



ADDRESS

**4235 Bee Ridge  
Sarasota, FL 34233**

PROPERTY FEATURES

- 4,847 SF building
- Built in 1972
- Zoned CG
- Sarasota location
- 100% occupancy
- Ideal for retail/street retail
- High-traffic area
- High-visibility location
- Immediate income potential



	0.3 Miles	0.5 Miles	1 Mile
<b>Total Households:</b>	441	1,154	4,027
<b>Total Population:</b>	971	2,604	9,314
<b>Average HH Income:</b>	\$90,754	\$98,686	\$106,697

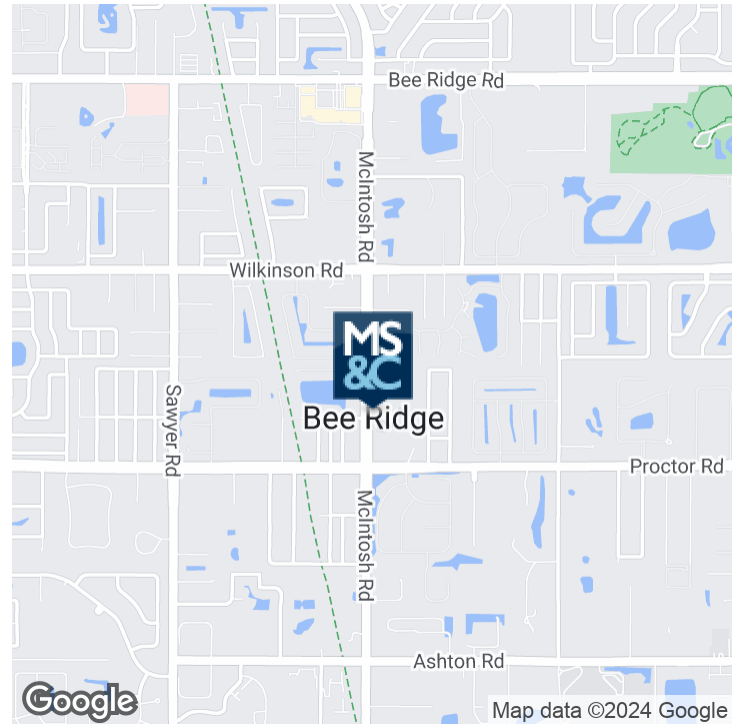
PRESENTED BY:

**KIM EGER**

Senior Commercial Advisor

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## OFFERING SUMMARY

Sale Price:	\$1,500,000
Building Size:	4,847 SF
Available SF:	
Lot Size:	0.43 Acres
Price / SF:	\$309.47
Year Built:	1972
Zoning:	CG
Market:	Tampa Bay
Submarket:	Sarasota

## PROPERTY OVERVIEW

Introducing a prime investment opportunity in Sarasota, FL. This 4,847 SF, 1972-built building is ideally located and fully occupied, offering immediate income potential. Zoned CG, this property is perfect for retail or street retail investors looking for a high-traffic, high-visibility location. With 100% occupancy, this property presents a stable and lucrative investment option in a desirable area. Don't miss out on this chance to add a valuable asset to your portfolio in an in-demand market.

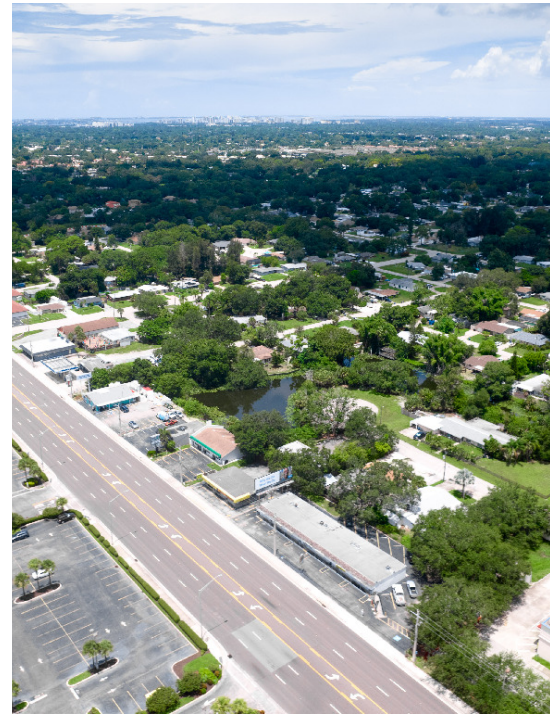
## PROPERTY HIGHLIGHTS

- - 4,847 SF building
- - Built in 1972
- - Zoned CG
- - Sarasota location
- - 100% occupancy
- - Ideal for retail/street retail
- - High-traffic area
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**ALLISON PLAZA  
RETAIL PROPERTY**

4235 BEE RIDGE, SARASOTA, FL





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RETAIL PROPERTY**

4235 BEE RIDGE, SARASOTA, FL



**Michael Saunders & Company**



Licensed Real Estate Broker

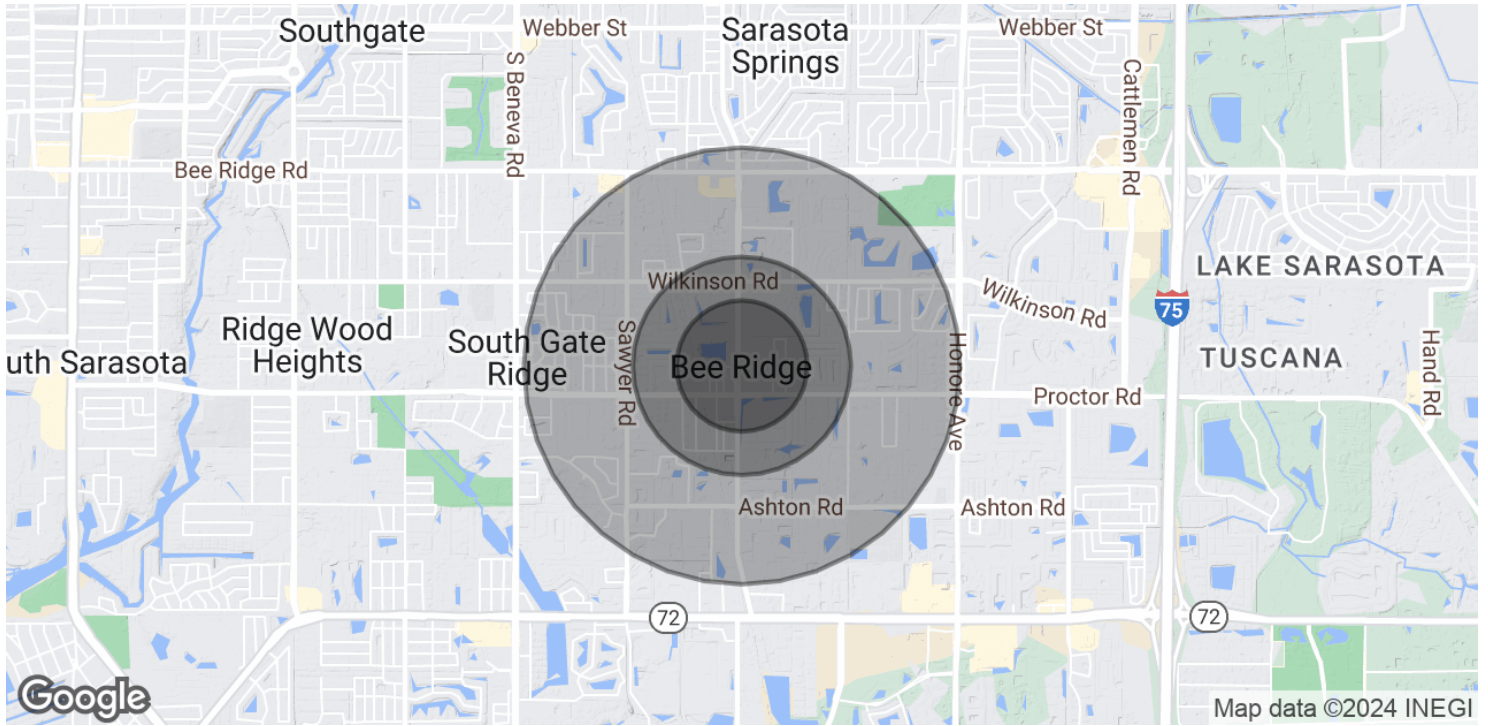
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**POPULATION**

	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	971	2,604	9,314
Average Age	52	51	50
Average Age (Male)	50	50	49
Average Age (Female)	53	53	51

**HOUSEHOLDS & INCOME**

	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	441	1,154	4,027
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$90,754	\$98,686	\$106,697
Average House Value	\$410,653	\$428,729	\$439,618

*Demographics data derived from AlphaMap*

**KIM EGER**

Senior Commercial Advisor



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**PROFESSIONAL BACKGROUND**

Joining the Michael Saunders & Company with more than 25 years of commercial real estate experience, Kim Eger has a deep understanding of what customers need when expanding or starting a business. Specializing in land development, industrial projects, commercial spaces, and several types of shopping center scopes provides her with extensive knowledge and the ability to focus on customers' goals. Kim and her now-retired husband, Ron, owned commercial real estate businesses in both the Chicagoland and Phoenix metro areas. After their recent move to Venice, Kim chose Michael Saunders & Company for its integrity and success in building strong relationships and trust that extends beyond the transaction.

Kim's passions lie in watching a project evolve from start to finish. Throughout her career, she has relied on providing elevated levels of service with active listening, comprehensive communication, and insightful guidance, making sure each customers' requirements are the right fit for their business ventures.

As a native of Chicago, Kim loves many of the same qualities in Sarasota County that she loved about her hometown – exercising outdoors, the downtown area, local waterside areas and finding new restaurants. Kim enjoys cooking, spending time with her two rescue dogs, running and biking, being by or on the water. Also an avid golfer, Kim volunteered with golf programs at schools in Arizona to introduce the game to elementary and high school students.