

For Sale

2345 BEE RIDGE RD

Sarasota, FL 34239



OFFERING SUMMARY

Sale Price:	\$1,100,000
Building Size:	18,000 SF
Available SF:	3,670 SF
Lot Size:	39,695 SF
Price / SF:	-
Zoning:	CG

PROPERTY OVERVIEW

This rare 3,670 SF two-story commercial gem offers unparalleled visibility on the high-traffic Bee Ridge Road corridor, making it a premier destination for luxury service providers or savvy investors. Meticulously maintained and extensively renovated in 2023, the property boasts high-end finishes and a sophisticated, "plug-and-play" atmosphere. The ground floor features a modern, full-service salon layout—complete with all furniture, fixtures, and equipment (FF&E included)—while the upper level houses an elegant spa buildout featuring a pedicure station, private treatment rooms with integrated sinks, and professional executive offices.

PROPERTY HIGHLIGHTS

- Easy Access from Bee Ridge Rd
- Close to the Interstate
- Monument Signage
- Private Elevator

JOE C. HEMBREE, CCIM

941.951.1776

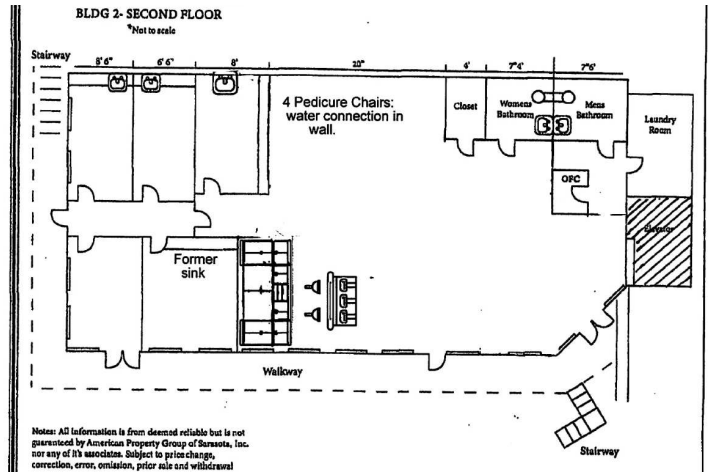
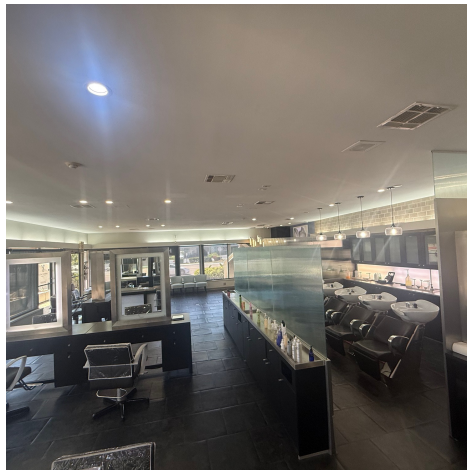
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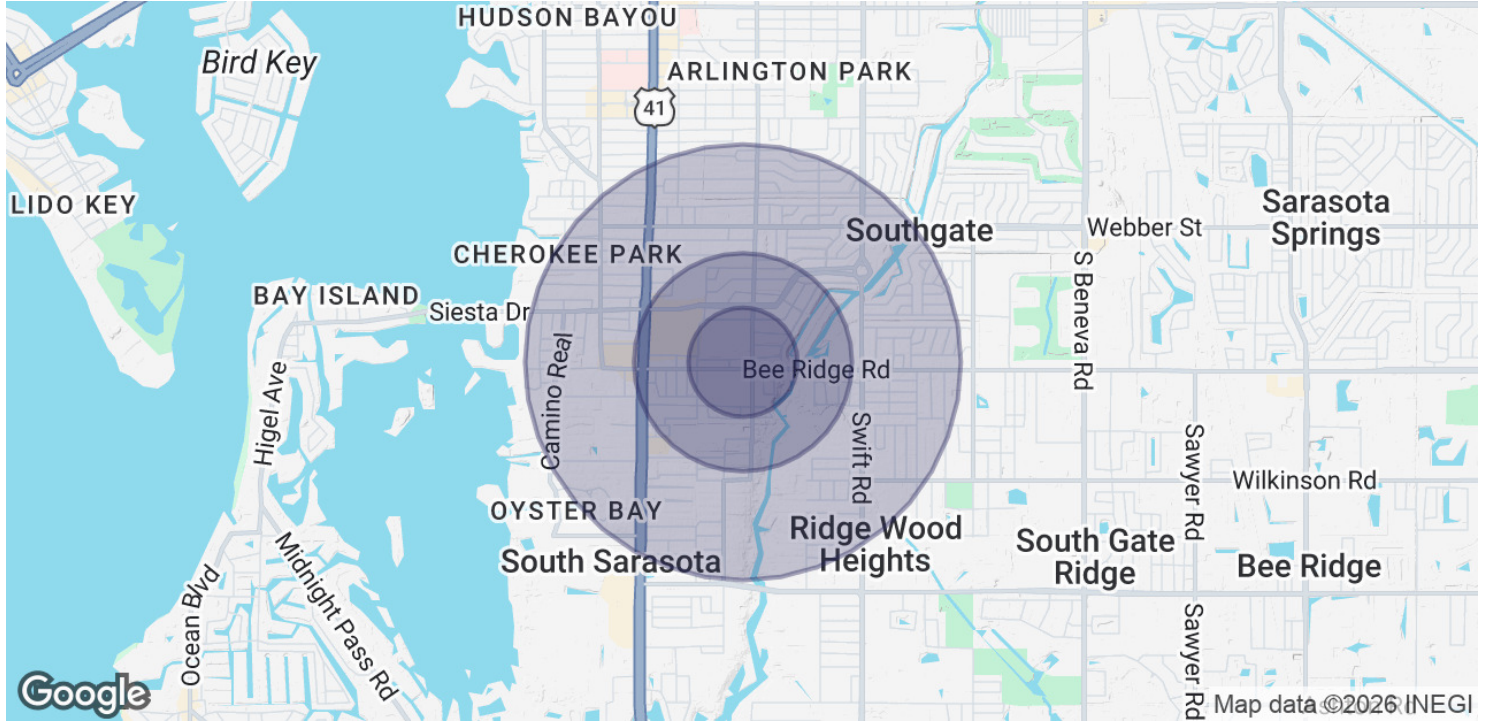
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	615	2,462	9,650
Average Age	51.0	50.4	50.3
Average Age (Male)	50.6	49.6	47.6
Average Age (Female)	51.6	51.2	51.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	289	1,158	4,497
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$85,588	\$86,424	\$106,557
Average House Value	\$413,773	\$433,821	\$547,934

2023 American Community Survey (ACS)

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