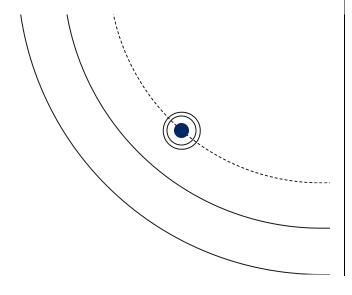


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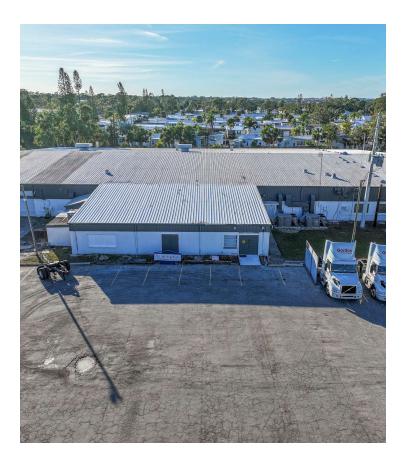


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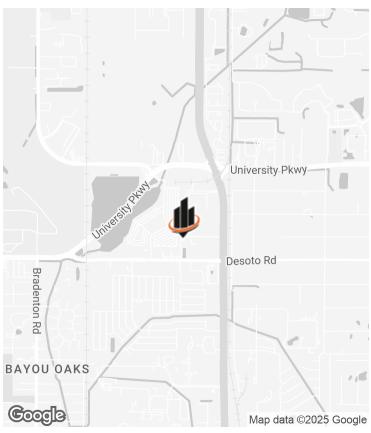


PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$4,999,000
LOT SIZE:	85,487 SF
BUILDING SIZE:	28,039 SF



PROPERTY DESCRIPTION

28000 sf concrete block warehouse. 240a, 3 phase power. 60 parking spaces on almost 2 acres. Fantastic opportunity for an owner user. Short term leases in place. Earn income while making your final plans/transition.

PROPERTY HIGHLIGHTS

- 28039 sf
- Clear span
- Block construction
- 240amp/3phase power
- 60 parking
- 1.96 acres
- 3 outbuildings.

ADDITIONAL PHOTOS









ADDITIONAL PHOTOS













ADDITIONAL PHOTOS















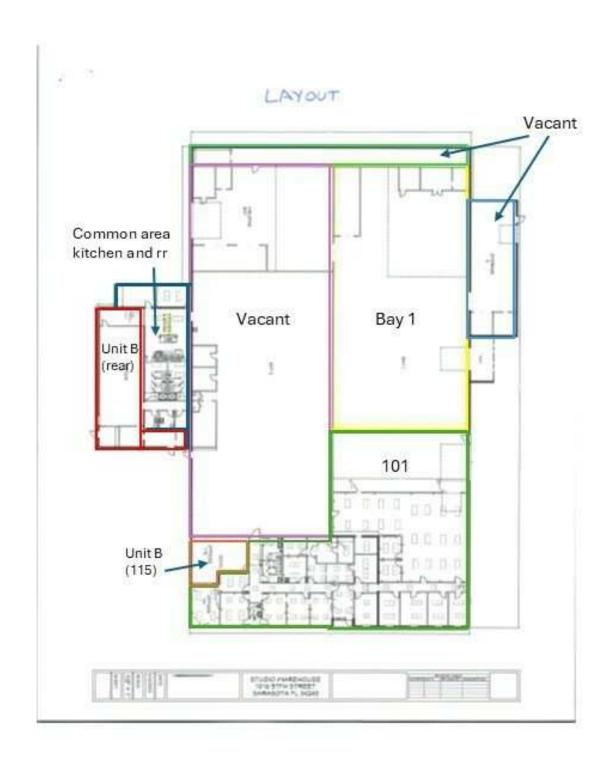












RENT ROLL

1816 57th Street, Sarasota, FL Rent Roll as of 1/1/2025

								Future	
				Security Commencement	Expiration		Monthly	Monthly Future Increase	
Tenant	Suite #	SF		Deposit Date	Date		Base Rent	Rent Date	Notes
GFS Transport, LLC	Unit B	1,500	\$	1,500 5/1/2019	4/30/2025	\$	4,850		Rent includes sales tax. T - Interior repairs, HVAC repair/maint, utilities LL - exterior. Lease also includes shed and parking for 12 tractors and 12 trailers.
								\$ 5,092 5/1/2025 \$ 5.347 5/1/2026	This is renewal term 3 - Not yet executed
Angela Milton dba My Angel, LLC	Unit B,	1,500	¢	1.500 8/1/2023	7/31/2025	\$	2,100	\$ 5,347 5/1/2026	LL - Elec, w, repairs over \$500
Arigela Militori dba My Arigel, ELC	rear	1,500	φ	1,500 6/1/2025	773172023	φ	2,100		LL - Elec, w, repairs over \$500
Dennis W. Taintor	Bay 1	6,000	\$	3,800 3/1/2024	2/28/2027	\$	3,800		T - Interior repairs, ext parking, lighting, cleaning, landscape Lease includes shed. Share kitchen and RR. LL - electric, bill back water,
									repairs over \$1000
								\$ 3,990 3/1/2025	
								\$ 4,190 3/1/2026	
Futra Solutions, Inc.	101-115, 116, recp/mailr m/portion of Bay 1	9,500	\$	6,350 4/1/2024	3/31/2027	\$	6,350		LL - Elec, w, repairs over \$1000 - \$18000 max per year
								\$ 6,668 4/1/2025	
								\$ 7,001 4/1/2026	
Vacant		10,000							
Total		28,500	\$	13,150		\$	17,100		



EXECUTIVE SUMMARY

Business grows better in Sarasota County—and it's not just our gorgeous weather.

You're smart to consider Sarasota County. Because whether you're newly establishing or wisely relocating here, we have exactly what business is searching for today—the key fundamentals for a great success story.

INCOME TAX





0% CORPORATE INCOME TAX* WORLD'S GREATEST PLACES 2021
Time

TOP 10 PLACES TO LIVE IN THE U.S. 2021-22

U.S. News & World Report

TOP 25 BEST-PERFORMING City in the U.S.

A+ RATED SCHOOLS

17th Consecutive Year

72-DEGREE

SARASOTA COUNTY

Business Climate Forecast

The best of Florida is even better in Sarasota County. In Florida we don't pay personal income tax and 99% of businesses do not pay corporate tax. Add the population growth and local incentives, and it makes doing business here even easier.

MSAPOPULATION: 889,169

ANNUALPOPULATION GROWTH RATE: 2.7%

WORKFORCE: 351,264

LOCAL SALES AND USE TAX: 7%

7THLOWESTPROPERTYTAX:

13.74 Mills. VS. State Average 17.27 Mills

BUSINESS LICENSE TAX:

Ranges from \$3.15-\$525 p/year



- **WORKFORCE STRENGTH**
- **♥**TOP-RATED SCHOOL SYSTEM
- **TECHNOLOGY** HUB
- **⊘DESIRABLE & AFFORDABLE**
- **≪TAX ENVIRONMENT**
- **≪ARTS & CULTURE**

GREAT EDUCATION

Florida's top school system is also one of the best in the nation

From day one, when Florida adopted a grading system for its schools in 2004, Sarasota County School District has been one of only two counties in the state to consistently maintain an "A" rating every year. We value education here—for public and private schools from Pre-K to Technical and Higher Education institutions.

In fact, 79% of voters passed a maximumallowable 1% millage property tax addition for schools. The extra \$56 million annually funds higher-than-state average teacher salaries, longer school days and broader curriculum.

Accolades for both traditional and non-traditional charter schools abound, so depending on the topic or subject, our local schools are among the very best.

AND THAT INCLUDES OUR COLLEGES AND UNIVERSITIES

Whether it's a small college, technical school, or satellite campus of Florida's largest universities, Sarasota has learning opportunities for everyone.

USF-SARASOTA/MANATEE
Offers over 40 bachelor's, master's,
and professional certificate programs

NEW COLLEGE OF FLORIDA
Public liberal arts university. Plans to
double enrollment by 2022.

STATE COLLEGE OF FLORIDA,
MANATEE-SARASOTA

Three local campuses work closely with businesses offering a range of bachelor's degrees, certificate programs and continuing education.

- RINGLING COLLEGE OF ART AND DESIGN Internationally-regarded and award-winning professional art and design school.
- FLORIDA STATE UNIVERSITY Training for 3rd and 4th year medical students and advanced theatrical study at Asolo Conservatory.
- THE UNIVERSITY OF FLORIDA

 CityLab master's degree in Architecture and UF Innovation
 Station extension of UF's College of Engineering.
- SUNCOAST TECHNICAL COLLEGE
 Two campuses provide local workforce training in
 computer technology, health, criminal justice, human
 services and industry trades.

PRIVATE, REGIONAL AND NATIONAL

- COLLEGES Lake Erie College of Osteopathic Medicine,
 Kaiser University and Everglades College.
 - PINE VIEW The only full-time program in FL for intellectually gifted students elementary through high

MANATEE

SARASOTA

SARASOTA COUNTY ECONOMIC DEVELOPMENT

GETTING THERE

Yes, you can get anywhere from here.

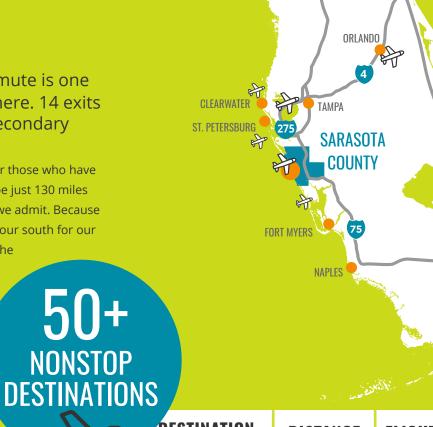
The Sarasota County commute is one of the best parts of living here. 14 exits off I-75 offer 60 miles of secondary roads to and fro.

Orlando is a great place to visit, but for those who have to live there, they're lucky enough to be just 130 miles east on I-4. Tampa is also wonderful, we admit. Because their residents only have to drive an hour south for our great culture and beautiful beaches. The

road trip to Miami is only 230 miles, and Jacksonville is 275 miles, offering quick access to St. Augustine, Daytona, Savannah, Hilton Head and Charleston.

Fortunately, flying is just as easy. Sarasota Bradenton International Airport (SRQ) is just 7.6 miles from downtown and flies 3.65 passengers a year. In fact, SRQ is the fastest growing airport in the world!

For more options including overseas, Tampa International Airport (TIA), St. Pete-Clearwater International Airport (PIE) and Punta Gorda Airport (PGD) are all less than an hour away.



TALLAHASSE

DESTINATION	DISTANCE (miles)	FLIGHT TIME (hours)
ATLANTA, GA	500	1.5
BOSTON, MA	1,400	3
CHICAGO, IL	1,200	3
DALLAS/FT. WORTH, TX	1,150	3
DENVER, CO	1,900	4
DETROIT, MI	1,200	2.75
NEW YORK, NY	1,200	2.75
TODONTO CANADA	1.400	0

JACKSONVILLI

ST. AUGUSTINE

DAYTONA

MIAMI

FANTASTIC QUALITY OF LIFE

Many agree— the best in the nation

An influx of wealth has ensured that the cultural foundation Sarasota is famous for, continues to thrive. The Ringling Brothers made Sarasota County its winter home in 1927. Since then, arts and culture boomed and keeps echoing.



40 MILES OF COASTLINE - everyone has their personal spot, just ask and settle in for stories.

SIX BARRIER ISLANDS - all with public beaches. Whether it's golfing, shelling, fishing, kayaking, or just a secluded beach and mangrove waterway, it's here.

SIESTA BEACH - #1 Beach in the USA (Tripadvisor)

LEGACY TRAIL - 12.5 miles from Sarasota to Venice. Fabulous.

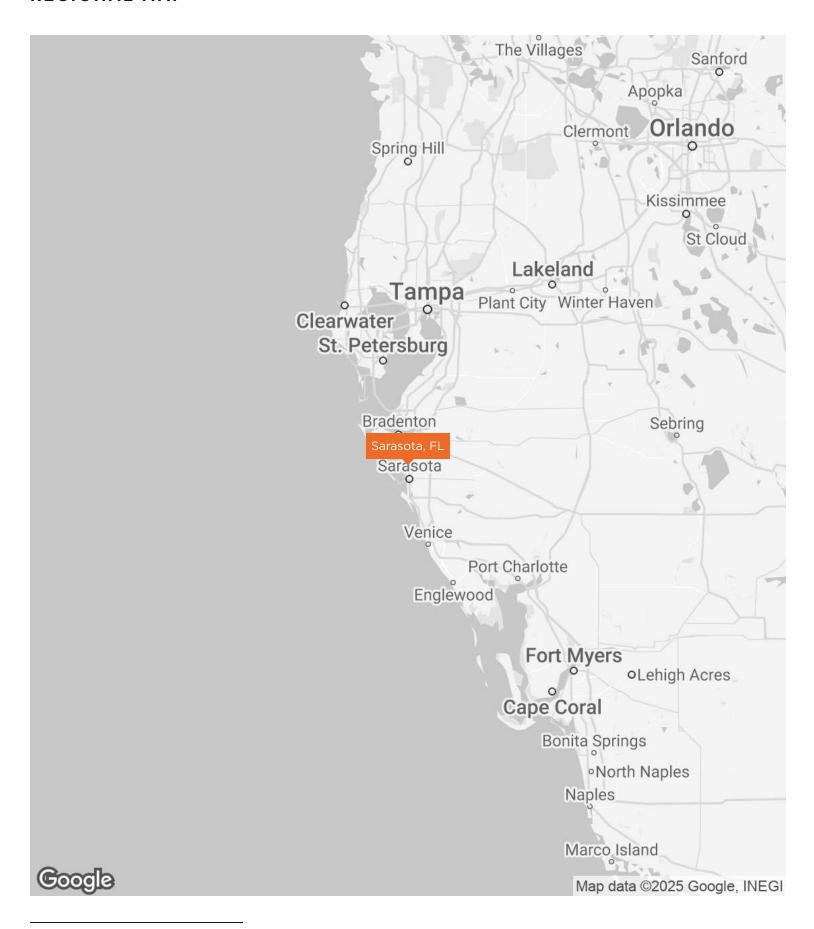
MYAKKA RIVER STATE PARK - one of the state's largest.

GOLF GALORE - a mecca for golf-lovers with 29 golf courses in Sarasota & 62 courses within 20 miles.

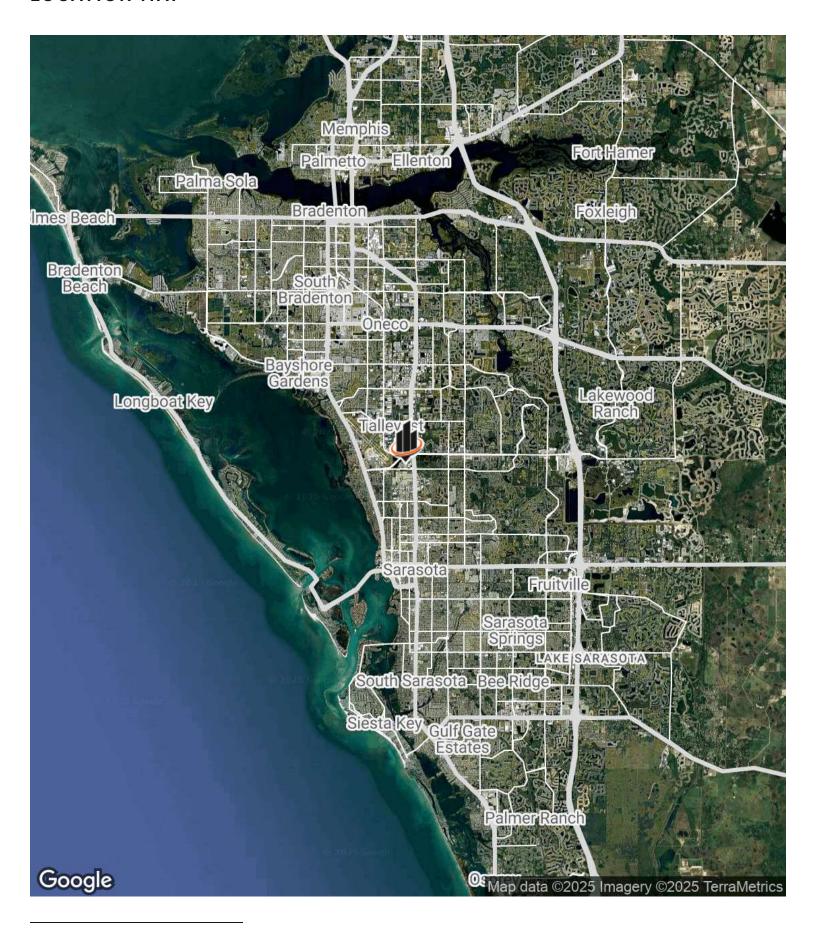


VAN WEZEL PERFORMING ARTS CENTER

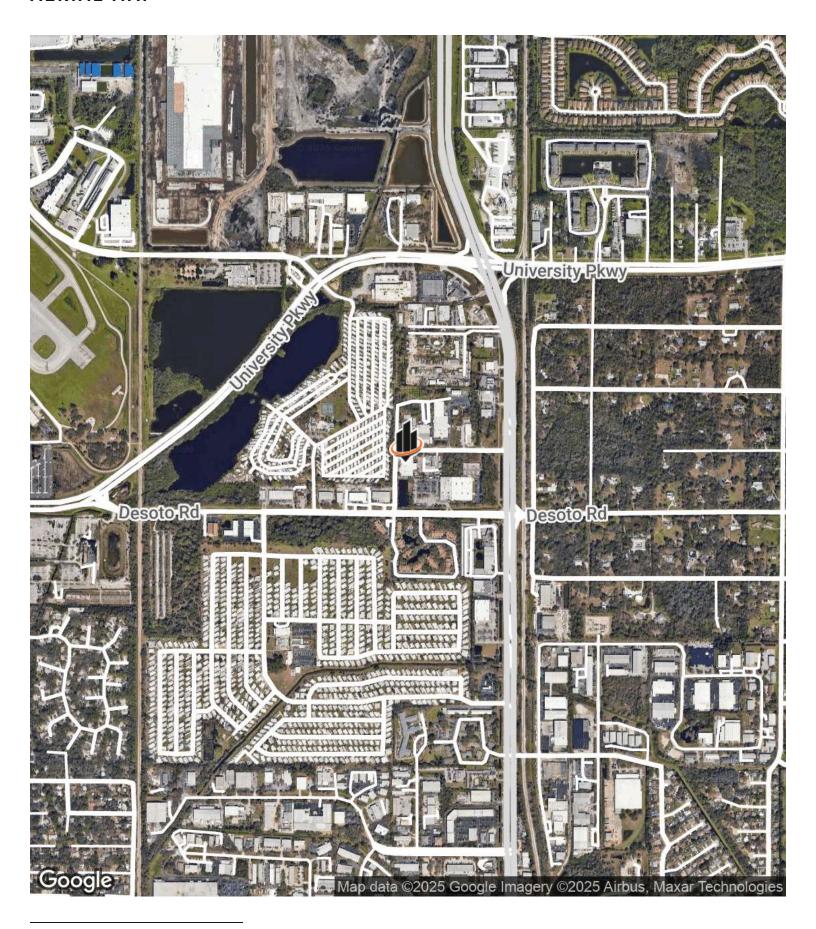
REGIONAL MAP



LOCATION MAP



AERIAL MAP



SITE PLANS



It turns out, you don't have any Site Plans Published!

(be sure to add site plans in the <u>Media Tab</u> or "Publish on Website and Docs" in the <u>Plans Tab</u>)



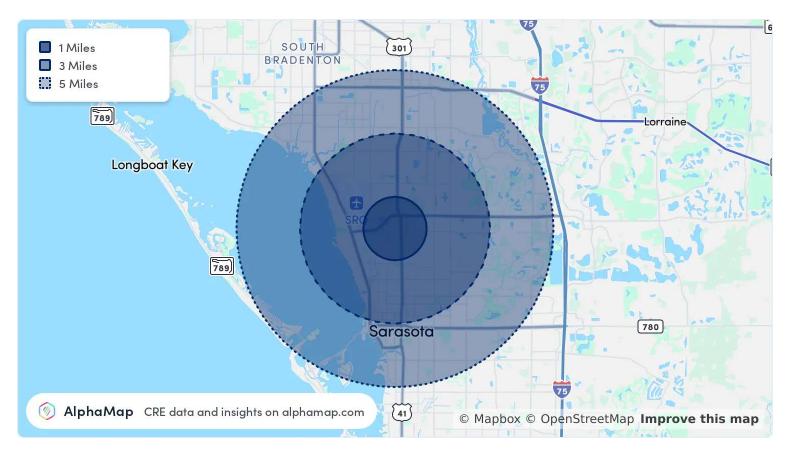
DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	614	1,142	4,308
AVERAGE AGE	62	59	51
AVERAGE AGE (MALE)	59	57	50
AVERAGE AGE (FEMALE)	63	61	52
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	348	628	2,111
# OF PERSONS PER HH	1.8	1.8	2
# OF PERSONS PER HH AVERAGE HH INCOME	1.8 \$80,248	1.8 \$77,406	2 \$82,107

Demographics data derived from AlphaMap

AREA ANALYTICS



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,308	56,717	181,612
AVERAGE AGE	51	47	49
AVERAGE AGE (MALE)	50	46	48
AVERAGE AGE (FEMALE)	52	48	50
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
HOUSEHOLD & INCOME TOTAL HOUSEHOLDS	1 MILE 2,111	3 MILES 25,030	5 MILES 81,997
TOTAL HOUSEHOLDS	2,111	25,030	81,997
TOTAL HOUSEHOLDS PERSONS PER HH	2,111	25,030 2.3	81,997

Map and demographics data derived from AlphaMap

DISCLAIMER

The material contained in this Proposal is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Proposal. If the person receiving these materials does not choose to pursue a purchase of the Property, this Proposal must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Proposal may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Proposal, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



ADVISOR BIO 1



DIANE LAWSON, CCIM

Senior Advisor

diane.lawson@svn.com

Direct: 941.780.6136 | Cell: 941.780.6136

FL #BK581055

PROFESSIONAL BACKGROUND

Diane Lawson has been in the commercial real estate industry for 35 years, specializing in the sales and leasing of office and retail space. Starting out in property management and leasing she has extensive experience in the office market providing consult to both property buyers and sellers with their acquisition and disposition requirements. Diane takes a forensic approach to her analysis all the while keeping a keen eye on the big picture. Her ability to challenge and be challenged, her attention to detail while welcoming creativity, to listen and to be heard are just a few qualities that brings successful results to her clients. Diane holds a broker's license and is one of only 6% of commercial brokers nationwide to have earned and be honored as a Certified Commercial Investment Member (CCIM) designee.

Diane lives in Bradenton and enjoys spending time with family, traveling and ejoying the gulf waters and beaches.

EDUCATION

Eckerd College, BA
Certified Commercial Investment Member

MEMBERSHIPS

Realtor Association of Sarasota and Manatee Counties Florida Realtors National Association of Realtors Sarasota Chamber of Commerce CCIM

> SVN | Commercial Advisory Group 1626 Ringling Boulevard, Suite 500 Sarasota, FL 34236 941.387.1200

ADVISOR BIO 2



RYAN EDWARDS

Associate Advisor

ryanedwards@svn.com Direct: **847.800.2252**

PROFESSIONAL BACKGROUND

Ryan Edwards serves as an Associate Advisor for SVN Commercial Advisory Group in Sarasota, FL. Ryan's focus is on retail, industrial, & medical office space.

Prior to joining SVN, he worked 7 years as a 3rd party logistics broker, where he presented consultative and value driven solutions to trucking companies executive level leadership to increase efficiencies and drive profitability. He also worked for a SAAS company where he worked with retail and restaurant owners in digitizing their business. These previous positions have given him great expertise and insight into the industrial, retail, and medical office space.

Ryan grew up in Northfield, IL a suburb outside of Chicago and received his bachelor's degree in political science at the University of Dayton. He currently resides in the Arlington Park neighborhood of Sarasota and enjoys playing golf and fishing.

EDUCATION

BA. Political Science University of Dayton

MEMBERSHIPS

RASM

BNI - Business by the Bay

SVN | Commercial Advisory Group 1626 Ringling Boulevard, Suite 500 Sarasota, FL 34236 941.387.1200