



ADDRESS

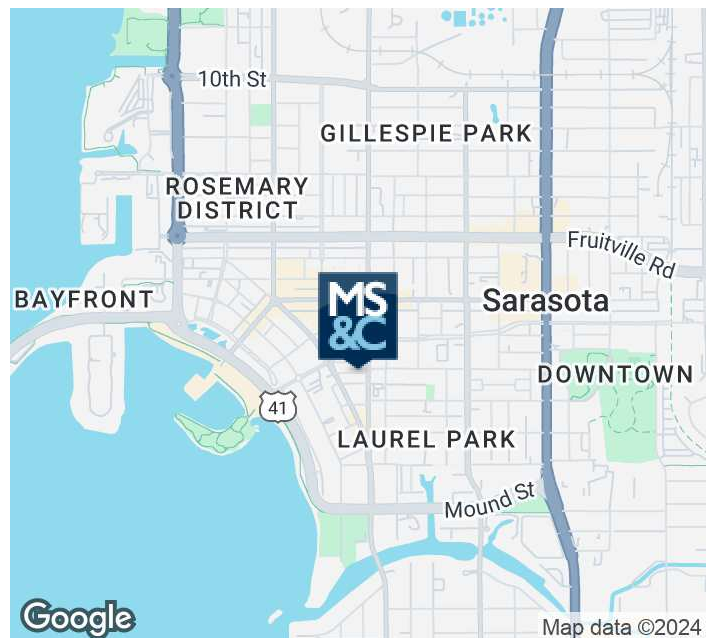
1533 Dolphin St
Sarasota, FL 34236

PROPERTY FEATURES

- Newly renovated interiors boasting a clean sophisticated look.
- Abundance of natural light enhancing the workspace ambiance
- Located in Burns Court offering a prestigious business address
- Layout offers flexibility for retail/office uses

	1 Mile	3 Miles	5 Miles
Total Households:	7,546	33,503	70,268
Total Population:	13,806	73,680	152,615
Average HH Income:	\$116,723	\$98,842	\$103,765

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It or other conditions, prior sale, lease or financing, or withdrawal without notice.



PRESENTED BY:

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OFFERING SUMMARY

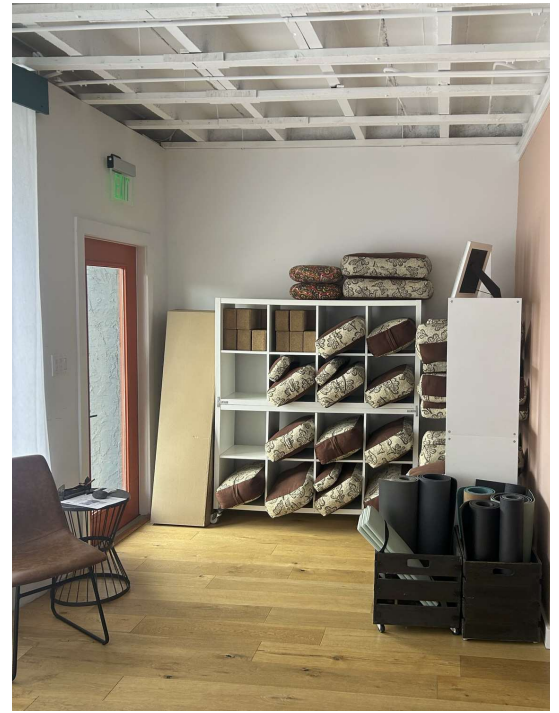
Lease Rate:	\$37.00 SF/yr (MG)
Available SF:	1,055 SF
Lot Size:	3,995
Year Built:	1954
Renovated:	2006
Zoning:	DTC

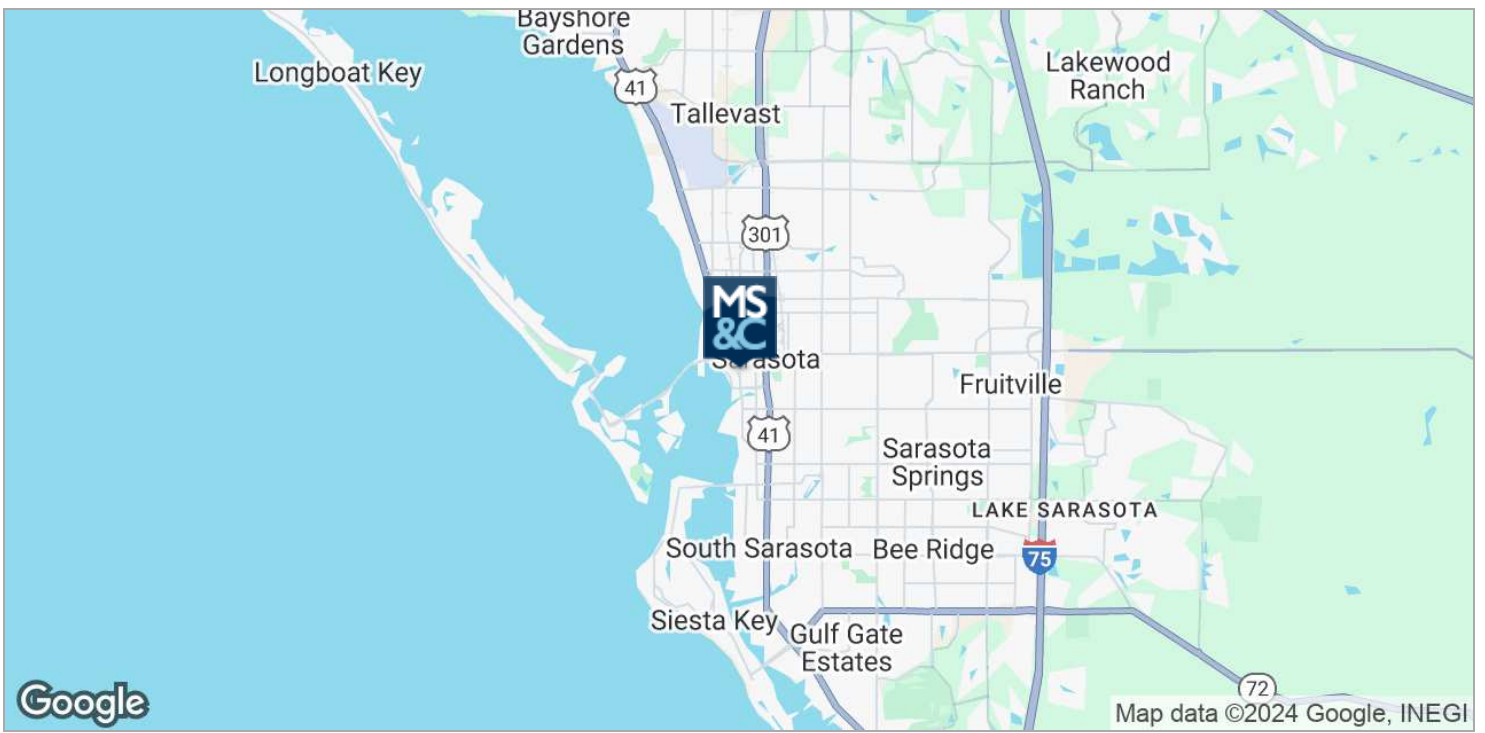
PROPERTY OVERVIEW

This distinguished property offers a prestigious address with renovated interiors. Tenants can revel in abundant natural light, and adaptable floor plans tailored to diverse business requirements. On site parking allows for easy access for clients and employees. Seeking 1-year lease with a 1-year renewal option.

LOCATION OVERVIEW

Discover the vibrant Downtown Sarasota, FL which surrounds the property. Located in the historic Burns Court, this area boasts an array of amenities and conveniences for tenants. Enjoy easy access to the scenic Sarasota Bayfront Park for relaxing strolls and breathtaking views. With a diverse selection of dining options and retail in Downtown Sarasota, there's something to offer for all.





Michael Saunders & Company



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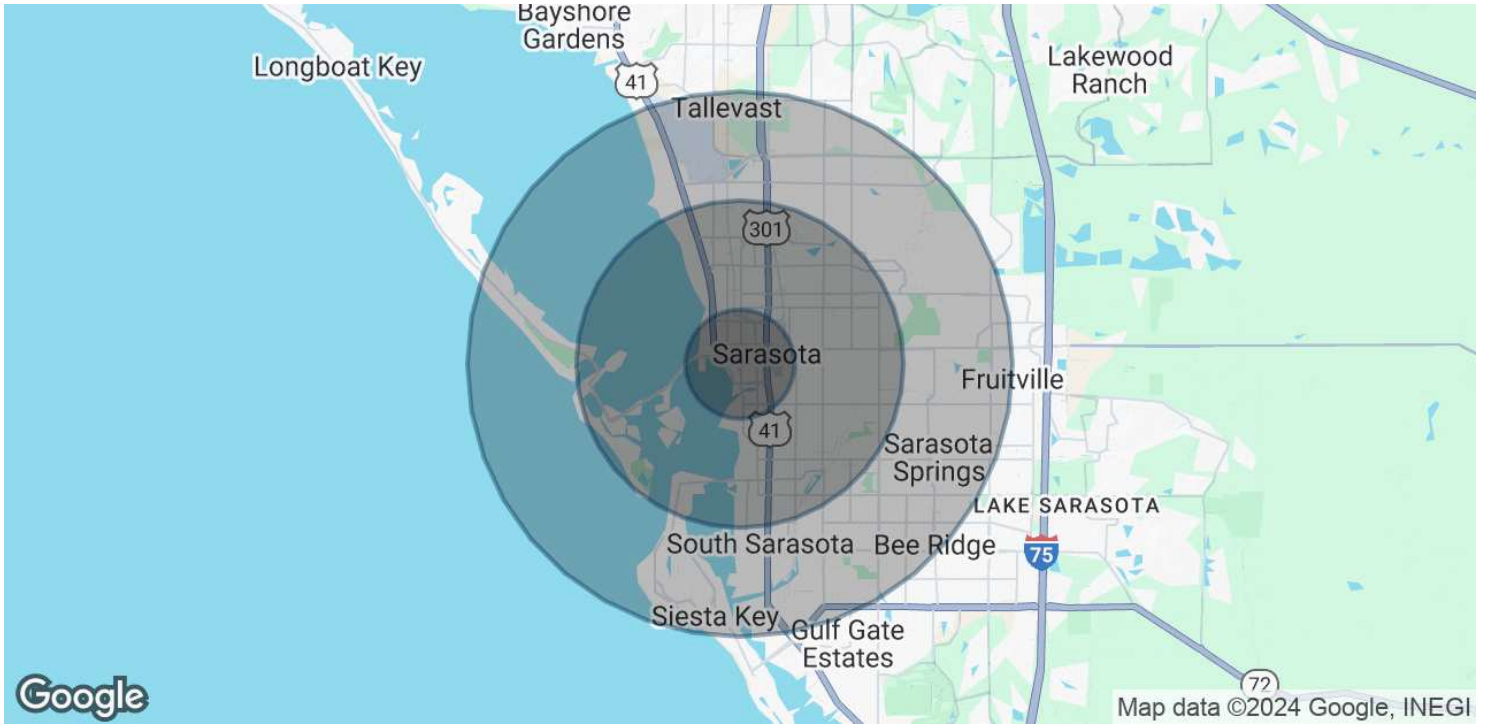
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RETAIL PROPERTY

1533 DOLPHIN ST, SARASOTA, FL



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	13,806	73,680	152,615
Average Age	57	49	50
Average Age (Male)	56	48	49
Average Age (Female)	58	50	51

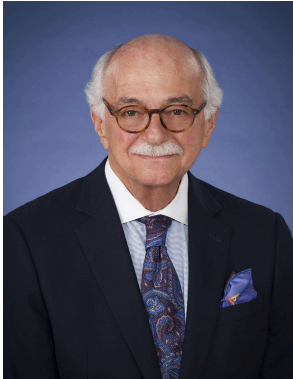
HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	7,546	33,503	70,268
# of Persons per HH	1.8	2.2	2.2
Average HH Income	\$116,723	\$98,842	\$103,765
Average House Value	\$918,211	\$552,830	\$525,549

Demographics data derived from AlphaMap

LEON DELIETO SR., P.A.

Broker Associate



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PROFESSIONAL BACKGROUND

Lee DeLieto, Sr. joined the Commercial Group at Michael Saunders & Company more than 25 years ago, and has repeatedly received "Top Commercial Real Estate Producer" recognition. His knowledge of the Sarasota, Manatee and Charlotte county areas has allowed businesses to find commercial real estate that matches each client's specific needs.

Lee's Commercial Real Estate services include commercial investment property, land development, site and land acquisition, office space and retail leasing, 1031 exchanges, and asset disposition.

Lee has the proven ability to make your next investment, lease, acquisition/sale a profitable experience. There is no secret to Lee's success – solid commercial real estate knowledge and years of experience in helping clients achieve their goals.

Lee was joined by his son Lee Jr. in 2005 who is committed to the goals and work ethics established by Lee Sr.

DeLieto Team currently includes three licensed commercial Realtors.

EDUCATION

Syracuse University. Bachelor of Arts

University of Rochester Simon School of Business MBA in Finance and Economics

MEMBERSHIPS & AFFILIATIONS

Corporate Professional Affiliations:

Commercial Real Estate Alliance (CREA)

Realtor Association of Sarasota and Manatee (RASM)

Community & Professional Affiliations:

Board Chair Sarasota County Boys & Girls Clubs

Founding BOD Member Insignia Bank (Now Centennial Bank)

Trustee Plymouth Harbor Foundation

BOD SW Florida Chapter of American Red Cross Sarasota

Sarasota Alumni Club of Phi Delta Theta, Past President

Syracuse University Alumni Club

Past President of Downtown Sarasota Kiwanis Club

Argus Foundation, Corporate Member

Tiger Bay Forum Member