

Gulf Gate Storefront

Retail
Property
For Sale

6523 Gateway Ave., Sarasota, FL 34231



VIDEO

360° VIRTUAL TOUR

Property Description

Incredible unit with potential to be a restaurant or general retail. Unit is currently a large open 77'x48' space with multiple large storefront windows, 2 bathrooms, a large walk-in cooler, and 2 storage rooms.

The former Rebellion Night Club located in the heart of the Restaurant/Bar/Entertainment district of South/Central Sarasota known as Gulf Gate and is located just minutes from the south bridge to Siesta Key. This recently remodeled building has a new roof, new restrooms and new HVAC systems.

Gulf Gate is one of Sarasota's most popular established neighborhoods. Attractive to everyone-including active retirees, young professionals and growing families.

OFFERING SUMMARY

Sale Price:	\$1,100,000
Number of Units:	1
Lot Size:	8,796 SF
Building Size:	4,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,807	36,196	74,939
Total Population	11,017	54,490	123,003
Average HH Income	\$53,798	\$68,365	\$76,234



Loyd Robbins

Principal Broker
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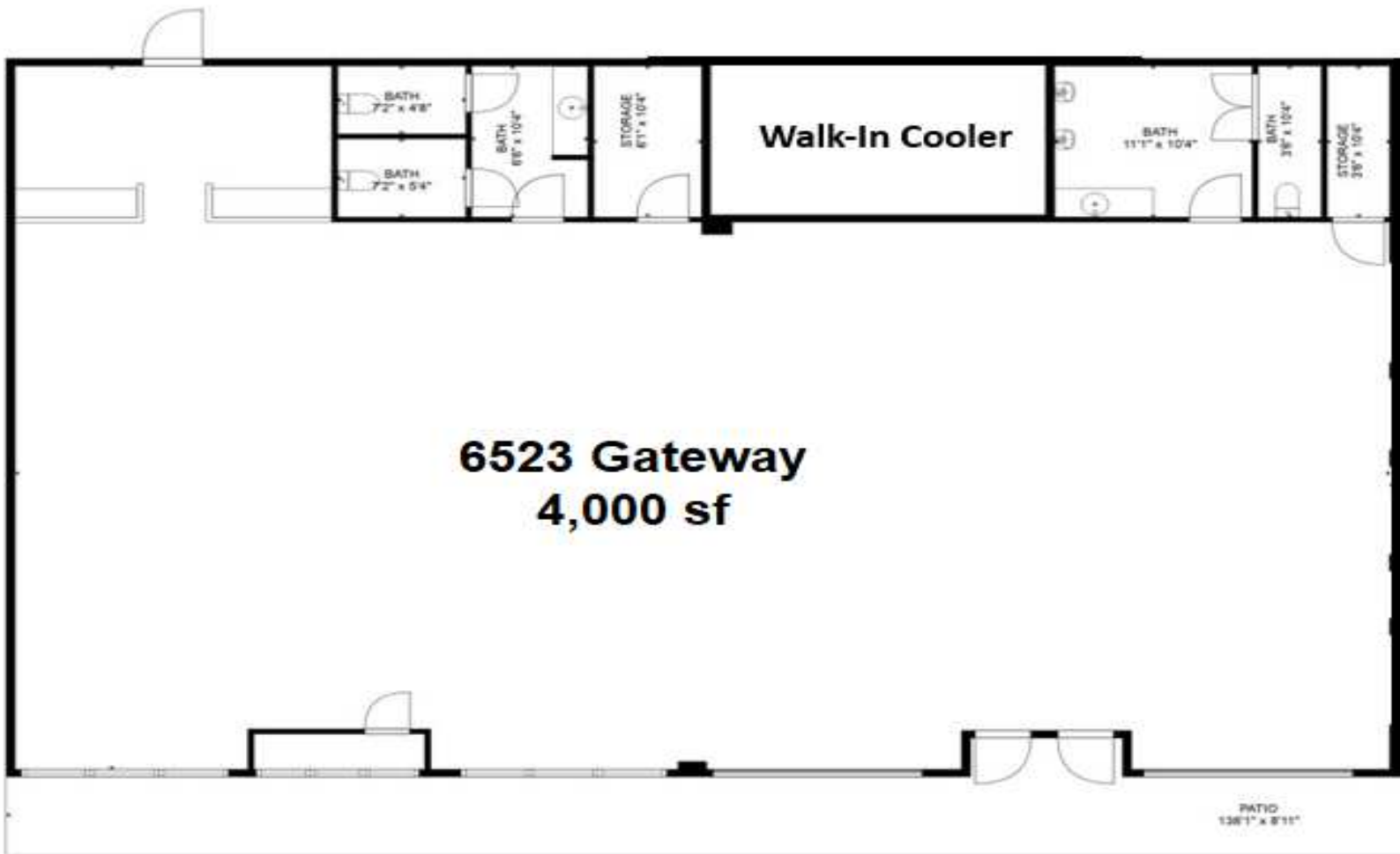
3580 S. Tuttle Ave
Sarasota FL 34239

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Open Space to Maximize Business Potential

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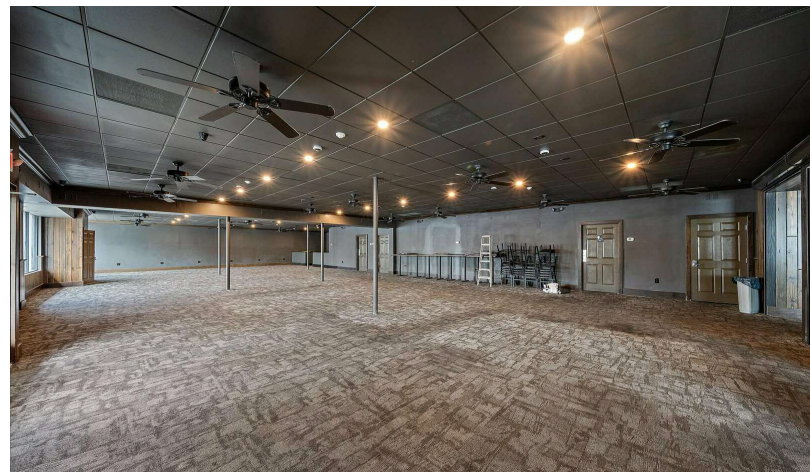
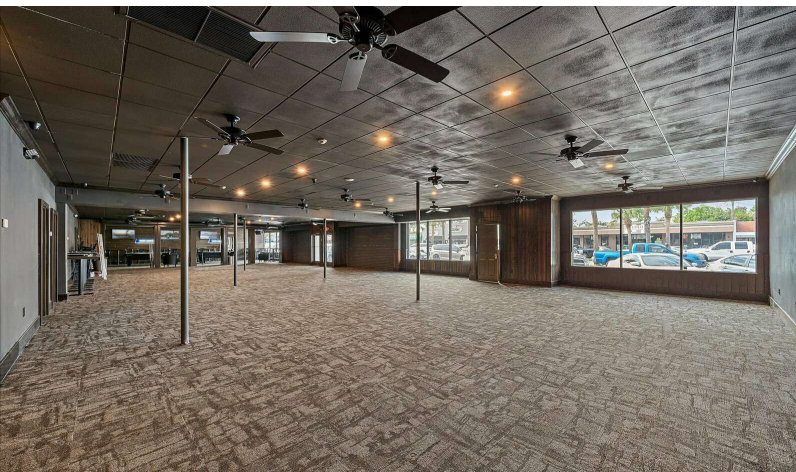
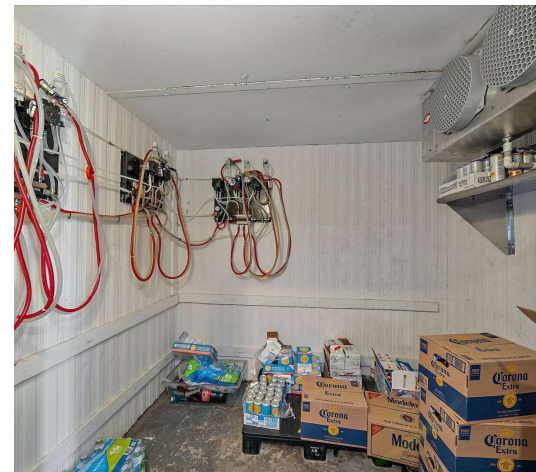
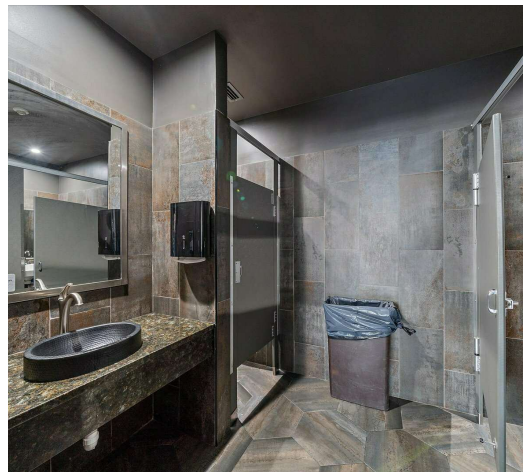
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Gulf Gate Shopping & Restaurant District

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Centrally Located to Shopping/Dining/Entertainment

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Google



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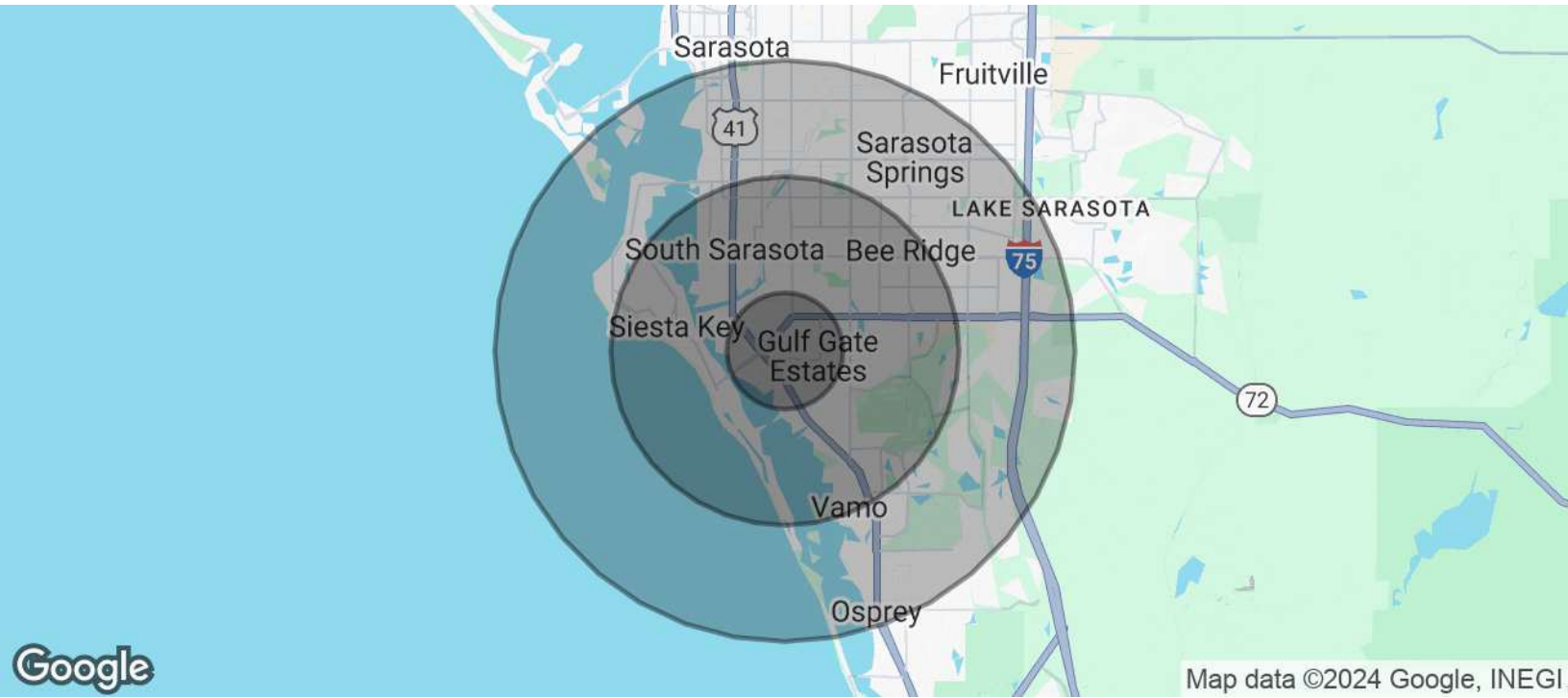


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High Consumer Spending & Rapid Growth Location

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,017	54,490	123,003
Average Age	51.5	54.2	53.8
Average Age (Male)	45.9	50.7	51.4
Average Age (Female)	53.6	56.3	55.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,807	36,196	74,939
# of Persons per HH	1.6	1.5	1.6
Average HH Income	\$53,798	\$68,365	\$76,234
Average House Value	\$268,739	\$360,895	\$373,220

2020 American Community Survey (ACS)



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