

SALE

North Tamiami Trail Mixed Use Investment Site

7778 WESTMORELAND DR

Sarasota, FL 34243

PRESENTED BY:

BEN GRAHAM

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GAIL BOWDEN

O: 941.223.1525

gail.bowden@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

| | |
|-------------------------|-------------|
| SALE PRICE: | \$1,100,000 |
| NUMBER OF UNITS: | 2 |
| LOT SIZE: | 3,136 SF |
| BUILDING SIZE: | 2,412 SF |
| ZONING: | GC |
| APN#: | 6667800004 |
| NOI: | \$65,969.96 |
| CAP RATE: | 6.0% |

PROPERTY DESCRIPTION

Free-standing building with seven parking spaces. 2-story concrete block construction. U.S. 41 frontage. Proximity to downtown Bradenton and downtown Sarasota. Two long-term tenants with stable income.

PROPERTY HIGHLIGHTS

- U.S. 41 Frontage
- .9 Miles to Sarasota International Airport
- The building was recently renovated on the interior as well as exterior
- New roof 2022
- 2 bdr 1 bath apartment - 2nd floor
- Income-producing

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PROPERTY DETAILS

| | |
|-------------------|--------------------|
| SALE PRICE | \$1,100,000 |
|-------------------|--------------------|

LOCATION INFORMATION

| | |
|----------------------------|--|
| BUILDING NAME | North Tamiami Trail Mixed Use Investment Site |
| 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 | 3,136 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 |

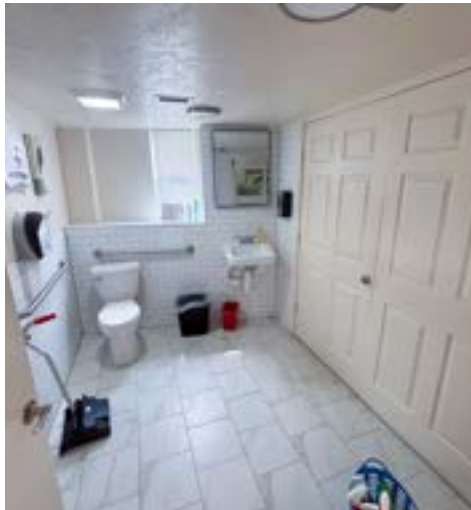
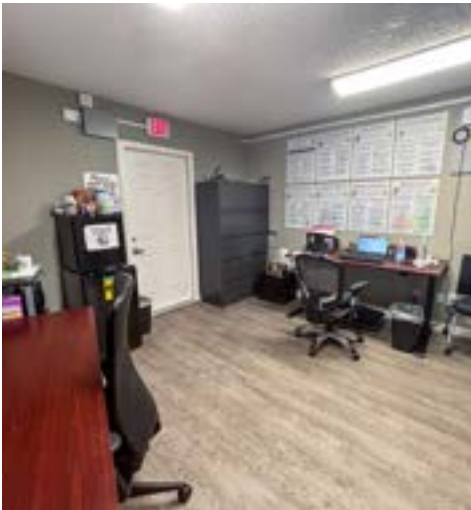
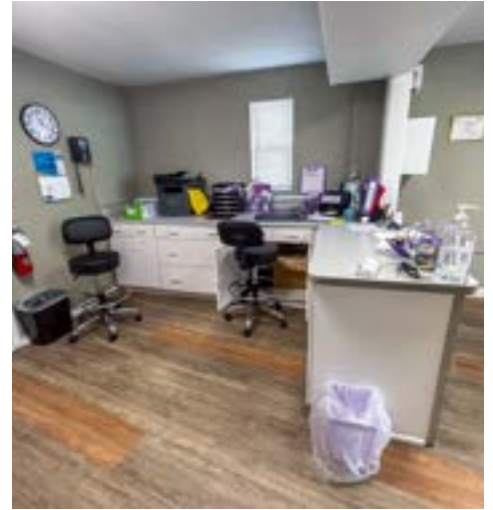
BUILDING INFORMATION

| | |
|-------------------------------|-------------|
| BUILDING SIZE | 2,412 SF |
| NOI | \$65,969.96 |
| CAP RATE | 6.0 |
| BUILDING CLASS | B |
| OCCUPANCY % | 100.0% |
| TENANCY | Multiple |
| CEILING HEIGHT | 10 ft |
| MINIMUM CEILING HEIGHT | 9 ft |
| NUMBER OF FLOORS | 2 |

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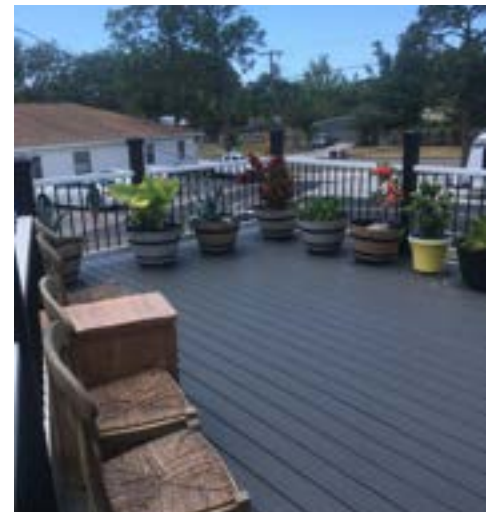
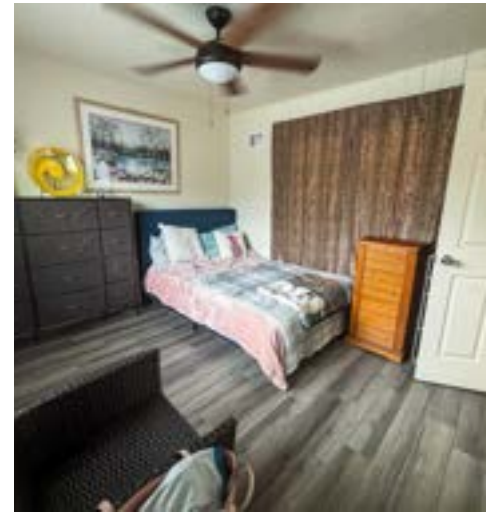
ADDITIONAL PHOTOS



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RENT ROLL

| SUITE | TENANT NAME | SIZE SF | % OF BUILDING | PRICE / SF / YEAR | ANNUAL RENT | LEASE START | LEASE END |
|-----------------|---------------------|-----------------|---------------|-------------------|-------------|-------------|-----------|
| 7780 | Manatee Health Dept | 1,500 SF | 62.19% | \$33.52 | \$50,280.00 | 9/20/2021 | 9/19/2026 |
| 7778 | Apartment | 912 SF | 37.81% | \$32.89 | \$30,000.00 | 2/1/2024 | 2/1/2025 |
| TOTALS | | 2,412 SF | 100% | \$66.41 | | | |
| AVERAGES | | 1,206 SF | 50% | \$33.21 | | | |

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AERIAL MAP



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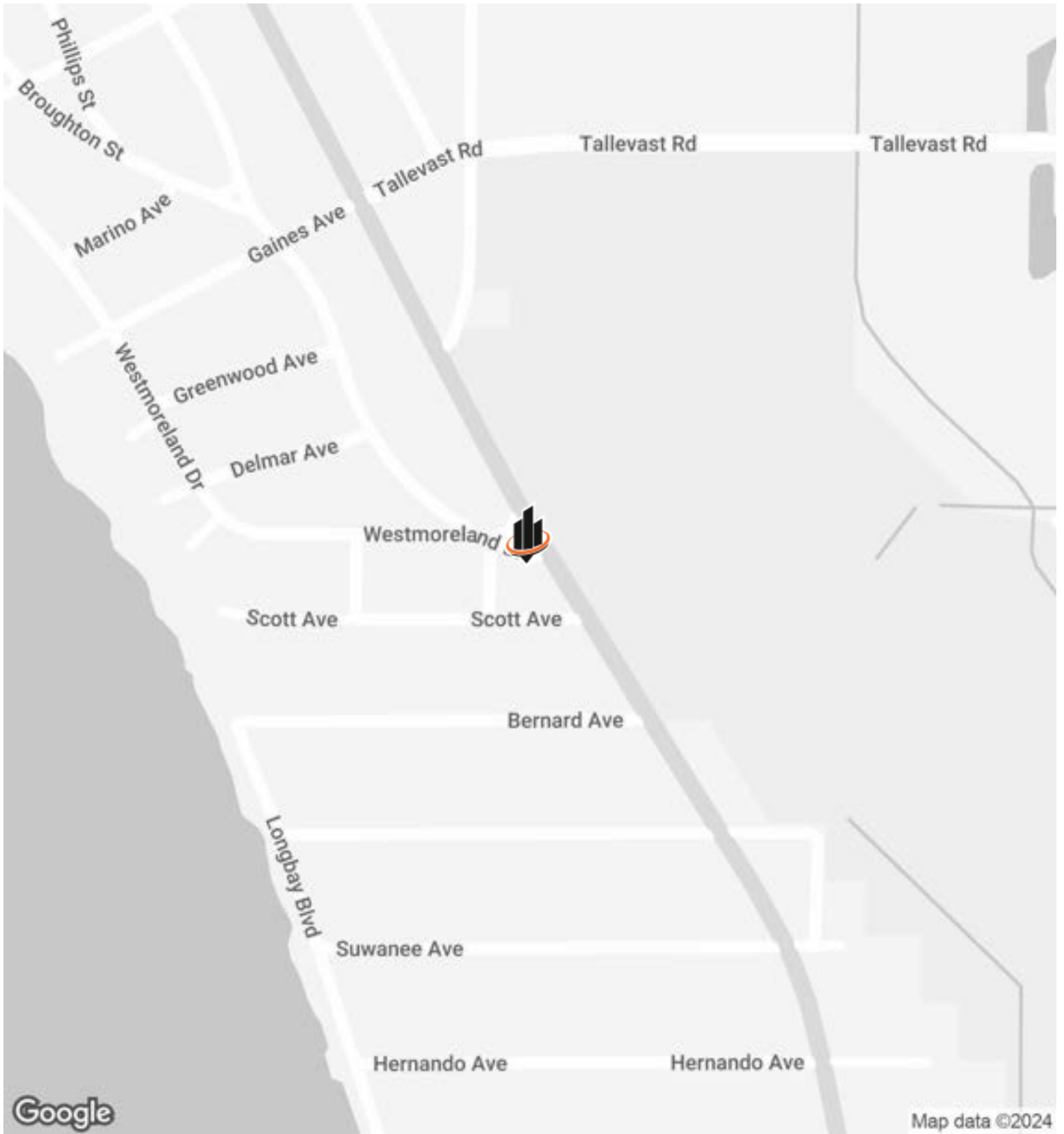
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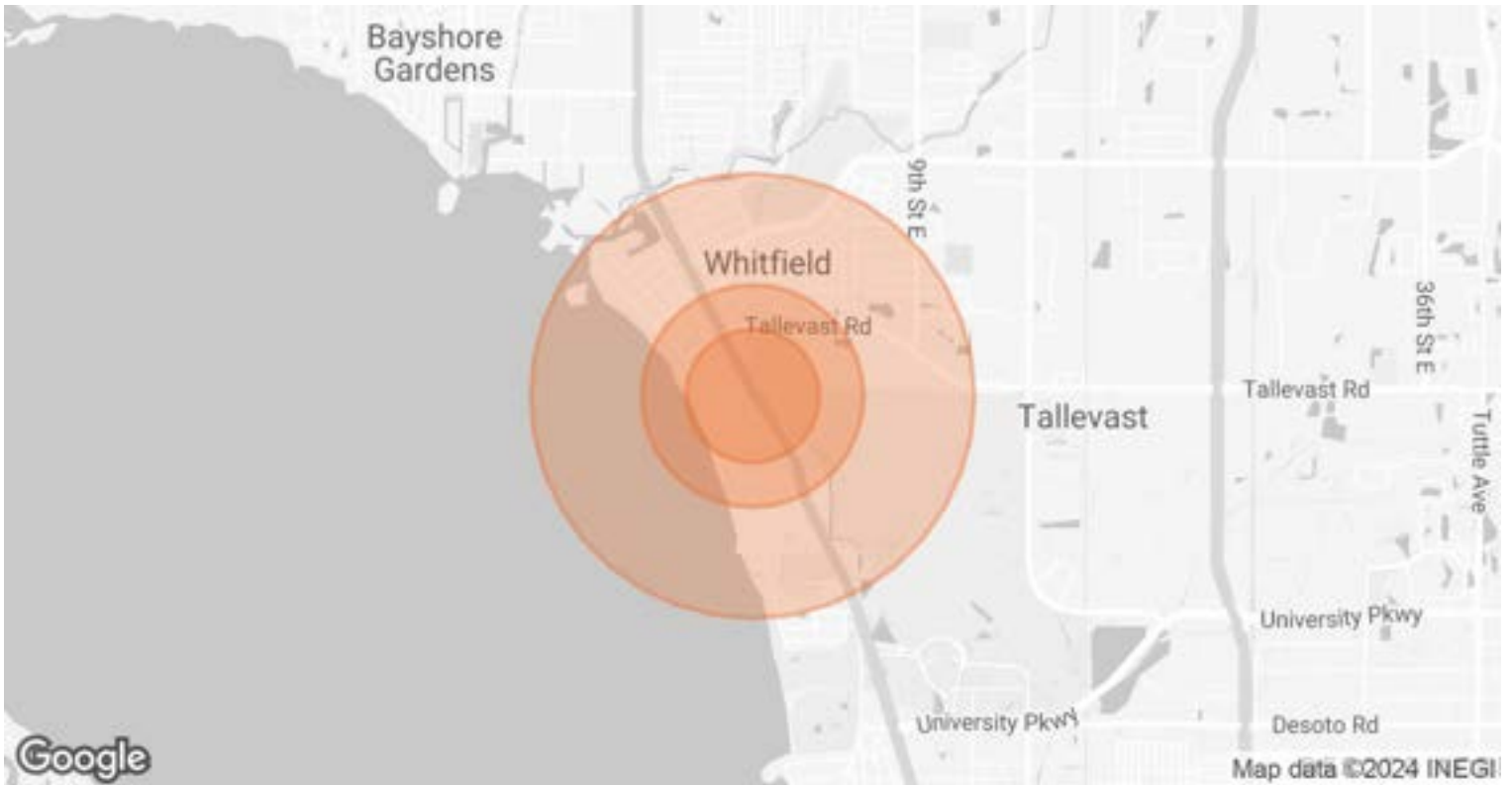
LOCATION MAP



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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 | 67 | 365 | 2,234 |
| AVERAGE AGE | 46 | 48 | 47 |
| 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 | 28 | 153 | 915 |
| # OF PERSONS PER HH | 2.4 | 2.4 | 2.4 |
| AVERAGE HH INCOME | \$99,632 | \$102,133 | \$103,509 |
| AVERAGE HOUSE VALUE | \$524,383 | \$454,861 | \$451,320 |

Demographics data derived from AlphaMap

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BEN GRAHAM

Senior Advisor

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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

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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
- SOLD | Sarasota, FL | Storage | \$12,100,000

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