



ADDRESS

**16 S Boulevard Of The Presidents
Sarasota, FL 34236**

PROPERTY FEATURES

- \$39/SF plus \$14/SF CAM
- 3,000 SF Retail Space
- High foot traffic and visibility
- South Boulevard of the Presidents spoke of St. Armands Circle

	1 Mile	5 Miles	10 Miles
Total Households:	424	34,029	137,655
Total Population:	813	75,604	310,249
Average HH Income:	\$195,739	\$82,805	\$69,586

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.



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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	N/A
Available SF:	
Zoning:	CT (Commercial Tourist)
Market:	Sarasota
Submarket:	St. Armands Circle

PROPERTY OVERVIEW

This 3,000 SF retail space is located only a few storefronts away and within eyeshot of the physical circle. The space is being offered for \$39/SF NNN plus \$14/SF in Operating Expenses. Don't miss out on your opportunity to join the other well-known neighboring retailers, Sea Bags, Black Dog, Tunaskin, The Met, and many others on the coveted St. Armand's Circle.

LOCATION OVERVIEW

Located along the South Boulevard of the Presidents spoke and just a few storefronts away from the physical St. Armand's Circle. This is a great retail space with high visibility. St. Armand's is a coveted high consumer trafficked specialty retail district in Sarasota.

**Michael Saunders
& Company**
LICENSED REAL ESTATE BROKER

TCN
WORLDWIDE
REAL ESTATE SERVICES

100 S WASHINGTON BLVD
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941.957.3730 | MSCcommercial.com

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ADDITIONAL PHOTOS



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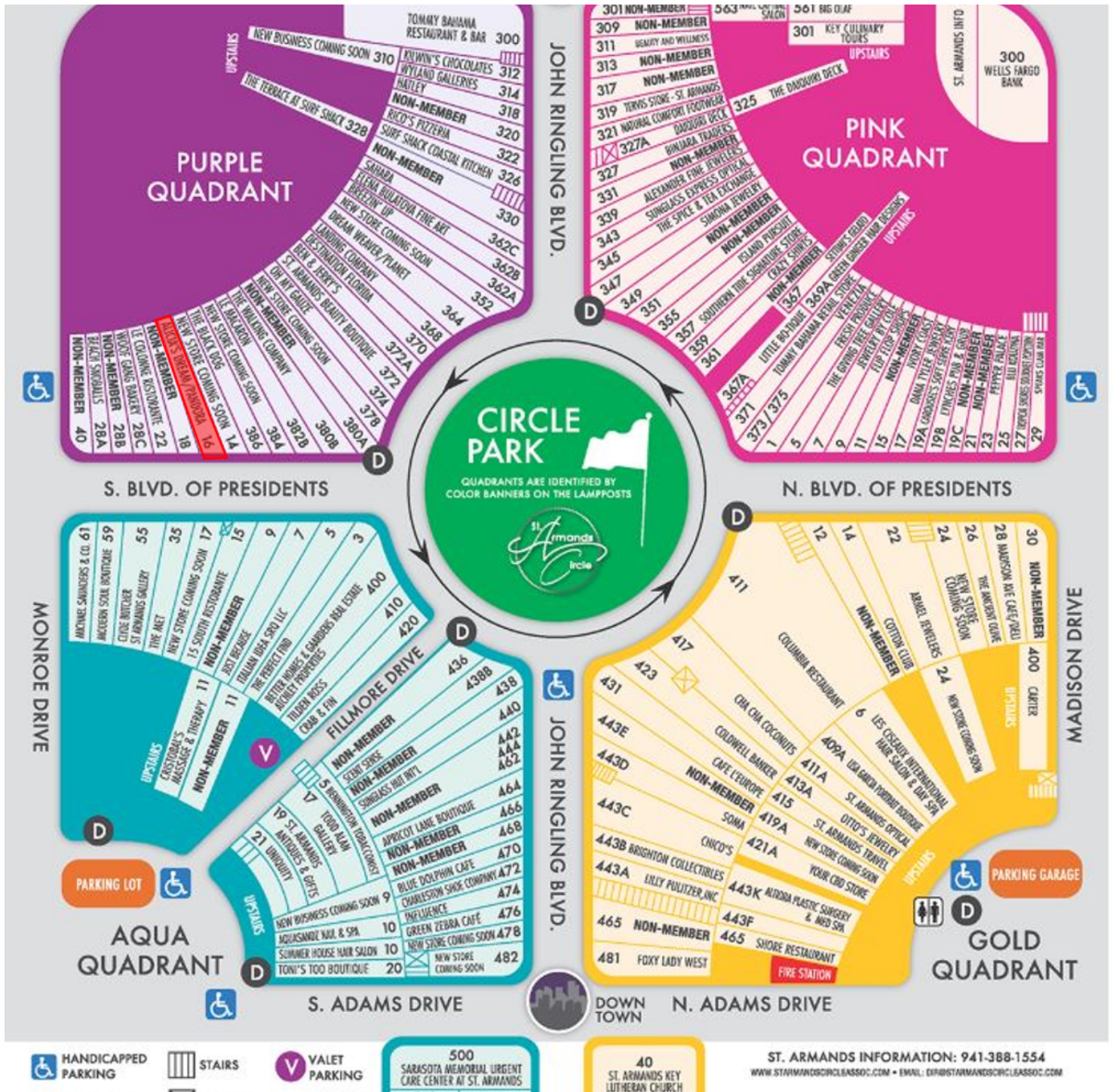
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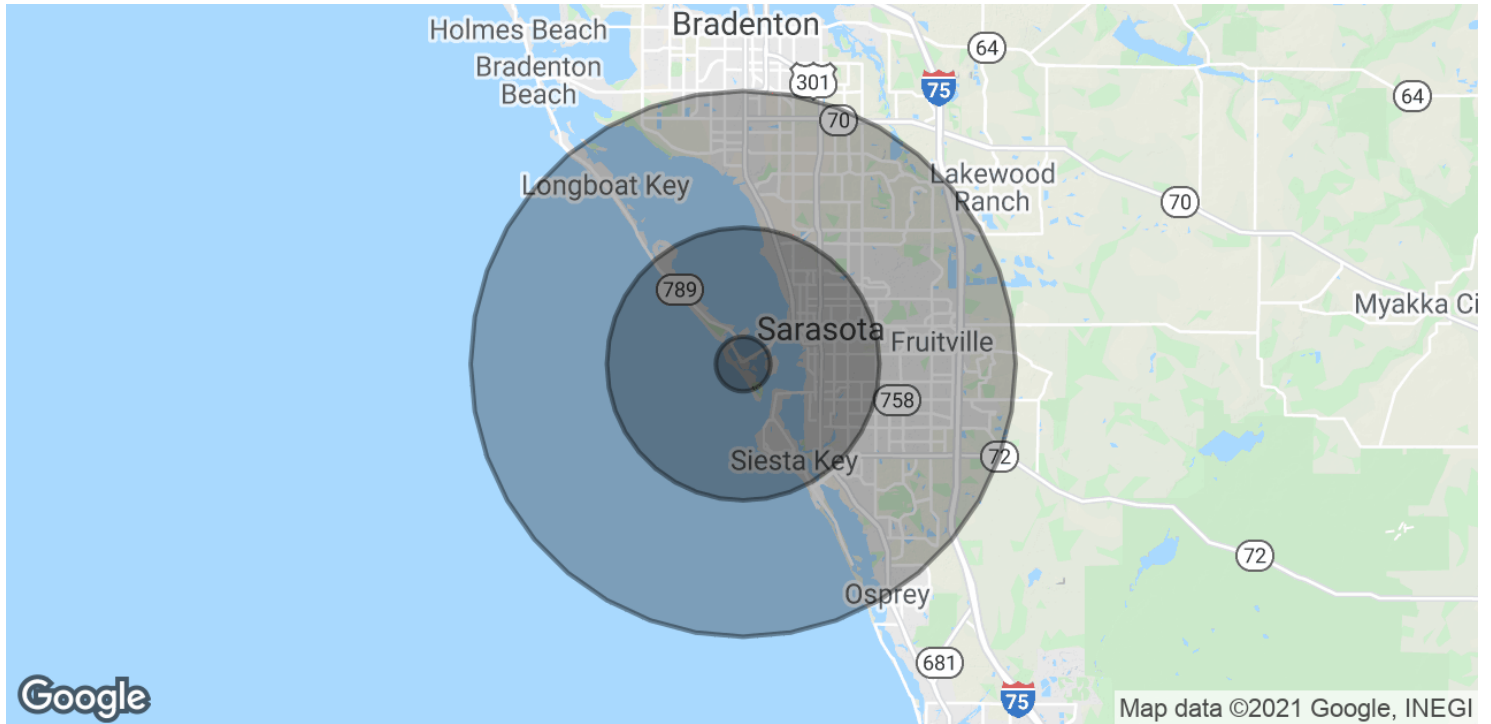
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	813	75,604	310,249
Average age	65.9	47.1	47.3
Average age (Male)	66.1	45.7	46.1
Average age (Female)	65.8	48.7	48.3

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	424	34,029	137,655
# of persons per HH	1.9	2.2	2.3
Average HH income	\$195,739	\$82,805	\$69,586
Average house value	\$801,552	\$453,731	\$310,903

* Demographic data derived from 2010 US Census

BIOGRAPHY I

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PROFESSIONAL BACKGROUND

A real estate sales and commercial specialist for 15+ years, Lee DeLieto Jr. offers a uniquely informed perspective on the Sarasota market, helping clients to make the right decisions about their investment strategies. In 2005, Lee joined his father, a seasoned Michael Saunders associate, to form the Company's top producing Commercial team. To date, this exceptional duo has closed on millions of dollars of commercial property, working diligently to achieve the objectives of clients and investors.

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. The DeLieto Team has the proven ability to make every investment, lease, acquisition/sale a profitable experience. Committed to the community they serve, both Lee Jr. and Sr. are actively involved in local organizations both civic and charitable. Lee Jr currently sits on the board as a community member for the Sarasota School of Arts and Sciences (SSA+S). As an active member in the business community, Lee Jr. is a recent past member of the Board of Directors for the Greater Sarasota Chamber of Commerce and Past Chair of their City Priorities Council. He is also the 2010 Past President of Commercial Investment Division (CID) under the Realtor Association of Sarasota and Manatee.

A graduate of the University of Florida, Lee has lived in Sarasota since 2005. Married to Valerie Wadsworth-DeLieto, a residential agent with Michael Saunders & Company, together they enjoy traveling across the United States on Lee's 2008 Harley Davidson.



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