.

Senior Commercial Advisor | Broker Associate
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Lease Rate

\$1,400 MONTH

LOCATION INFORMATION

Building Name	Med Spa Treatment Room
Street Address	1542 4th Street, Suite 108 C
City, State, Zip	Sarasota, FL 34236
County	Sarasota
Market	Tampa, St. Petersburg
Sub-market	Sarasota, Bradenton
Cross-Streets	4th Street and Orange Avenue
Side of the Street	South
Signal Intersection	No
Road Type	Paved
Market Type	Medium
Nearest Highway	Fruitville Road, US HWY 301
Nearest Airport	Sarasota - Bradenton International Airport

BUILDING INFORMATION

Building Size	948 SF
Building Class	A
Tenancy	Multiple
Year Built	2021
Year Last Renovated	2024
Gross Leasable Area	120 SF
Floor Coverings	ceramic tile

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Medical
Zoning	DTE
APN #	2026115004
Waterfront	No
Power	Yes

PARKING & TRANSPORTATION

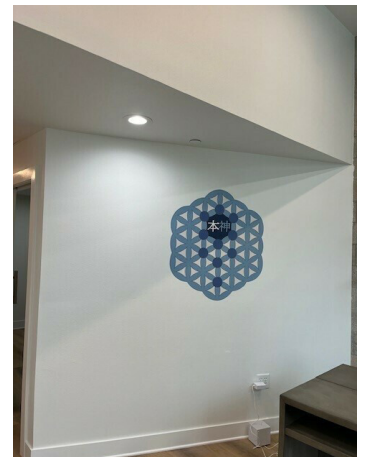
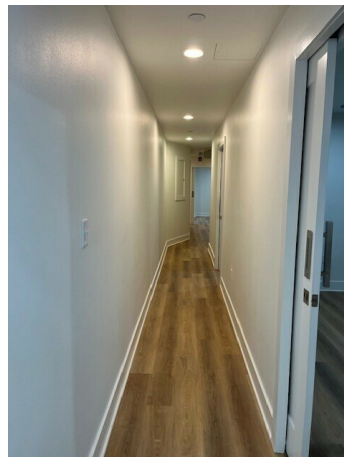
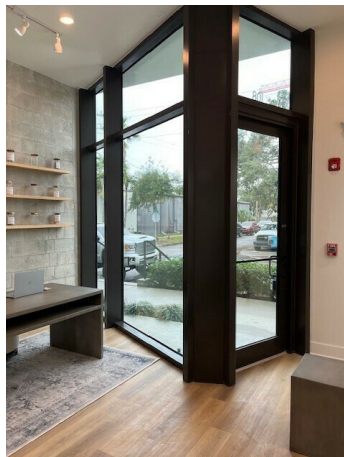
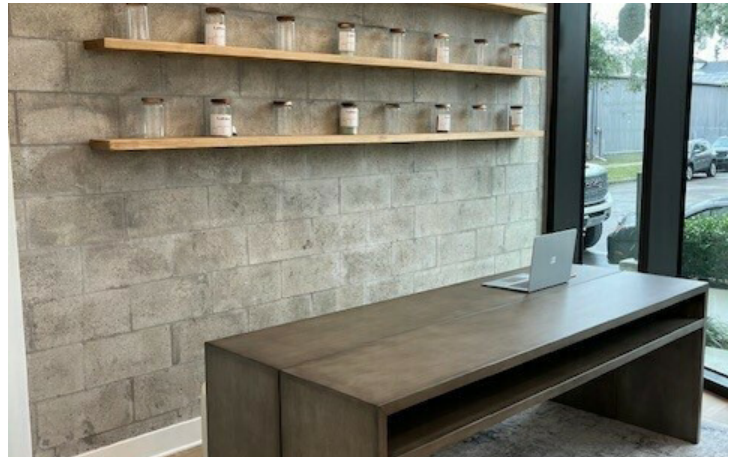
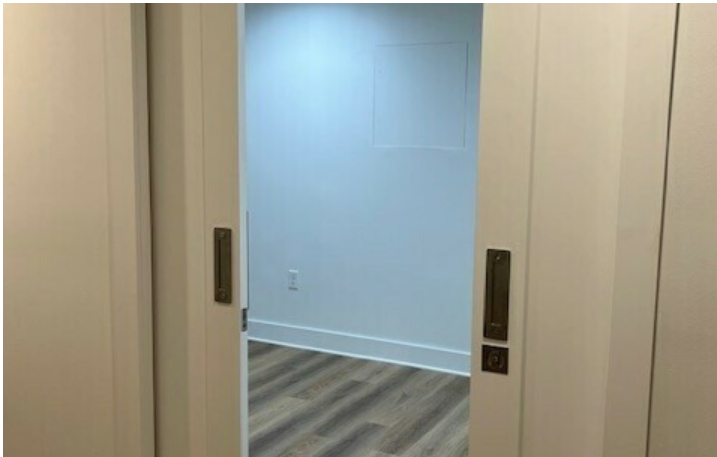
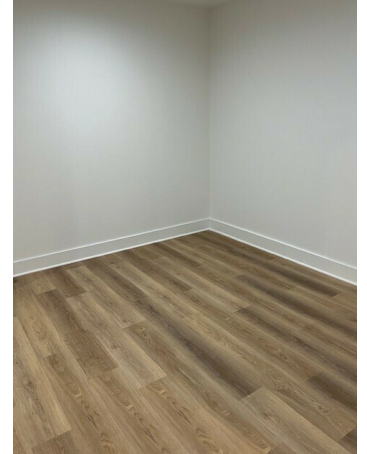
Street Parking	Yes
Parking Type	Surface

UTILITIES & AMENITIES

Security Guard	No
Central HVAC	Yes
Restrooms	one
Gas / Propane	No

SPA TREATMENT ROOMS

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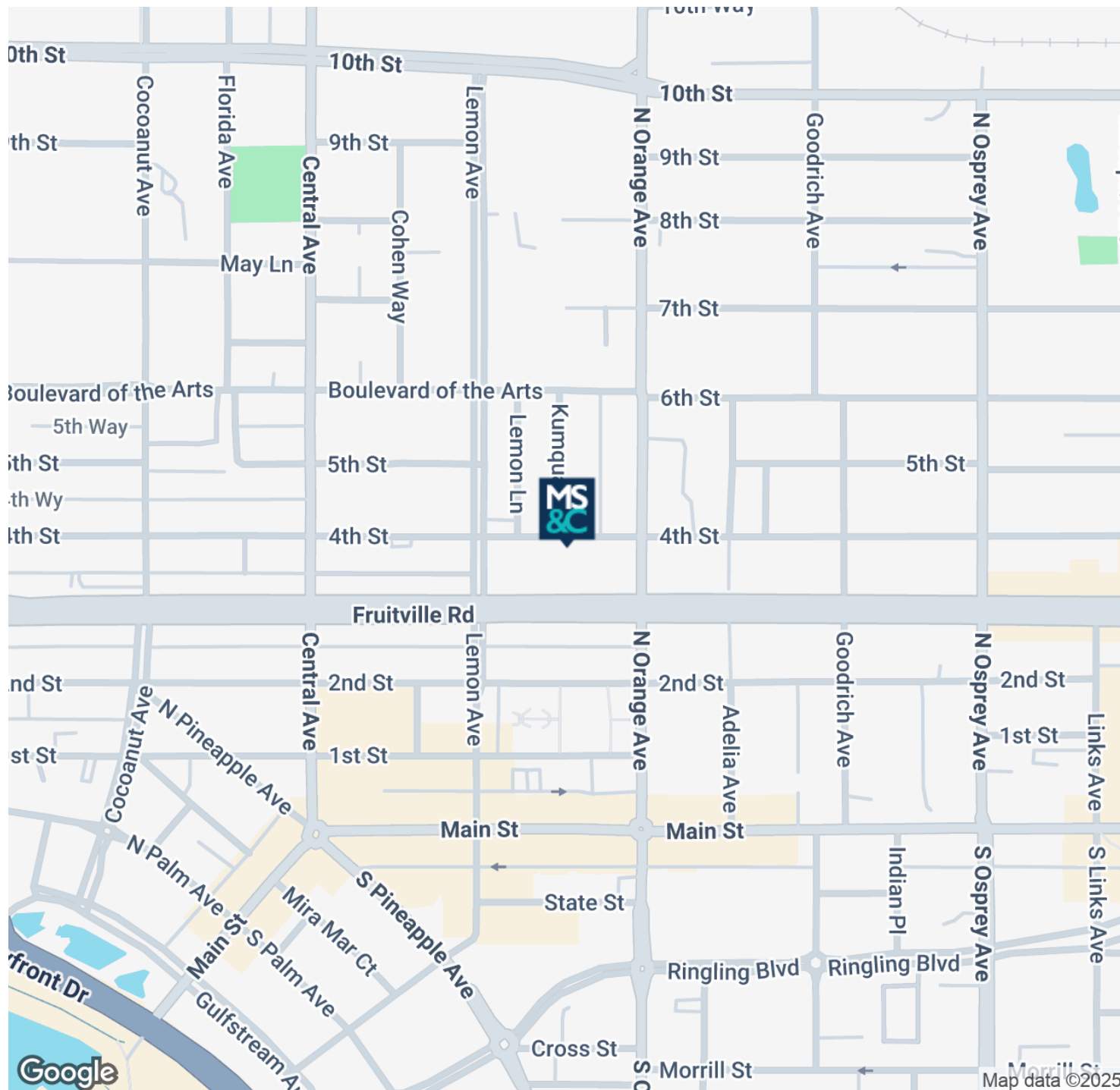
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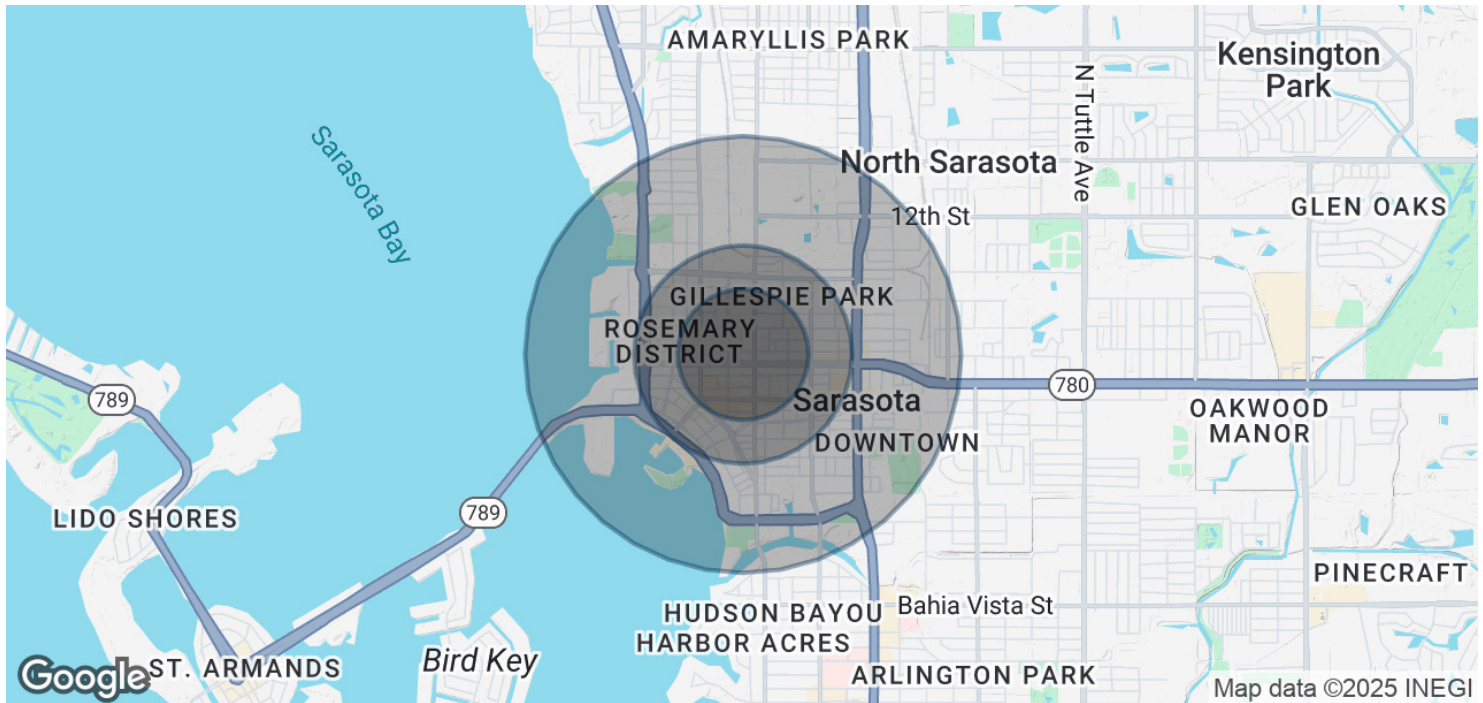
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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,004	5,539	14,588
Average Age	54	57	55
Average Age (Male)	53	56	54
Average Age (Female)	56	58	57

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,249	3,336	7,661
# of Persons per HH	1.6	1.7	1.9
Average HH Income	\$120,689	\$124,366	\$113,094
Average House Value	\$836,981	\$906,947	\$838,526

Demographics data derived from AlphaMap

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TERRY EASTMAN, P.A.

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PROFESSIONAL BACKGROUND

My career in Real Estate began in 2000 when I was first licensed as a Residential Real Estate Agent. I obtained my Brokers license in 2003.

In 2008 I had the opportunity and good fortune to join a local commercial real estate firm and team with a well established commercial agent specializing in Industrial and Warehouse properties. I have continued along that path and primarily specialize in the sales and leasing of industrial and warehouse buildings and industrial land in Manatee and Sarasota Counties. My secondary specialty is office sales and leasing. I have been involved in many notable sales and leases of industrial, office and vacant land properties in the past 17 years.

In January of 2022 I joined MSC Commercial. The change has been successful for me and I look forward to the future with a positive outlook for continued personal growth and business success.

I am 100% committed to Real Estate Services on behalf of my customers. I am dedicated to sharing my knowledge and experience to maximize my customer's return on their Real Estate Investments.

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