



ADDRESS

**55 S Blvd Of The Presidents  
Sarasota, FL 34236**

PROPERTY FEATURES

- 1266 SF Retail Space asking \$45/SF NNN plus estimated \$16.30/SF OpEx
- Shared space in rear of building containing shared restrooms and rear entrance
- Located along South Boulevard Presidents spoke of St Armands Circle
- 1 employee parking space in rear of building

	1 Mile	5 Miles	10 Miles
<b>Total Households:</b>	439	34,385	138,644
<b>Total Population:</b>	840	76,519	312,370
<b>Average HH Income:</b>	\$195,459	\$82,427	\$69,544

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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# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Lease Rate:	\$45.00 SF/yr (NNN)
Building Size:	1,266 SF
Available SF:	1,266 SF
Lot Size:	
Year Built:	1963
Renovated:	2017
Zoning:	CT
Market:	St Armands Circle

## PROPERTY OVERVIEW

Located just past the Met on the South Blvd of the Presidents spoke of St. Armands Circle, this is an ideal retail location with high walkability. The available unit is 1266 SF and shares an area to rear of the space with the other two tenants in the building providing a rear entrance as well as shared restrooms. Great opportunity to take advantage of being on the Key with an affordable lease rate.

## PROPERTY HIGHLIGHTS

- 1266 SF Retail Space asking \$45/SF NNN plus estimated \$16.30/SF OpEx
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**Michael Saunders  
& Company**  
LICENSED REAL ESTATE BROKER

**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES

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# ADDITIONAL PHOTOS

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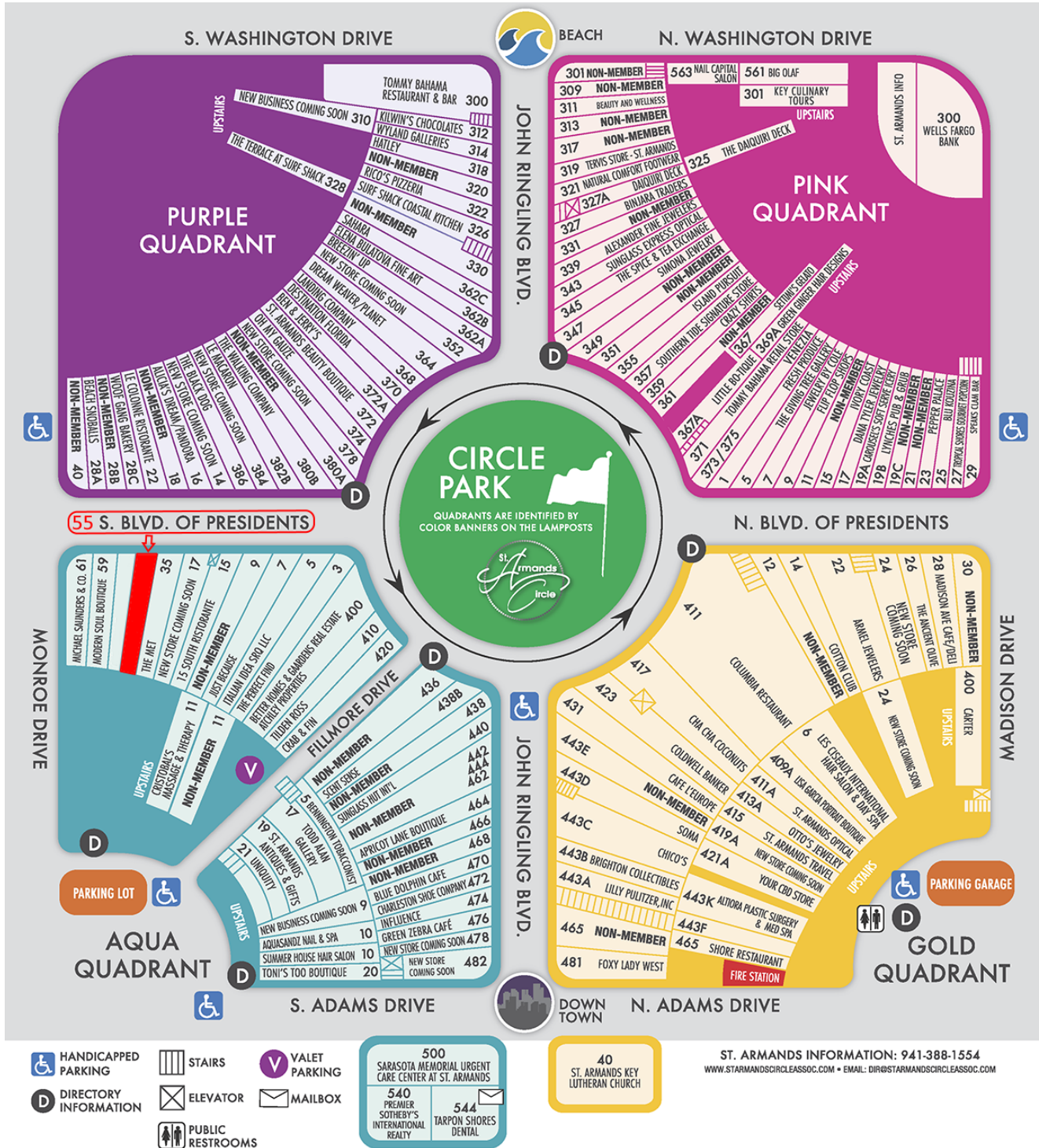
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# RETAILER MAP



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# LOCATION MAPS



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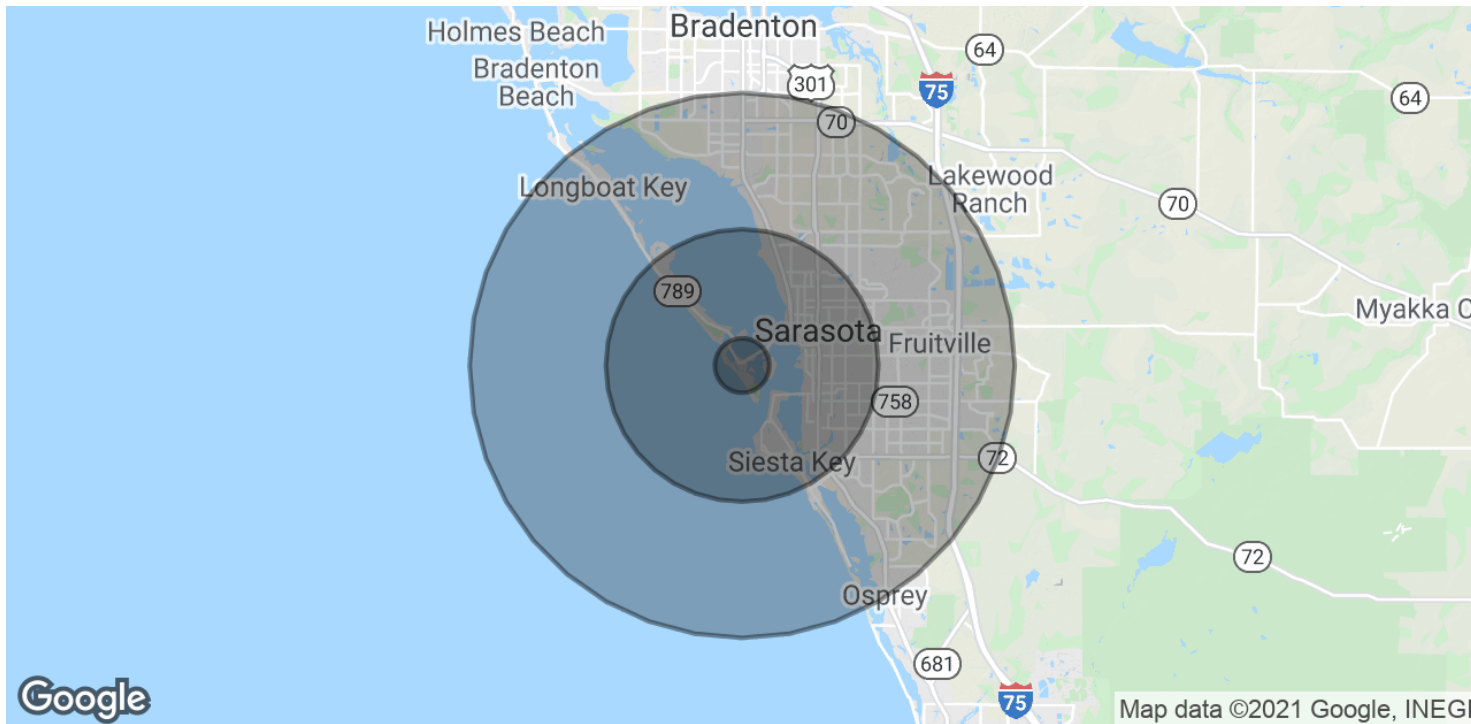
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# DEMOGRAPHICS MAP & REPORT



## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	840	76,519	312,370
Average age	66.0	47.0	47.3
Average age (Male)	66.2	45.6	46.2
Average age (Female)	65.9	48.6	48.3

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	439	34,385	138,644
# of persons per HH	1.9	2.2	2.3
Average HH income	\$195,459	\$82,427	\$69,544
Average house value	\$801,327	\$452,128	\$308,783

\* Demographic data derived from 2010 US Census

# BIOGRAPHY I

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## LEE DELIETO JR., P.A.

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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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