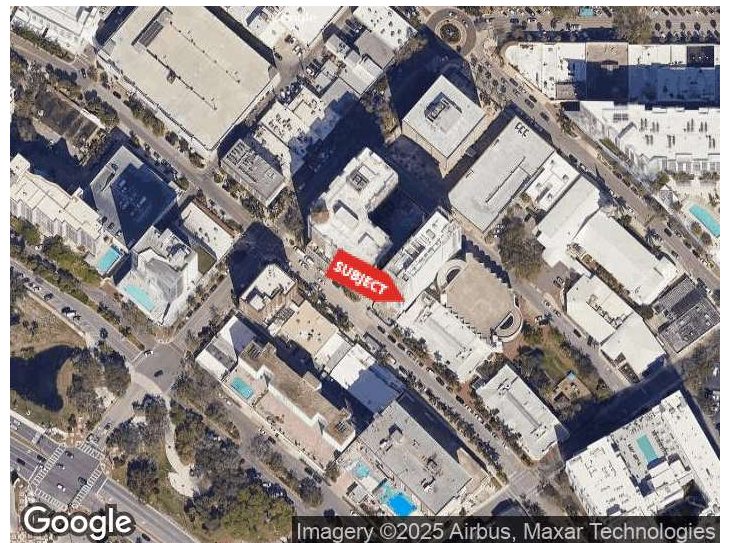


PROFESSIONAL & RETAIL OPPORTUNITY AT THE DEMARCAY – DOWNTOWN SARASOTA

33 S PALM AVE
SARASOTA, FLORIDA 34236

PROPERTY HIGHLIGHTS

- Three floors of build-to-suit commercial space
- Elevator access to all levels
- Private balcony overlooking Downtown Sarasota
- 10' - 20' ceilings
- Reserved parking in covered garage
- Located within the upscale DeMarcay Residences
- Walkable to restaurants, shopping, arts, and the waterfront
- Zoned for commercial use – ideal for office or retail



For More Information

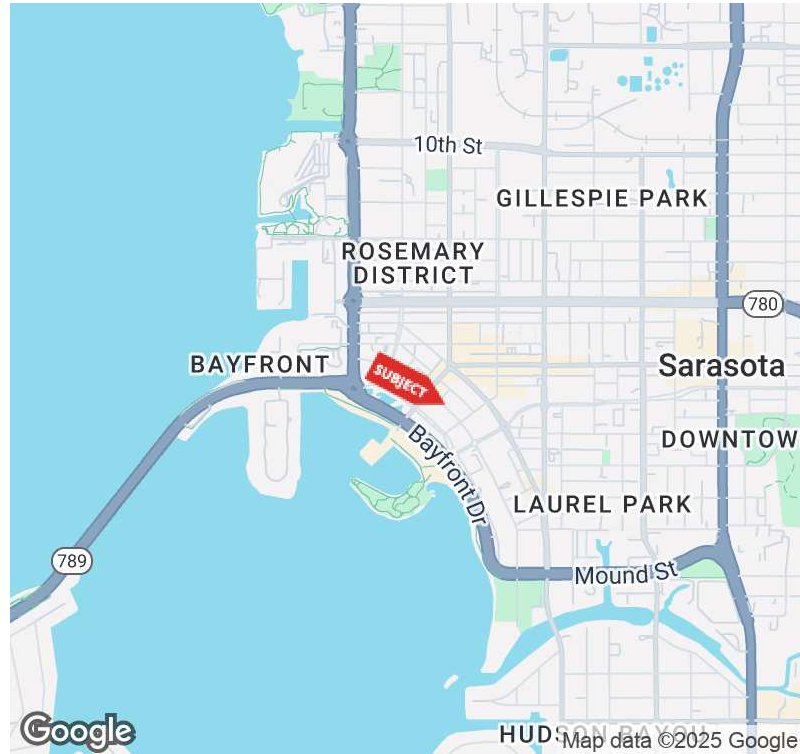
BRIAN SEIDEL

CCIM - Broker Associate

941 544 2970

brian@americanpropertygroup.com

PROFESSIONAL & RETAIL OPPORTUNITY AT THE DEMARCAI – DOWNTOWN SARASOTA



OFFERING SUMMARY

Sale Price:	\$2,400,000
Available SF:	3,225 SF
Lot Size:	8,624 SF
Price / SF:	\$744.19
Year Built:	2024
Zoning:	DTB

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 33 S Palm Ave, Sarasota, FL

Property Type: Shell Commercial Condo – Ideal for Office or Retail Use

Property Size: 3 Floors totaling 3,225 SF

1st Floor: 580 SF

2nd Floor: 1,645 SF

3rd Floor: 1,000 SF + 520 SF Balcony

Positioned in the heart of Downtown Sarasota within the luxurious DeMarcai Residences, this brand-new commercial space offers a rare opportunity to own a premium three-story shell unit with 10'-20' ceilings, elevator access, a private balcony, and dedicated parking in an on-site garage.

Perfect for a professional office or boutique retail concept, the unit's shell condition provides full flexibility to design the interior layout to suit your business needs.

Situated in one of Sarasota's most walkable districts, this location is tucked among renowned art galleries, restaurants, boutiques, live theaters, and the bayfront marina—offering unparalleled convenience and visibility.

Visit us online at AmericanPropertyGroup.com to see all our listings.

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**AMERICAN
PROPERTY GROUP**
OF SARASOTA, INC.

33 S Palm Ave

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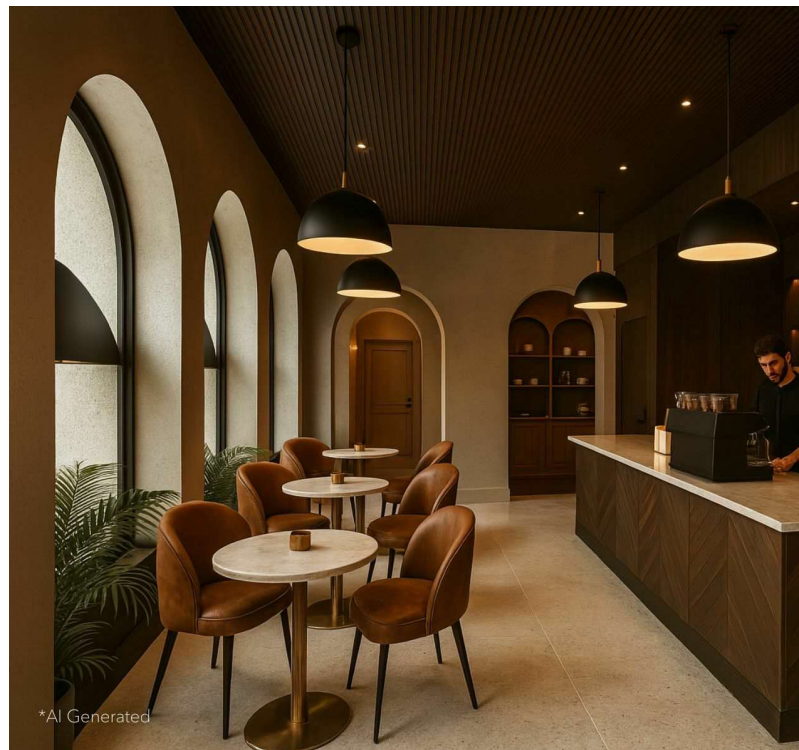
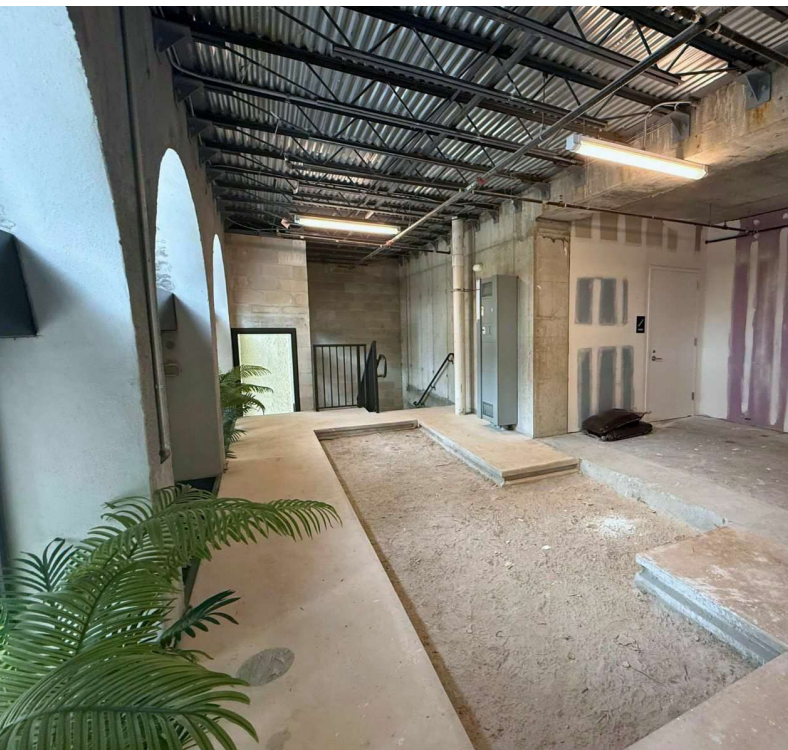
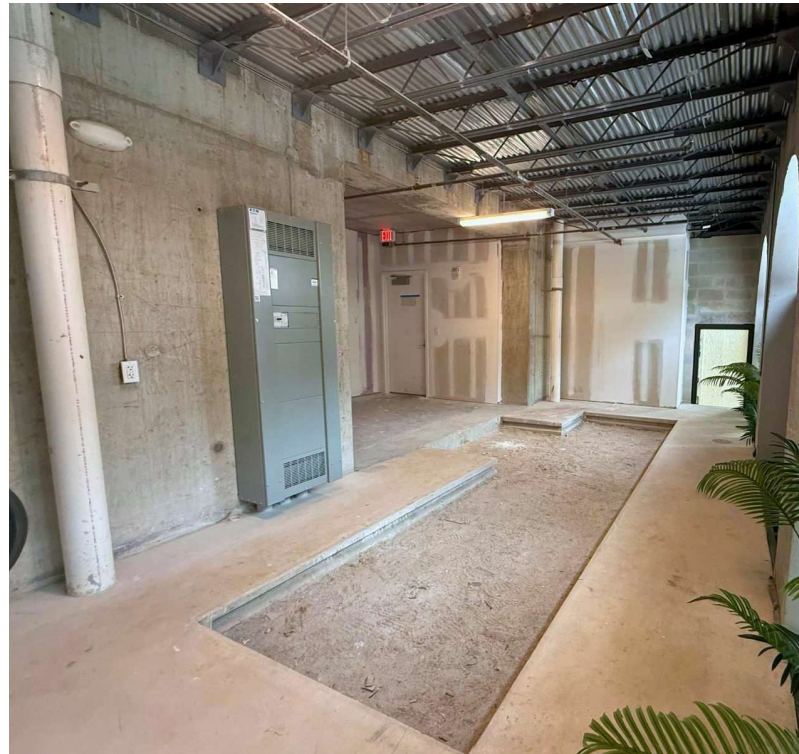
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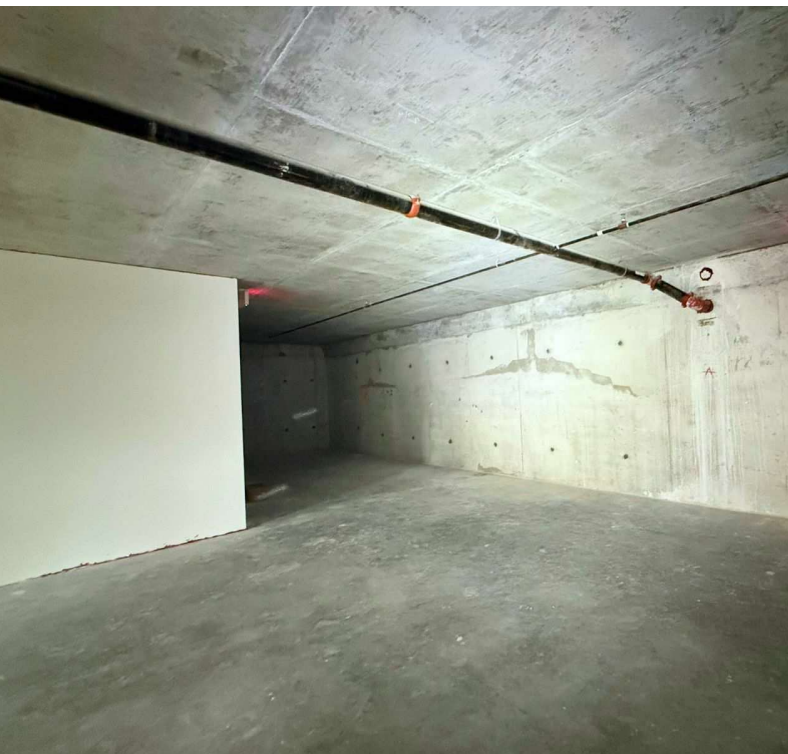
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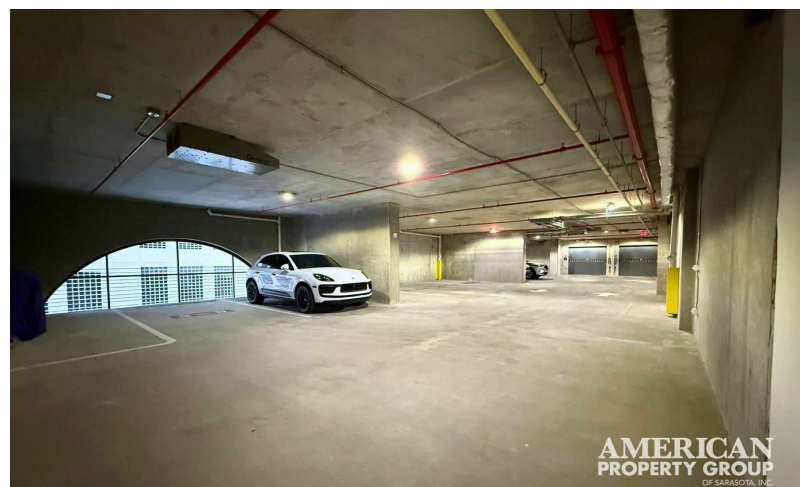
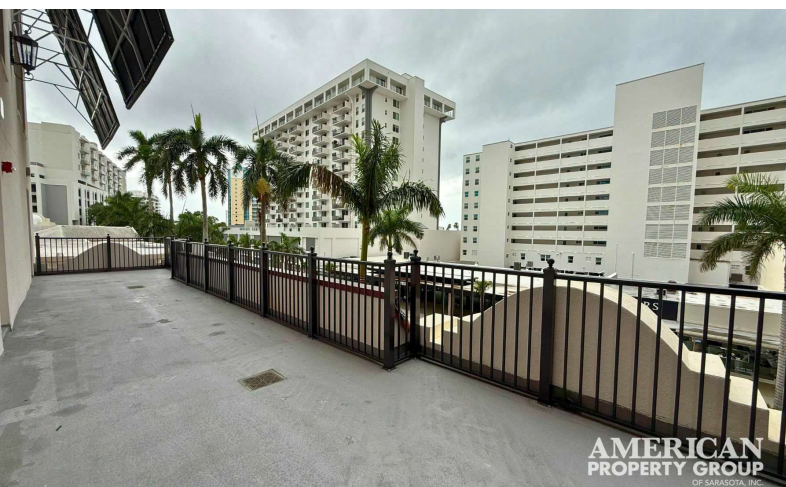
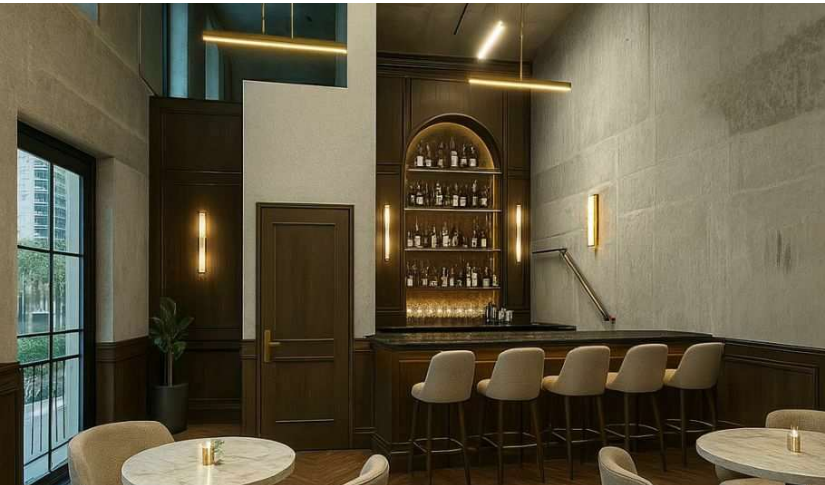
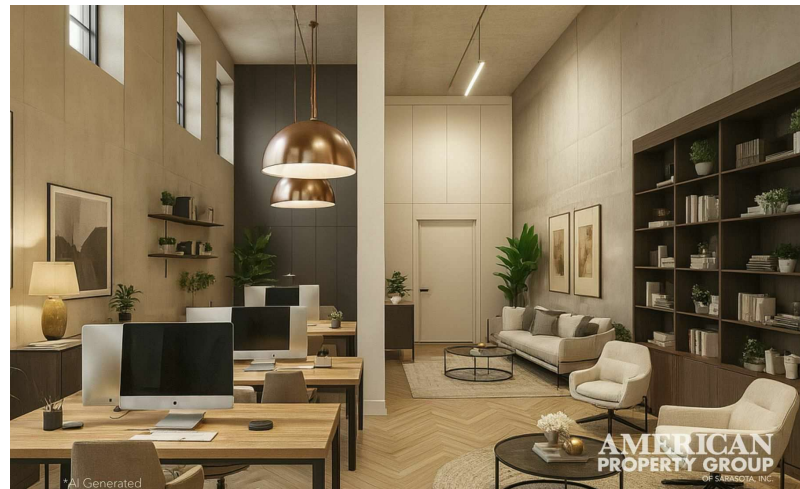
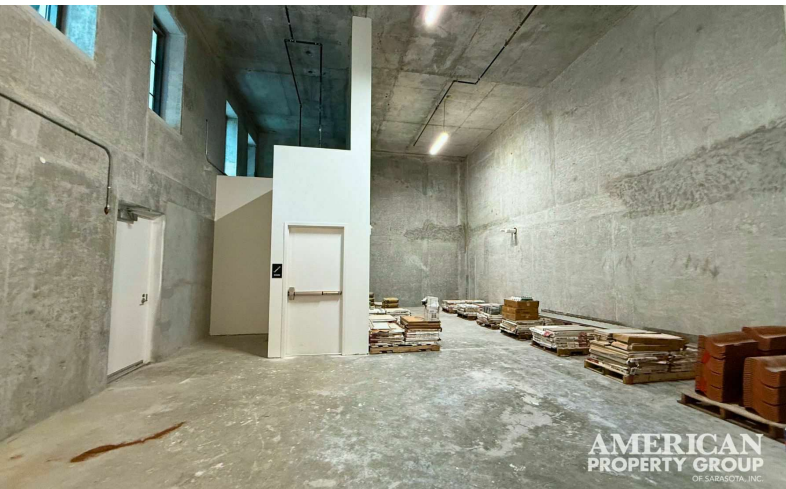
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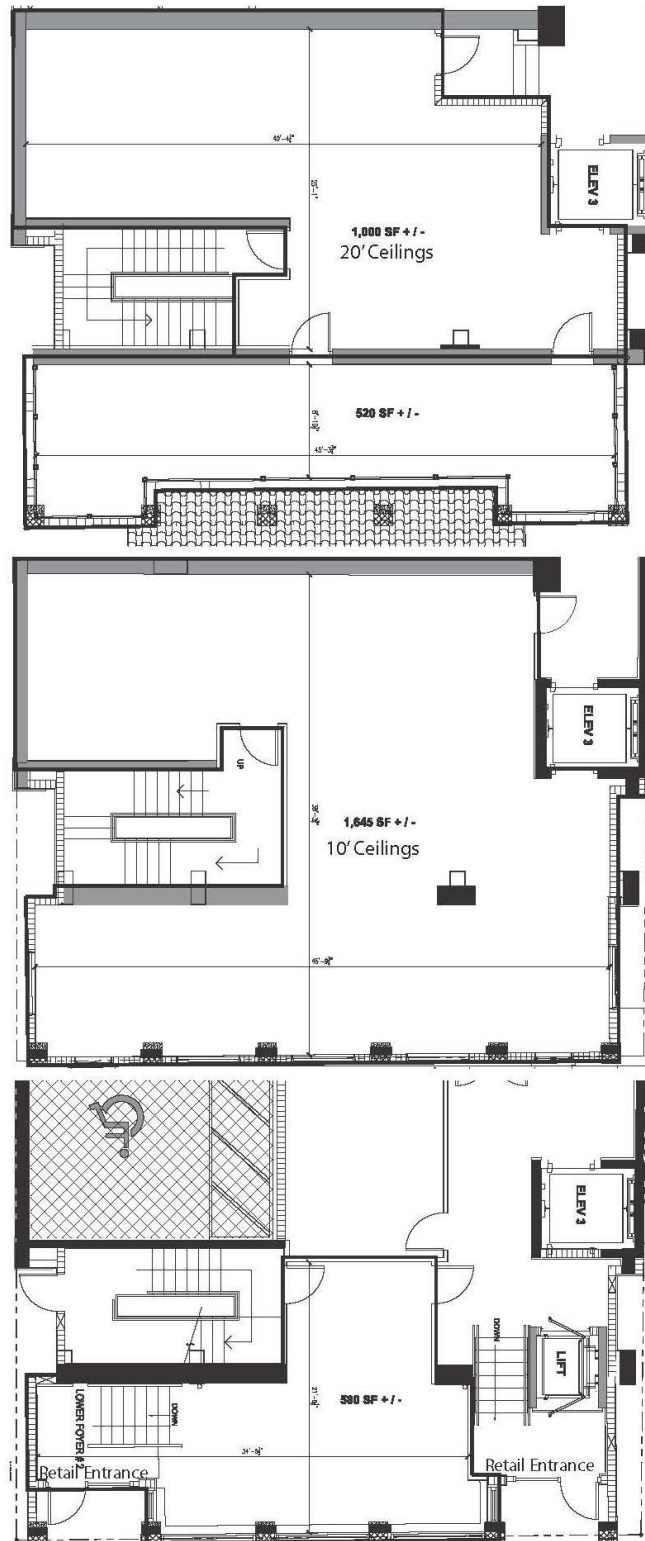


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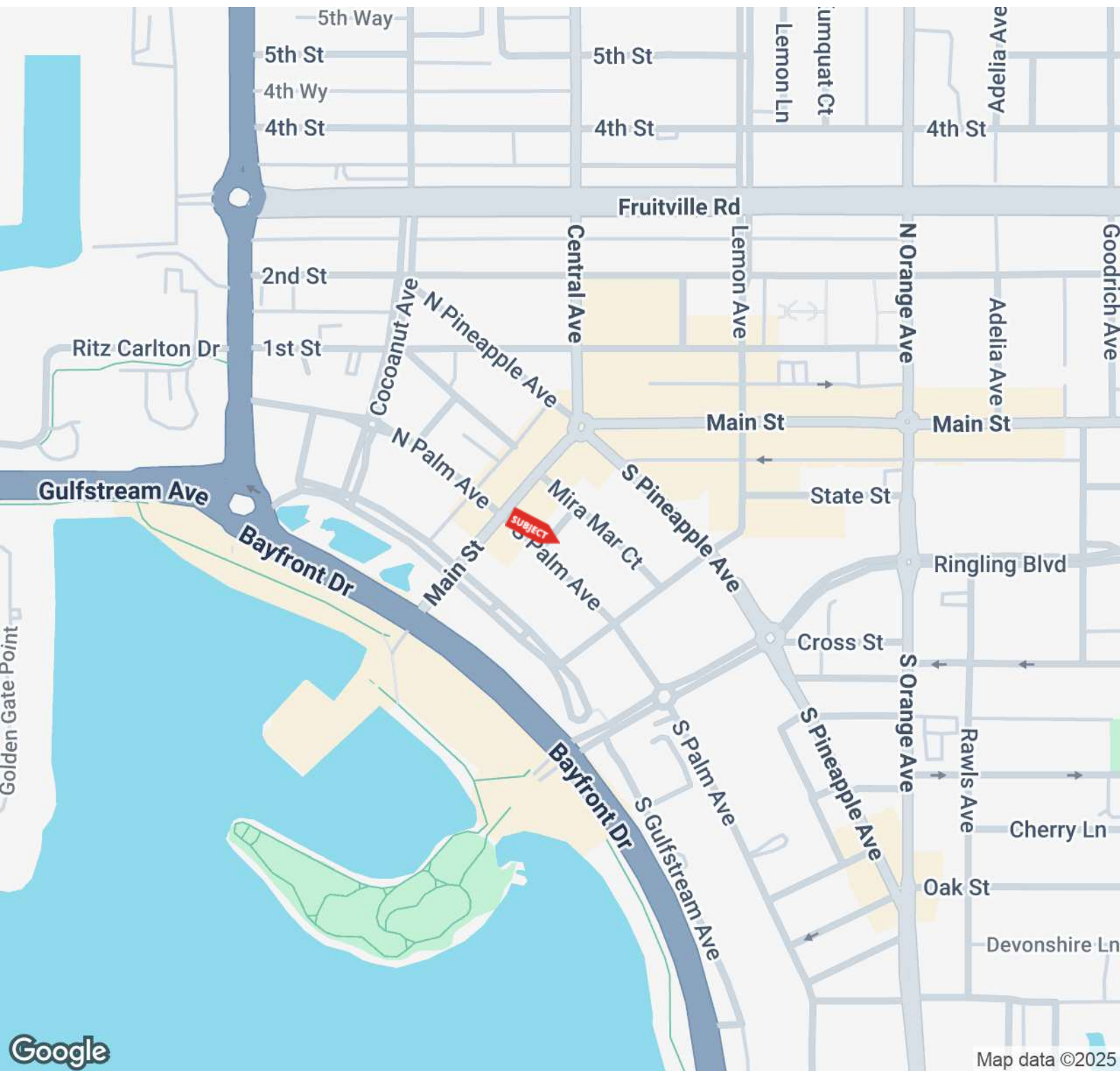
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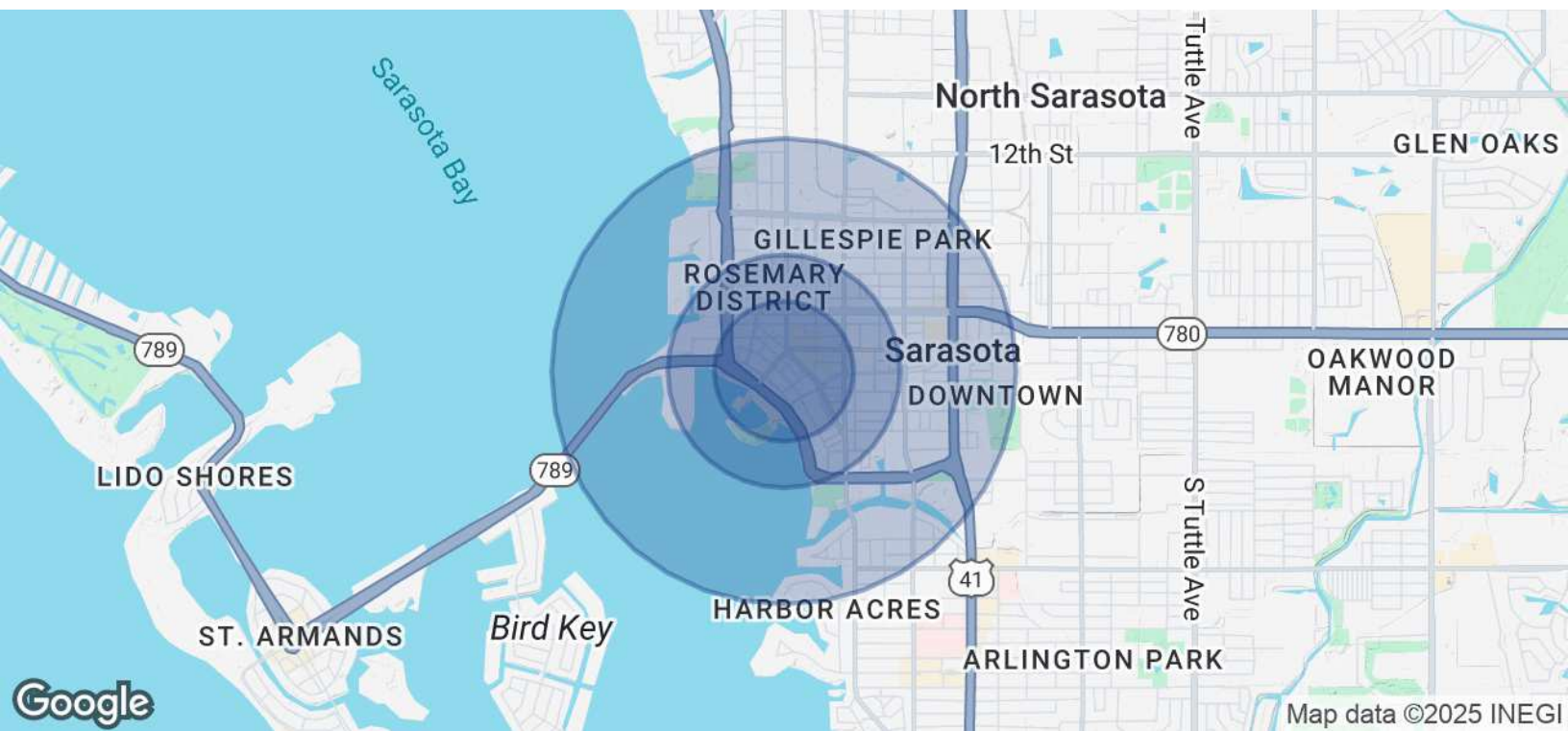


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,202	4,910	12,626
Average Age	66	64	58
Average Age (Male)	65	63	57
Average Age (Female)	66	64	59

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,405	3,065	7,064
# of Persons per HH	1.6	1.6	1.8
Average HH Income	\$155,148	\$144,889	\$119,964
Average House Value	\$1,048,338	\$1,036,490	\$938,545

Demographics data derived from AlphaMap

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