



FOR SALE

For Sale | Office

Free Standing Well Located Office Building

7349 Merchant Ct, Lakewood Ranch, FL 34240-8437



100 S WASHINGTON BLVD | SARASOTA, FL | 941.957.3730

PRESENTED BY:

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Senior Commercial Advisor

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OFFERING SUMMARY

| | |
|----------------|-------------|
| Sale Price: | \$2,800,000 |
| Lot Size: | 1.34 Acres |
| Year Built: | 2001 |
| Building Size: | 12,187 |
| Zoning: | PCD |
| Price / SF: | \$229.75 |

PROPERTY OVERVIEW

This stand-alone building is in the heart of Lakewood Ranch's Corporate Park and near the dynamic Lakewood Ranch Waterside project . This building is steps away from Center Point, a new Retail/ Medical Office project on the 50-acre block just to the west of this property.

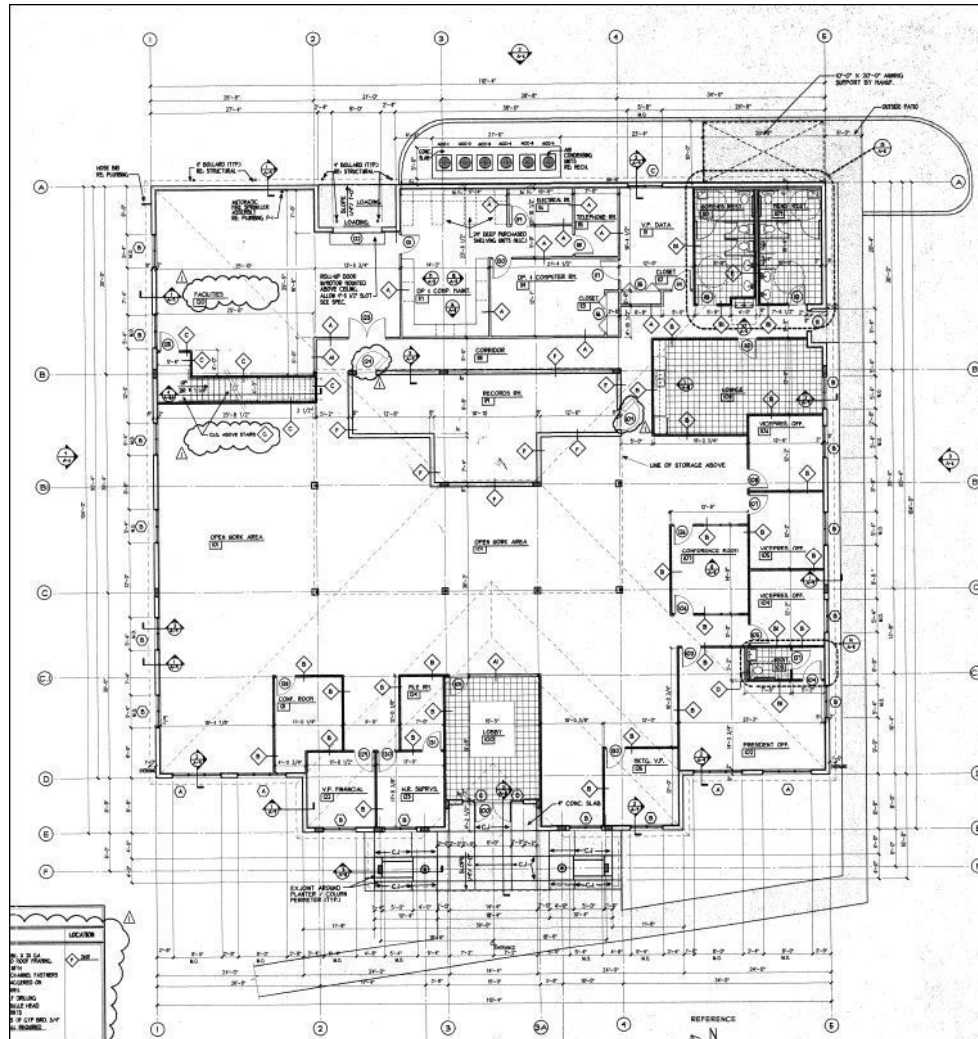
The building features multiple private offices, conference rooms, a training area and open work areas. Abundant parking, and monument signage in place. Ideal for a corporate office ,call center or medical practice. The property is surrounded by preserve to the North and South. Located minutes from all amenities of Lakewood Ranch and I-75. Excellent location with easy access to SRQ International Airport, Tampa, St. Petersburg, Venice and the Gulf Coast.

PROPERTY HIGHLIGHTS

- Proximity to 70,000 +/- sf Medical Office building and Lakewood Ranch Medical Center
- Walking distance to future retail center which is expected to feature restaurants, grocer, and retail amenities
- Includes a large server room with backup air conditioning
- Turnkey building with 50+/- personnel capacity through combination of offices, and cubicles all wired for internet and telephone
- Outside shaded natural setting with picnic tables and Second floor bonus area ideal for storage or employee break area
- Abundant parking

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FIRST FLOOR PLAN



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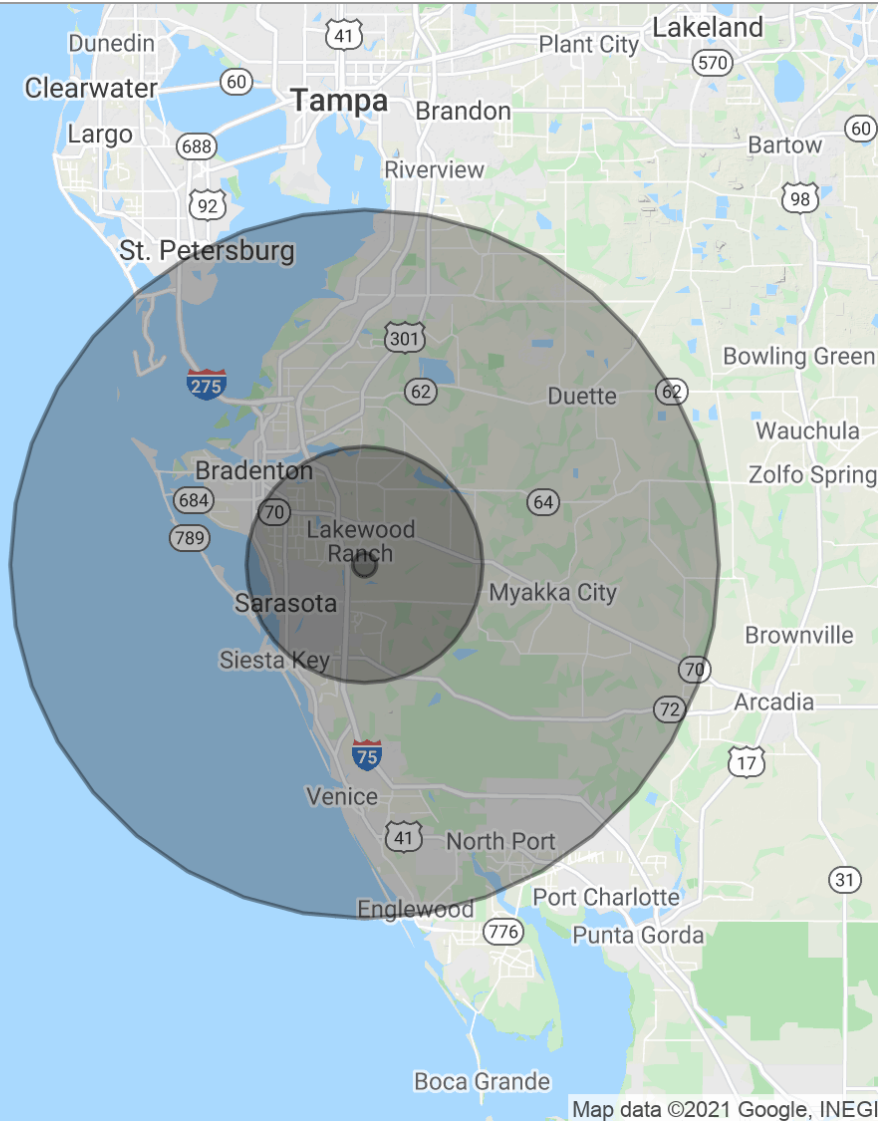
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| POPULATION | 1 MILE | 10 MILES | 30 MILES |
|---------------------|-----------|-----------|-----------|
| Total population | 1,295 | 302,759 | 880,449 |
| Median age | 55.8 | 45.2 | 47.7 |
| Median age (male) | 56.6 | 44.2 | 46.6 |
| Median age (Female) | 55.5 | 46.4 | 48.8 |
| HOUSEHOLDS & INCOME | 1 MILE | 10 MILES | 30 MILES |
| Total households | 535 | 125,125 | 377,995 |
| # of persons per HH | 2.4 | 2.4 | 2.3 |
| Average HH income | \$129,181 | \$72,755 | \$67,645 |
| Average house value | \$667,371 | \$320,987 | \$288,389 |

* Demographic data derived from 2010 US Census



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PROFESSIONAL BACKGROUND

Susan Goldstein has repeatedly earned the position of MS&C's Top Producing Commercial Agent. She focuses on sales and leasing in the Sarasota and Manatee County marketplace. Susan provides superior service to her clients.

Balancing an understanding of client needs and objectives with dynamics of the market, the financial realities of all parties, and a willingness to work hard to get the job done contribute to Susan's success. Susan has been involved in a multitude of transactions with clients ranging from national corporations to local businesses and developers. Susan is considered an important player in the vibrant commercial real estate arena.

With an MBA from Columbia University, strong Marketing experience with companies such as American Express and Proctor & Gamble, along with the CCIM Designation, the highest level of Commercial Realtor educational achievement, Susan ensures her clients the most professional and profitable real estate transaction.

EDUCATION

CCIM Designation
Columbia University Business School MBA
Duke University BA

MEMBERSHIPS & AFFILIATIONS

The Commercial Real Estate Association (CREA) of the Realtor Association of Sarasota and Manatee 2019 President, Board Member
Lakewood Ranch Business Alliance Governmental Affairs Committee Chair and Executive Committee Member
Columbia Alumni Club Immediate Past President.

Realtor Association of Sarasota and Manatee: Past Public Policy Chair, Form Based Code Task Force Chair, Attorney/ Realtor Committee Chair

The Sarasota and Manatee County Economic Development Corporation Real Estate Office Oversight Committee