

**SALE**

# Plaza at Beneva

**3593-3599 WEBBER**

Sarasota, FL 34239

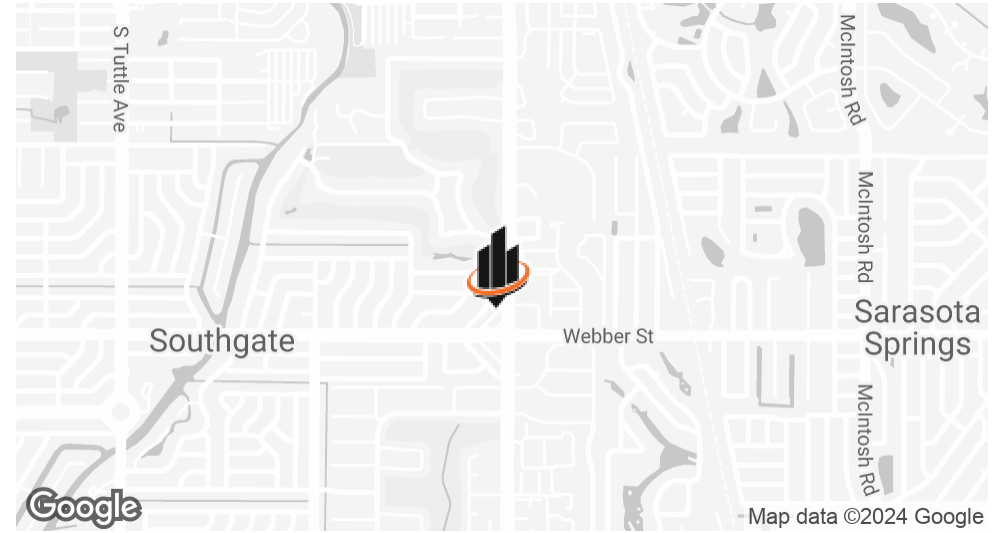
**PRESENTED BY:**

**J. CHRIS MALKIN**

O: 941.350.0235

[chris.malkin@svn.com](mailto:chris.malkin@svn.com)

## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,499,000
<b>NUMBER OF UNITS:</b>	5
<b>LOT SIZE:</b>	0.39 Acres
<b>BUILDING SIZE:</b>	5,791 SF
<b>NOI:</b>	\$98,760.00
<b>CAP RATE:</b>	6.59%

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## PROPERTY DESCRIPTION

High Traffic Sarasota Retail center (5) individual units sold as a package

## PROPERTY HIGHLIGHTS

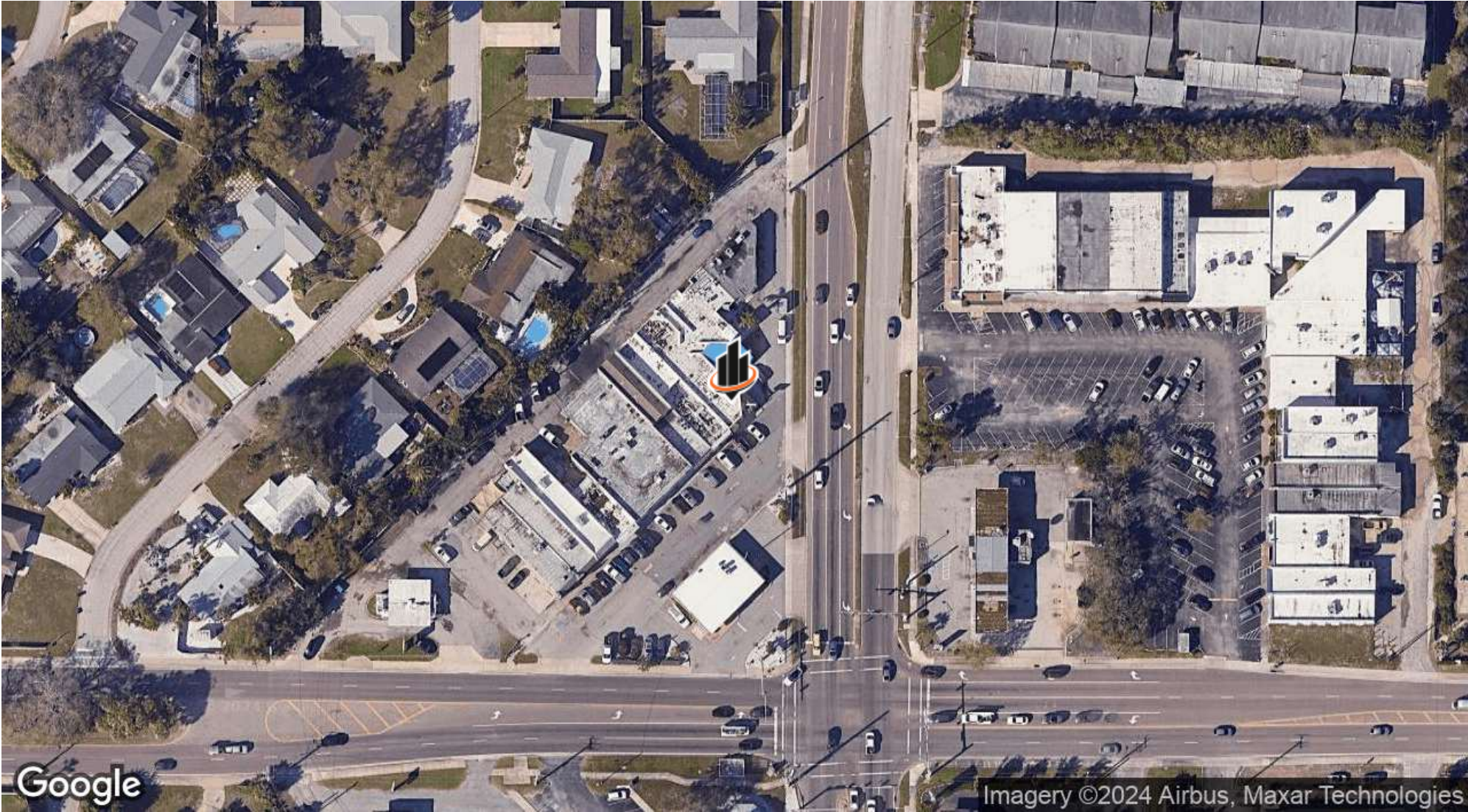
- 34000 Daily Traffic
- 100% Leased
- Value Add
- Super Location

ADDITIONAL PHOTOS



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**LOCATION MAP**

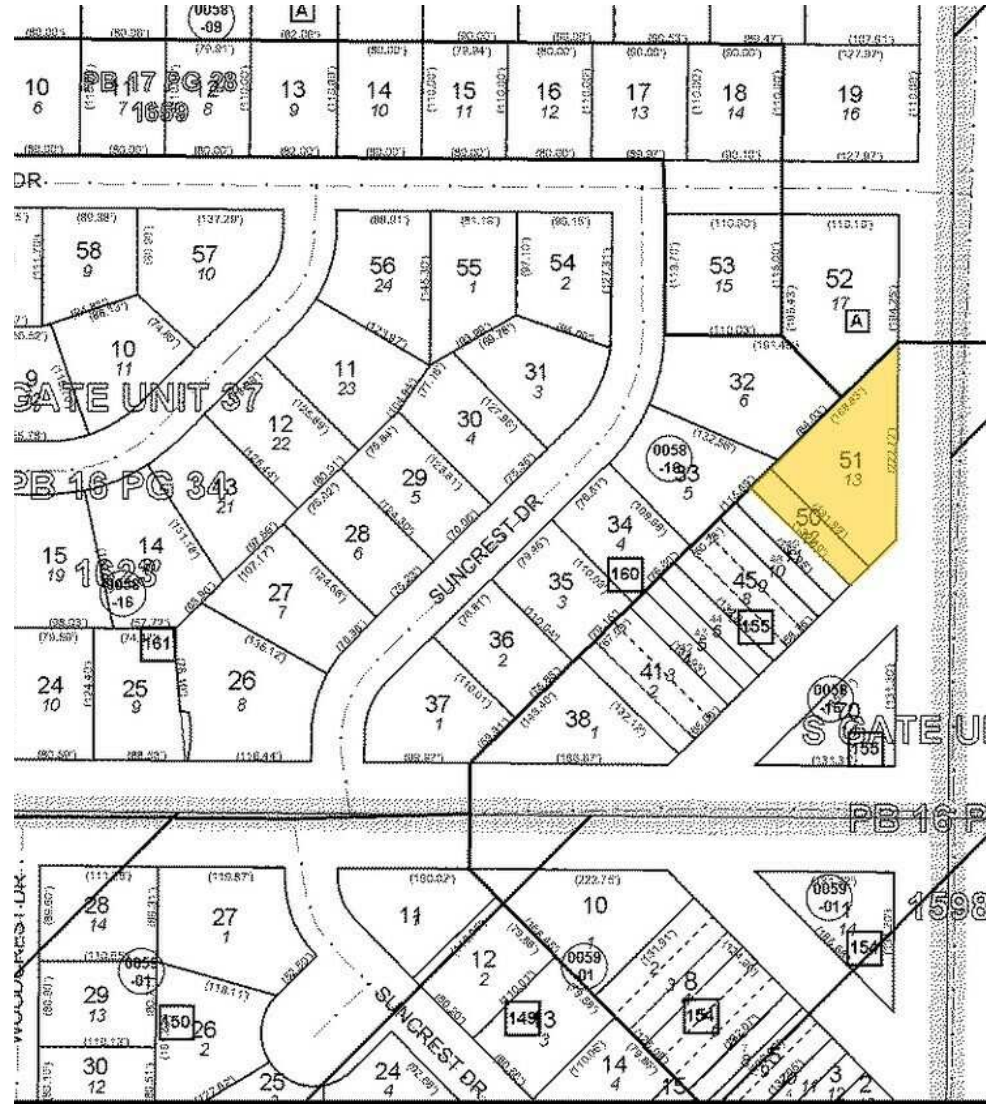


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# LAND LOTS

# OF LOTS - | TOTAL LOT SIZE - | TOTAL LOT PRICE - | BEST USE -

STATUS LOT # ADDRESS APN SUB-TYPE SIZE PRICE ZONING



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# DEMOGRAPHICS MAP & REPORT

## POPULATION

0.3 MILES 0.5 MILES 1 MILE

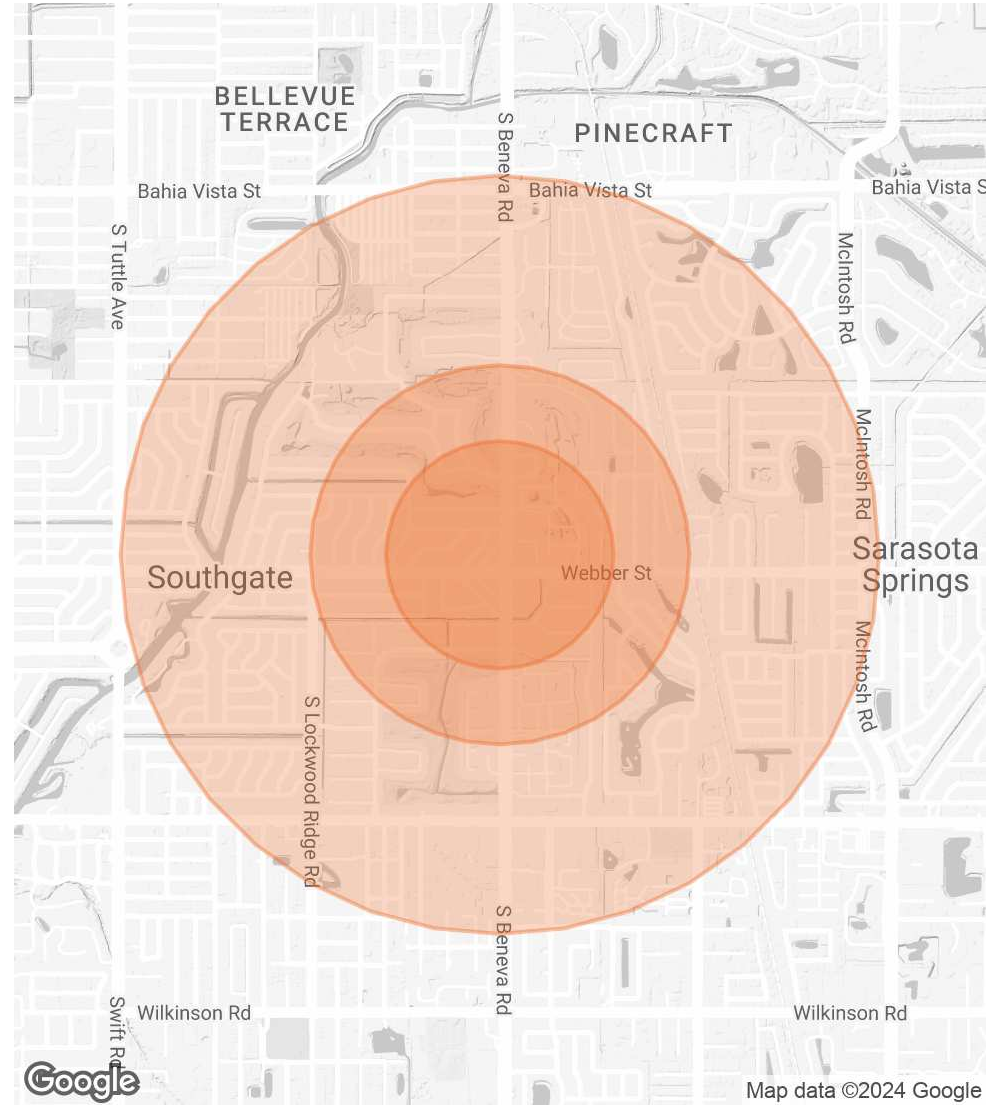
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	722	2,923	11,984
AVERAGE AGE	53	53	50
AVERAGE AGE (MALE)	0	0	0
AVERAGE AGE (FEMALE)	0	0	0

## HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	372	1,512	5,722
# OF PERSONS PER HH	1.9	1.9	2.1
AVERAGE HH INCOME	\$101,551	\$100,621	\$96,864
AVERAGE HOUSE VALUE	\$367,624	\$362,448	\$362,947

Demographics data derived from AlphaMap



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## ADVISOR BIO 1



### J. CHRIS MALKIN

Managing Director

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### PROFESSIONAL BACKGROUND

A 30+ -year SW Florida Resident, J. Chris Malkin, joined SVN in Sarasota, Florida in May of 2009, and is now a Principal Partner and Director of SVN Commercial Partners (formally LOTUS Commercial Real Estate Advisors)

With more than 30 years involvement in the commercial real estate sector nationally, as an investor and a vendor to JMB Realty, Urban Retail Properties, Simon Properties & General Growth to name a few and as a developer along the Gulf Coastal region, Chris brings knowledge and experience that strengthens and elevates SVN within the company and along Florida's Gulf and beyond. With positive results, Malkin's focus has been on Healthcare, Industrial/Flex-warehouse, Hospitality, Self Storage, Land, and multi-family assets, including traditional purchase and sale, note purchase, and acquisition of foreclosure judgments throughout the State of Florida as well as the Southern US. Additionally, Chris has managed and facilitated Bank Owned transactions related to Medical Office, Industrial, Hospitality, Self-Storage, flex-warehouse and residential subdivisions assets to highlight just a few.

Malkin and partners launched the SVN office whose primary market area covered the local 3 counties and now spans the west coast down to Lee and Collier counties. Along with the efforts of his partners, SVN has penetrated the market by providing a wide range of commercial real estate services including sales/leasing, Broker Opinion of Values, property management & stabilization and commercial association management.

**SVN | Commercial Partners**  
2044 Constitution Boulevard  
Sarasota, FL 34321  
941.366.1004

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## SVN BY THE NUMBERS



# SVN<sup>®</sup> by the numbers



200+

Office Owners

2,200

Advisors & Staff

\$14.9B

Total value of sales & lease transactions

5

Global Offices & expanding

7+7

Core services & speciality practice areas

57M+

SF in properties managed

We believe in the power of **collective strength** to accelerate growth in commercial real estate. Our global coverage and amplified outreach to traditional, cross-market, and emerging buyers and tenants allows us to drive outsized success for our clients, colleagues, and communities. Our unique business model is **built on the power of collaboration and transparency and supported by our open, inclusive culture**. By proactively promoting properties and sharing fees with the entire industry, we build lasting connections, create superior wealth for our clients, and prosper together.

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SVN | COMMERCIAL PARTNERS 8





# The 9.6% report

A REPORT ON THE PRICING  
ADVANTAGE OF COOPERATION

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**SVN® ADVISORS SHARE FEES BECAUSE IT CREATES MORE DEMAND AND SUPERIOR VALUE FOR OUR CLIENTS.**

SVN® economists analyzed 15,000 records of sales between \$2.5 and \$20 million in the four core building types- industrial, multifamily, office and retail.\*

## The Result?

The average price per square foot was higher in every asset class for transactions involving two separate brokerage firms. In aggregate, **the average selling price was 9.6% higher with brokerage cooperation.**

## Think About it.

When a broker says they know all the buyers for a property, do they really? With 65% of buyers coming from out of market, how could they?

250 years ago, Adam Smith wrote down the basic laws of supply and demand: The higher the demand for a product, the higher the sales price.

\*Peter Froberg and Viroj Jienwatcharamongkhol, Cooperation in Commercial

## It's common sense

Marketing a property to the widest possible audience increases the price for an owner. This is how SVN Advisors operate - we share fees and build trust, driving outsized success for our clients and our colleagues.

**Visit [svn.com](https://svn.com) to find out more.**

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