



PROPOSAL

Warehouse Investment

7188 15TH ST E

Sarasota, FL 34243

PRESENTED BY:

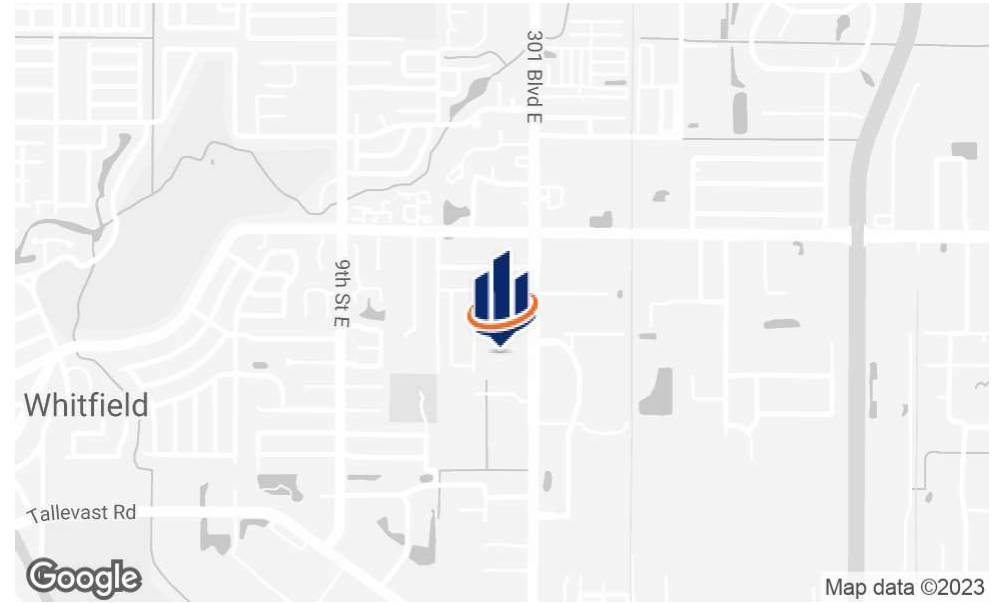
LARRY STARR

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FL #303911

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$4,500,000
BUILDING SIZE:	32,790 SF
LOT SIZE:	56,267 SF
YEAR BUILT:	1968
ZONING:	LM LIGHT M
APN:	6631100959

PROPERTY OVERVIEW

The subject warehouse unit is part of a three-building complex within the Newcraft Business Park. Per the County Appraiser, the subject unit contains 32,790 +/- SF of building area and has a zoning of LM - light manufacturing. As part of the Newcraft Business Park, Building "2" is a condominium subject to the Declaration, Other Easements, Restrictions, etc.

The property is comprised of 27,174 +/- SF of open gymnasium area and 5,617 +/- SF of finished space (retail, lobby, reception, juice bar, offices), and 1,314 +/- SF of partially finished mezzanine area. The building has 100% HVAC, insulation, and fire sprinklers.

The property is currently leased by longterm credit tenant, Evo Gymnastics, a world-class gymnastics training center.

PROPERTY HIGHLIGHTS

- Long-term Credit Tenant
- NNN Lease

PROPERTY DETAILS



LOCATION DESCRIPTION

The subject property is located on Florida's southwest coast south of Tampa in the Whitfield Industrial Area of Southeast Bradenton, a midpoint between Downtown Sarasota and Downtown Bradenton. The surrounding neighborhood is mixed-use in nature and approximately 90% developed. Primary land uses in the area are industrial with some commercial mixed uses with immediate areas beyond comprised mainly of residential uses including single-family homes, condominiums, and mobile home parks.

The property's location offers convenient access from US-301, US-41, and I-75 and is approximately 1 mile from The Sarasota-Bradenton International Airport.

BUILDING INFORMATION

YEAR BUILT	1968
NUMBER OF FLOORS	1
HVAC	100%
FLOOD ZONE	X

UTILITIES & SERVICES

WATER, SEWER, TRASH	County
ELECTRIC	FPL
TELEPHONE	Vonage
CABLE TELEVISION	Frontier, Spectrum, etc

TENANT INFORMATION



EVO ATHLETICS

Evo Athletics is a multi-sport youth athletic training facility specializing in gymnastics, cheerleading, volleyball, and ninja warrior. The world-class facility boasts a highly skilled and passionate team of coaches and instructors, ready to guide boys and girls of all ages on their athletic journey. Through skill based classes and coaching to competitive teams, Evo Athletics offers various programs for different commitment levels and goals.

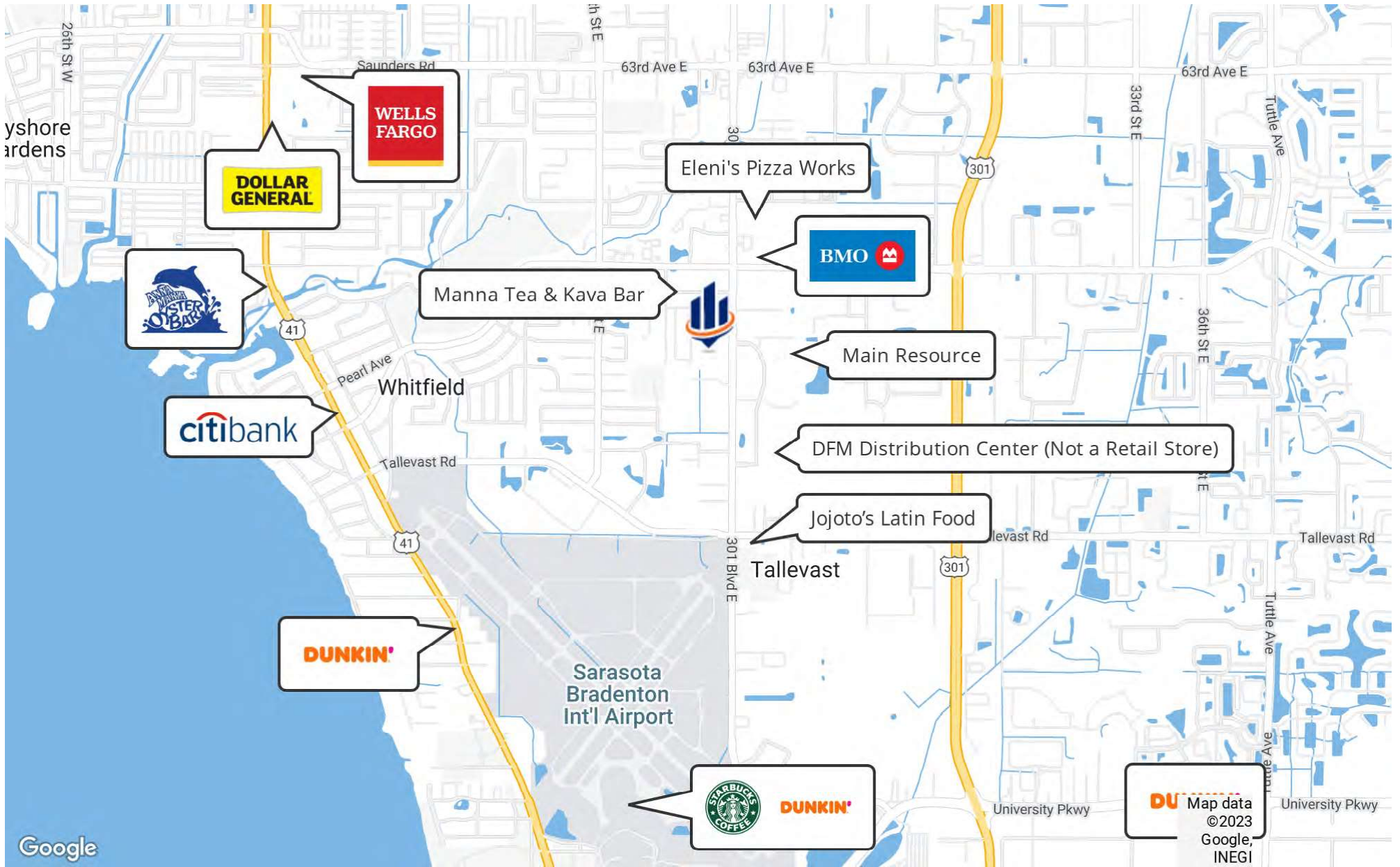
Evo Athletics has been family-owned and operated since 2016.



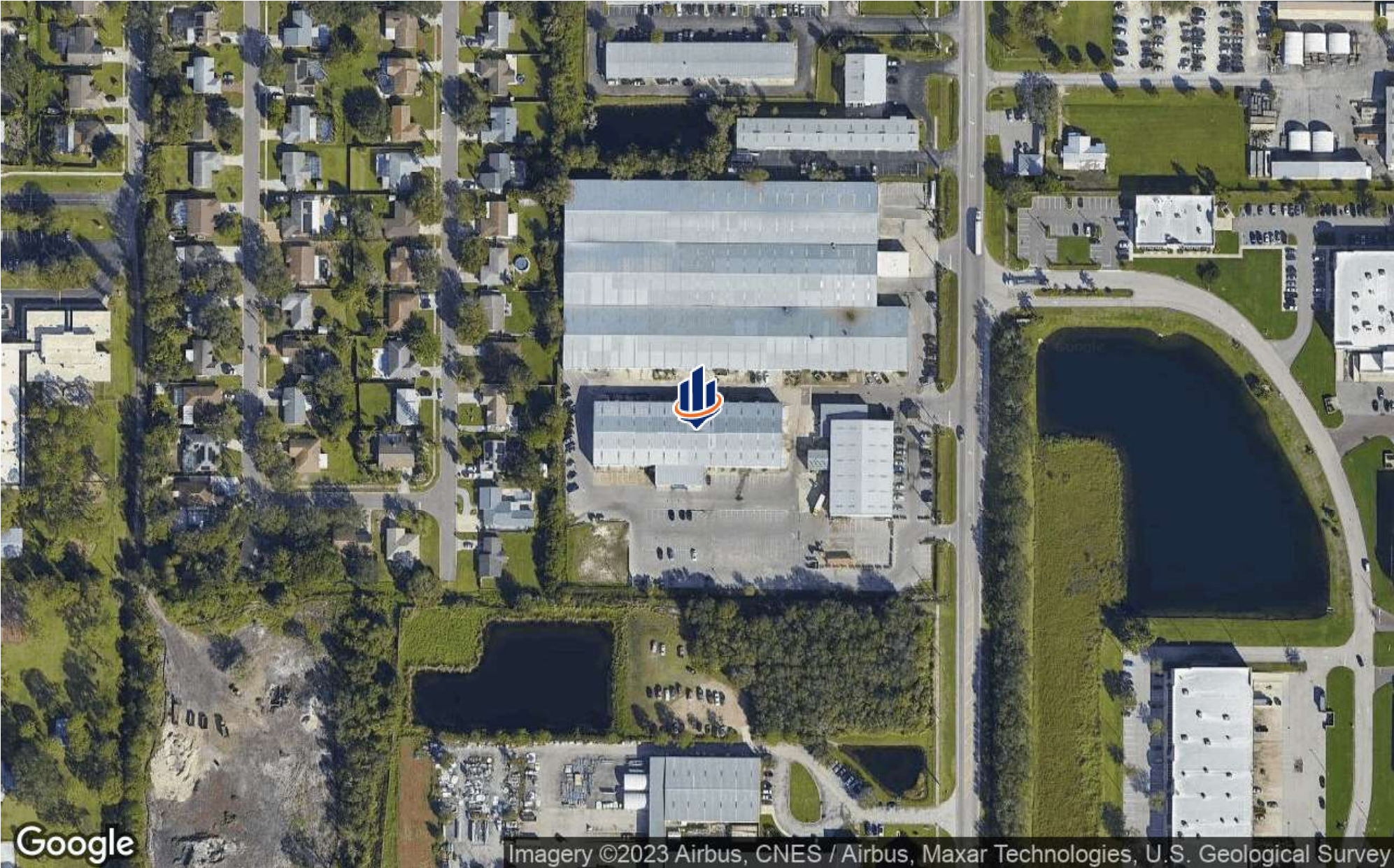
ADDITIONAL PHOTOS



RETAIL MAP



AERIAL MAP



DEMOGRAPHICS MAP & REPORT

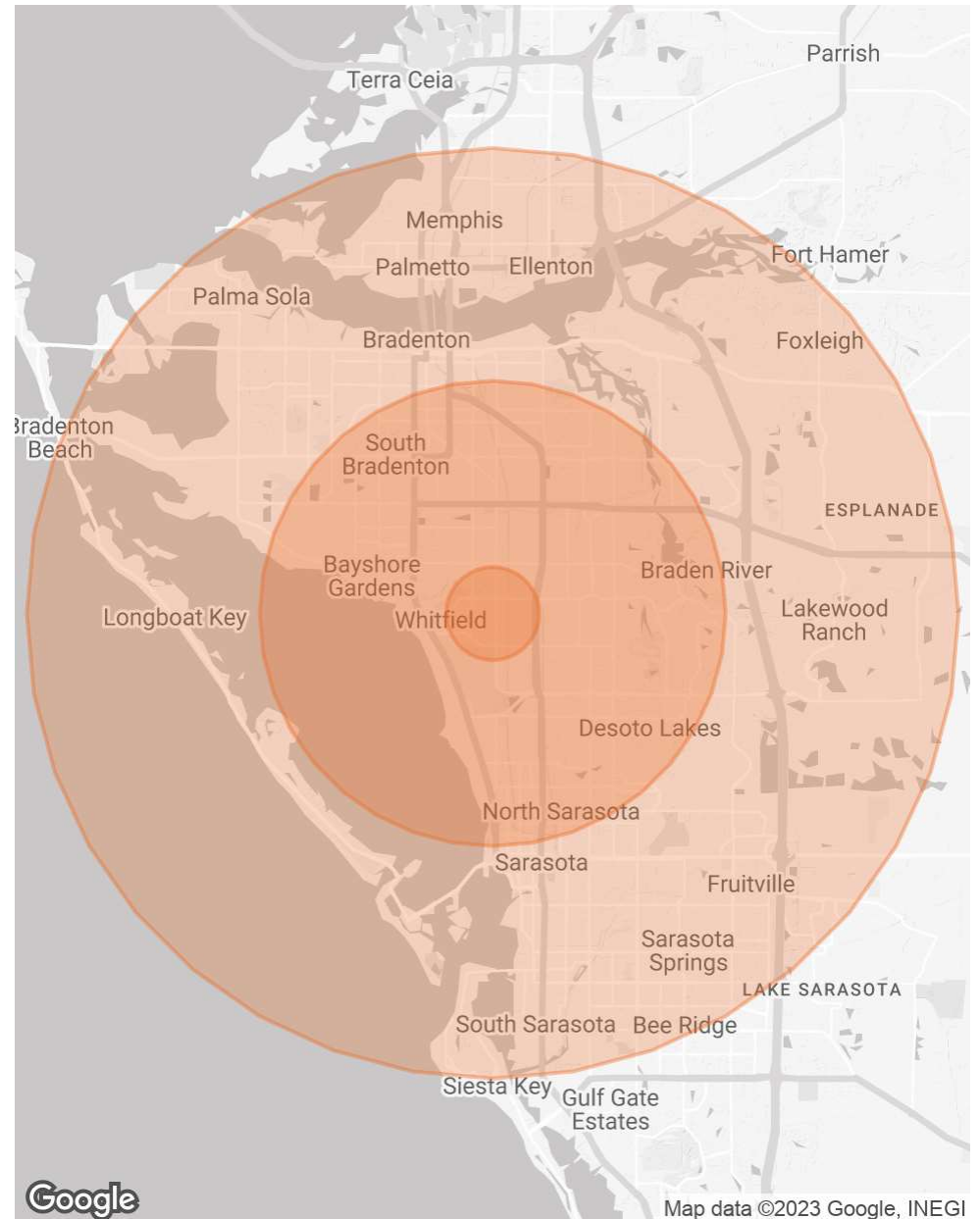
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	4,065	177,316	478,484
AVERAGE AGE	45.1	46.4	48.2
AVERAGE AGE (MALE)	41.6	44.8	46.7
AVERAGE AGE (FEMALE)	46.8	47.4	49.3

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,706	86,448	246,311
# OF PERSONS PER HH	2.4	2.1	1.9
AVERAGE HH INCOME	\$61,656	\$55,776	\$68,024
AVERAGE HOUSE VALUE	\$195,345	\$196,362	\$280,191

* Demographic data derived from 2020 ACS - US Census



CONTACT



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PROFESSIONAL BACKGROUND

Larry Starr serves as Executive Director for SVN Commercial Advisory Group, specializing in the forward movement of commercial real estate deals for clients who include buyers and sellers of all commercial property types. Starr also specializes in land and development projects along with hospitality based assets in the West Coast Florida markets of Sarasota, Manatee and Charlotte Counties.

With 25 plus years of residential and commercial real estate experience, Starr has achieved a career sales volume in excess of \$200 million. Starr also currently serves as President of Resort Vacation Accommodations, the largest vacation rental service in the region.

Prior to joining SVN, Starr served as President of ResortQuest Southwest Florida, on Longboat Key, where he expanded this real estate, property management, and vacation rental business to more than 1200 properties and over 100,000 guests.

Previously, Starr served as President of Florida Vacation Accommodations where he was responsible for design, site plan approval, construction and sales, and where he successfully developed a number of resort communities on Bradenton Beach, Longboat Key, Siesta Key, Anna Maria Island and Sarasota.

Starr is a prior member of the Board of Directors and Grant Panel Chairman of the Sarasota County Arts Council. Starr has also held volunteer positions at the Sarasota Convention and Visitor's Bureau. As past President and board member, he served as Chairman of the bureau's Advertising Committee as well.

When not involved in developing business opportunities or participating in community obligations, Starr and his daughter spend their free time enjoying island life just as much as his vacationing resort guests do.

SVN | Commercial Advisory Group

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