

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Lease Rate:	\$25.00 - 29.00 SF/yr (MG)
Building Size:	31,682 SF
Available SF:	276 - 5,034 SF
Lot Size:	19,206 SF
Year Built:	1958
Renovated:	2017
Zoning:	CSCC

## PROPERTY OVERVIEW

Variety of office options located adjacent to the Shops at Siesta Row and offering easy access to West of Trail Sarasota, including the upscale neighborhoods of Oyster Bay, Cherokee Park, McClellan Park, Harbor Acres, Siesta Key, and all points North and South. Location offers walkability to all the restaurants, and stores including Petco, CVS, Salon Lofts and Einstein Bagel of this Publix Anchored shopping plaza. Easy ingress/egress from Osprey Avenue, Tamiami Trail and Bay Road.

- 2.8 Miles South of Downtown Sarasota
- 1.5 Miles South of Sarasota Memorial Hospital, a major employment center. Sarasota Memorial Hospital is an 819-bed regional medical center with approximately 4,000 staff members, over 800 physicians and 1,000 volunteers.
- Combined Traffic Count (2015): 106,736 CPD
- directly across from the Westfield Siesta Key Mall & minutes from the Sarasota Memorial Hospital complex.

\*Rate determined by required build out.

Location: On US-41 at the high traffic signalized intersection of Bay/Bee Ridge Road. Directly across US-41 from the Westfield Southgate Mall with 1.5 million annual customers.

# ADDITIONAL PHOTOS



**Michael Saunders  
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LICENSED REAL ESTATE BROKER



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PRESENTED BY:

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# AVAILABLE SPACES

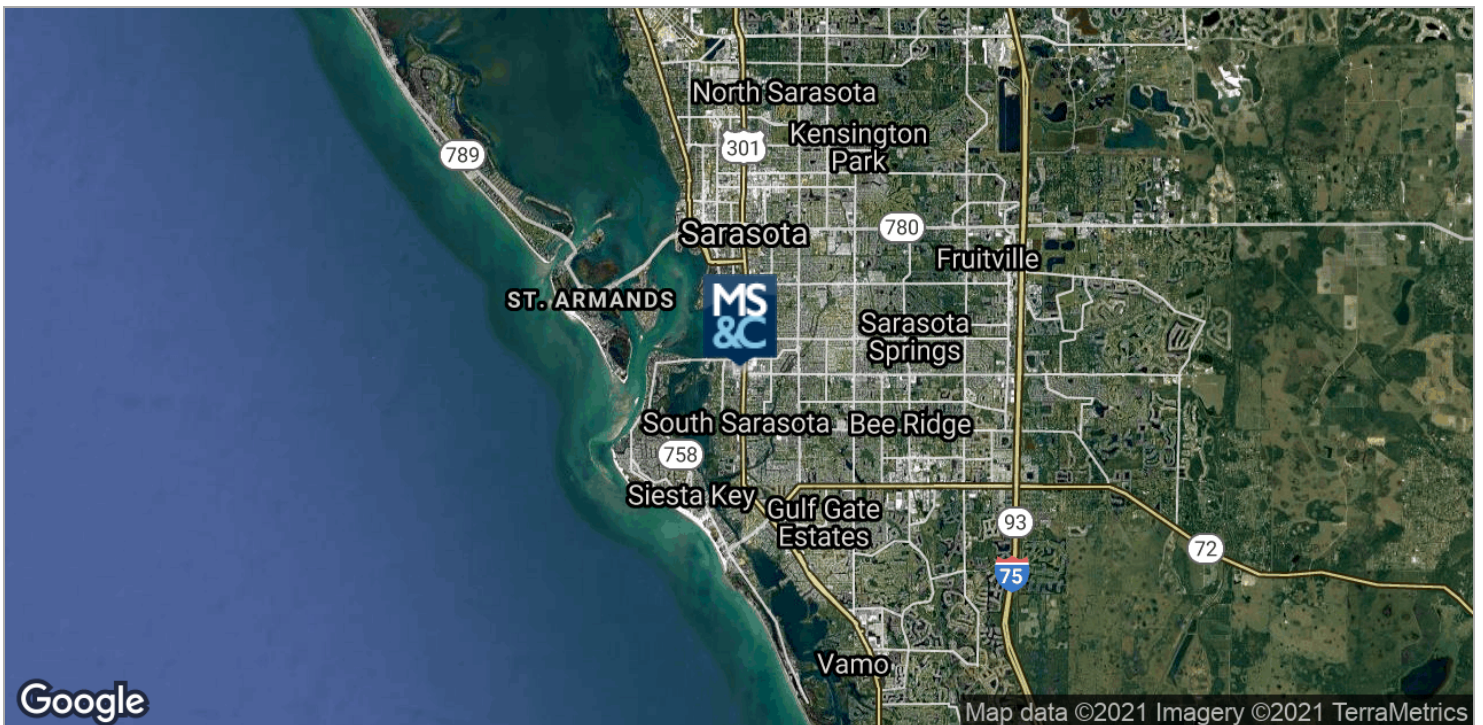
**LEASE TYPE** | MG    **TOTAL SPACE** | 276 - 5,034 SF    **LEASE TERM** | Negotiable    **LEASE RATE** | \$25.00 - \$29.00 SF/yr



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit 325	Available	2,833 - 5,034 SF	Modified Gross	\$25.00 SF/yr	-
Unit 326	Available	2,201 - 5,034 SF	Modified Gross	\$25.00 SF/yr	-
Unit 209	Available	276 SF	Modified Gross	\$27.00 SF/yr	-
Unit 204	Available	613 SF	Modified Gross	\$29.00 SF/yr	-
Unit 212	Available	287 SF	Modified Gross	\$29.00 SF/yr	-
Unit 217	Available	364 SF	Modified Gross	\$29.00 SF/yr	-



# LOCATION MAPS



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WORLDWIDE REAL ESTATE SERVICES

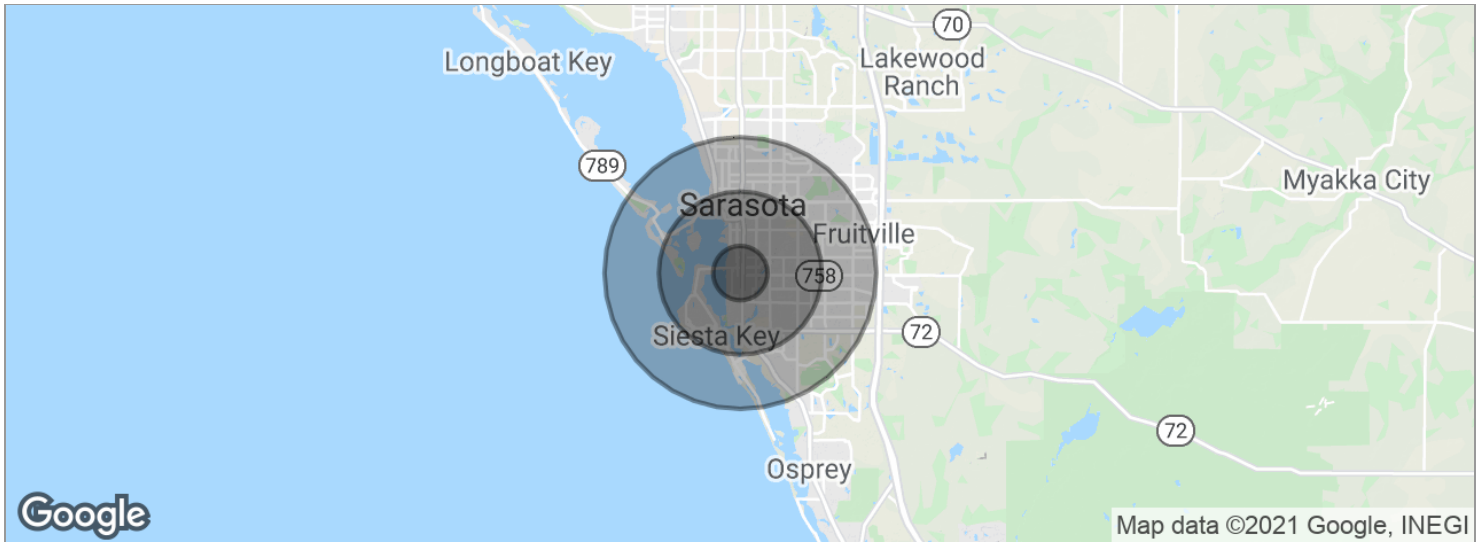
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# DEMOGRAPHICS MAP



## POPULATION

	1 MILE	3 MILES	5 MILES
Total population	7,907	69,930	152,488
Median age	47.1	49.0	47.4
Median age (Male)	47.9	47.2	45.5
Median age (Female)	45.9	50.7	49.1

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,553	32,313	67,765
# of persons per HH	2.2	2.2	2.3
Average HH income	\$83,506	\$74,860	\$70,546
Average house value	\$300,417	\$341,350	\$322,602

\* Demographic data derived from 2010 US Census

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