



LEASE

North Tamiami Trail Office Space

7778 WESTMORELAND DR

Sarasota, FL 34243

PRESENTED BY:

BEN GRAHAM

O: 941.928.1546

ben.graham@svn.com

GAIL BOWDEN

O: 941.223.1525

gail.bowden@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$22.00 SF/yr (NNN)
NUMBER OF UNITS:	1
AVAILABLE SF:	1,500 SF
BUILDING SIZE:	2,412 SF
ZONING:	GC
APN#:	6667800004

PROPERTY DESCRIPTION

Uncover the ideal location for your business. This property boasts 1,500 square feet of space and includes seven parking spots. Its prime layout is highly functional, making it suitable for various types of businesses. Additionally, its strategic location offers easy access and excellent visibility along US 41.

PROPERTY HIGHLIGHTS

- Strategic location with excellent visibility and convenient access
- Highly functional layout suitable for a wide range of businesses

BEN GRAHAM

O: 941.928.1546

ben.graham@svn.com

GAIL BOWDEN

O: 941.223.1525

gail.bowden@svn.com

PROPERTY DETAILS

LEASE RATE	\$22.00 SF/YR
------------	----------------------

LOCATION INFORMATION

BUILDING NAME	North Tamiami Trail Office Space
STREET ADDRESS	7778 Westmoreland Dr
CITY, STATE, ZIP	Sarasota, FL 34243
COUNTY	Manatee
MARKET	Sarasota
SUB-MARKET	Bradenton
CROSS-STREETS	Westmoreland Dr & Tamiami Trail (US 41)
TOWNSHIP	35
RANGE	17
SECTION	35
SIDE OF THE STREET	South
SIGNAL INTERSECTION	No
ROAD TYPE	Highway
MARKET TYPE	Large
NEAREST HIGHWAY	0 Miles to US 41
NEAREST AIRPORT	.9 Miles to Sarasota Bradenton International Airport

PROPERTY INFORMATION

PROPERTY TYPE	Office
PROPERTY SUBTYPE	Office Building
ZONING	GC GENERA
LOT SIZE	0 SF
APN #	6667800004
LOT FRONTAGE	60 ft
LOT DEPTH	63 ft
CORNER PROPERTY	No
TRAFFIC COUNT	38500
TRAFFIC COUNT STREET	Tamiami Trail
WATERFRONT	No
THOMAS GUIDE PAGE #	32
POWER	Yes

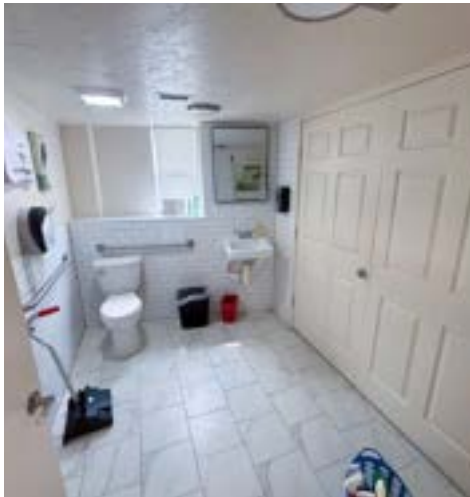
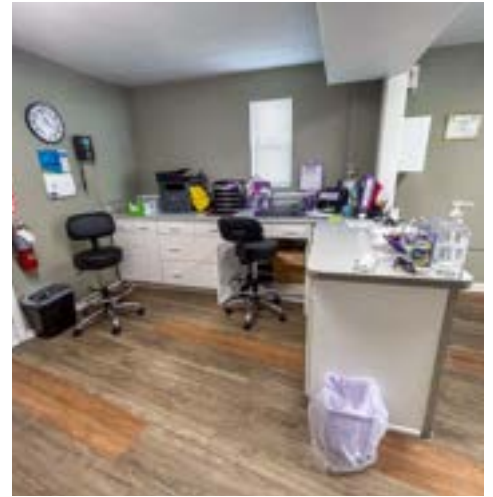
BUILDING INFORMATION

BUILDING SIZE	2,412 SF
BUILDING CLASS	B
OCCUPANCY %	50%
TENANCY	Multiple
CEILING HEIGHT	10 ft
MINIMUM CEILING HEIGHT	9 ft
NUMBER OF FLOORS	2
AVERAGE FLOOR SIZE	1,050 SF
YEAR BUILT	1952
YEAR LAST RENOVATED	2022
GROSS LEASABLE AREA	2,412 SF

BEN GRAHAM
O: 941.928.1546
ben.graham@svn.com

GAIL BOWDEN
O: 941.223.1525
gail.bowden@svn.com

ADDITIONAL PHOTOS



BEN GRAHAM
O: 941.928.1546
ben.graham@svn.com

GAIL BOWDEN
O: 941.223.1525
gail.bowden@svn.com

AERIAL MAP



BEN GRAHAM
O: 941.928.1546
ben.graham@svn.com

GAIL BOWDEN
O: 941.223.1525
gail.bowden@svn.com

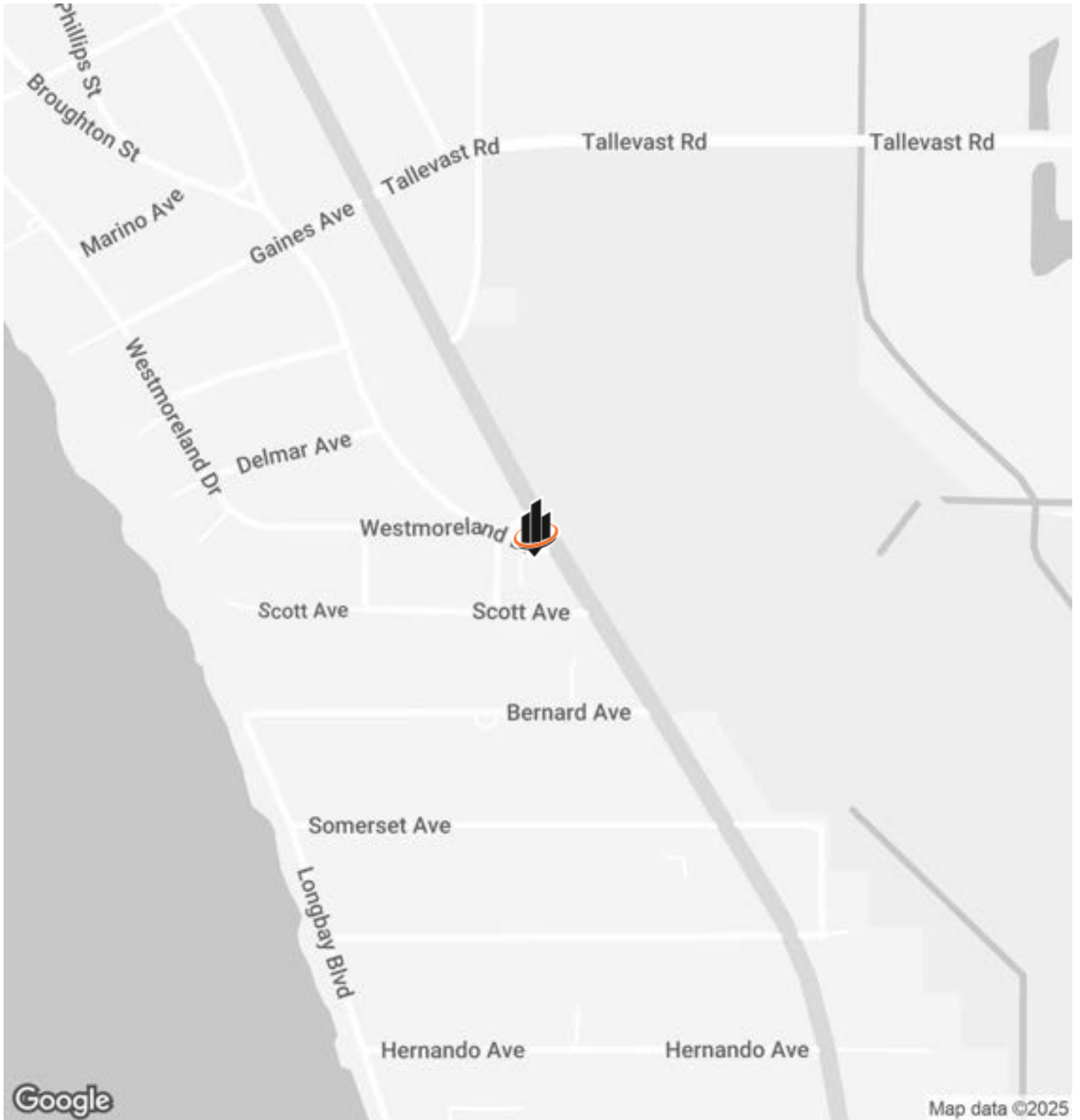
AERIAL MAP



BEN GRAHAM
O: 941.928.1546
ben.graham@svn.com

GAIL BOWDEN
O: 941.223.1525
gail.bowden@svn.com

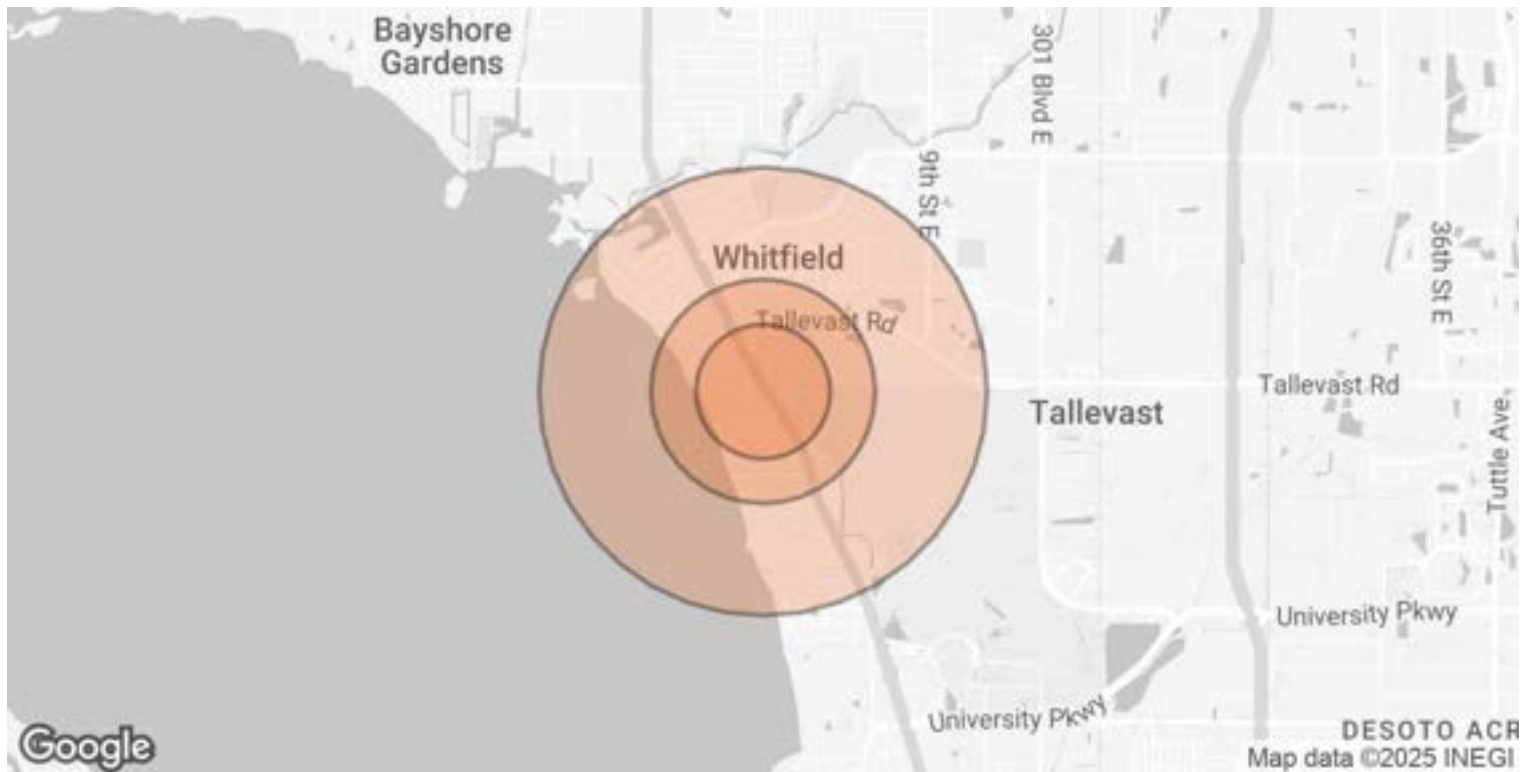
LOCATION MAP



BEN GRAHAM
O: 941.928.1546
ben.graham@svn.com

GAIL BOWDEN
O: 941.223.1525
gail.bowden@svn.com

DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	148	672	2,943
AVERAGE AGE	46	47	47
AVERAGE AGE (MALE)	44	46	47
AVERAGE AGE (FEMALE)	48	48	47
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	61	281	1,211
# OF PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	\$99,632	\$101,433	\$103,222
AVERAGE HOUSE VALUE	\$524,383	\$478,721	\$451,843

Demographics data derived from AlphaMap

BEN GRAHAM
 O: 941.928.1546
 ben.graham@svn.com

GAIL BOWDEN
 O: 941.223.1525
 gail.bowden@svn.com



BEN GRAHAM

Senior Advisor

ben.graham@svn.com

Direct: **941.928.1546** | Cell: **941.928.1546**

PROFESSIONAL BACKGROUND

As a United States Marine Corps Veteran, Ben learned the value of honor, courage, and commitment early in life and these core values have influenced all aspects of his business career. His passion for client care and providing the highest levels of service create a genuine trust in his business relationships.

In addition to his service in the military, Ben has excelled in several of Florida's top firms. The Ritz Carlton, PGA Fed-Ex Tour VIP - Sponsorship Sales, Executive Level Advertising Sales and was consistently in the Top Sales Agents for Michael Saunders & Co.

His honest and professional approach to the clientele he works with creates a sense of confidence that translates into continued business and mutually beneficial relationships.

Travel, friends, volunteering, golf, beaches, and musical entertainment are a few of his favorite pastimes. Living in Southwest Florida for the past 21 years, and working throughout the state of Florida, gives his clients a unique advantage and understanding of the Florida market.

SVN | Commercial Advisory Group

1626 Ringling Boulevard, Suite 500

Sarasota, FL 34236

941.387.1200

BEN GRAHAM

O: 941.928.1546

ben.graham@svn.com

GAIL BOWDEN

O: 941.223.1525

gail.bowden@svn.com



GAIL BOWDEN

Senior Investment Advisor

gail.bowden@svn.com

Direct: **941.223.1525** | Cell: **941.223.1525**

PROFESSIONAL BACKGROUND

Gail Bowden, Senior Investment Advisor and founder of Global Medical Team, brings a unique blend of strategic creativity and expertise to the SVN Commercial Advisory Group team. Drawing on over thirty years of experience, Bowden is well known for her business ingenuity and ability to navigate the complexities of venture capital, project finance, construction, and development.

Her project list is extensive, as well as her list of accomplishments as an expert and industry leader.

SVN Certified Specialist in Office, Self-Storage, Industrial, and Retail

Real Estate Forum's Women of Influence 2020 & 2016

SVN's prestigious honor "Partners Circle" 2022, 2021, 2019, 2015 & 2014

MS&C Commercial Presidents Circle, Top Team Outstanding Performance 2018 & 2017

Four-time Top CRE Advisor; Top Producer; Top Sale Transaction

Ranked #11 worldwide & #2 in Florida with SVN 2019

Ranked #3 worldwide & #1 in Florida with SVN 2015

Ms. Bowden is well-known for closing complex and varied commercial investment projects, specializing in medical office, self-storage, retail, and industrial properties. Gail's propensity for guiding clients to appropriate financing and her skill for identifying the most suitable investors for each deal has contributed to her career sales total of over \$600 million.

From contract to closing, Gail handles each client with exceptional care, ensuring that every transaction element is presented clearly and logically. Known for thorough research, stamina, and patience, Gail's ability to communicate clearly with all sides in any negotiation has established her as a true professional. A passion for travel has enhanced Gail's ability to develop and cultivate long-standing relationships with real estate and development professionals worldwide.

RECENT TRANSACTIONS

- SOLD | Mount Dora, FL | Medical Office Building | \$16,300,000

SVN | Commercial Advisory Group

1626 Ringling Boulevard, Suite 500

Sarasota, FL 34236

941.387.1200

BEN GRAHAM

O: 941.928.1546

ben.graham@svn.com

GAIL BOWDEN

O: 941.223.1525

gail.bowden@svn.com



PRESENTED BY:

Ben Graham

O: 941.928.1546
ben.graham@svn.com

Gail Bowden

O: 941.223.1525
gail.bowden@svn.com