



#### ADDRESS

**7329 International Place**  
**Sarasota, FL 34240**

## PROPERTY FEATURES

- Financials Available Upon request and completion of NDA form

	1 Mile	10 Miles	30 Miles
<b>Total Households:</b>	368	125,449	383,146
<b>Total Population:</b>	899	302,920	889,407
<b>Average HH Income:</b>	\$130,071	\$72,941	\$67,708

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:

**BENJAMIN BAKKER**

Senior Commercial Advisor

941.724.8009

benjaminbakker@michaelsaunders.com

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$1,800,000
Building Size:	12,500 SF
Lot Size:	1.135 Acres
Price / SF:	\$144.00
Cap Rate:	6.75%
NOI:	\$121,570
Year Built:	2002
Zoning:	PCD/PLANNED COMMERCIAL DEVELOPEMENT
Market:	Tampa Bay
Submarket:	Sarasota-Bradenton

## PROPERTY OVERVIEW

Spacious Interior office space, 75/25 split of Office to Warehouse, beautiful Lakewood Ranch location in the highly sought after Corporate park.

The primary tenant of the building has recently signed a long term 5 year NNN lease agreement generating a 6.75% Cap Rate after expenses

## PROPERTY HIGHLIGHTS

- Financials Available Upon request and completion of NDA form

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



100 S WASHINGTON BLVD  
Sarasota, FL, 34236  
941.957.3730 | MSCcommercial.com

PRESENTED BY:

**BENJAMIN BAKKER**

Senior Commercial Advisor  
941.724.8009  
benjaminbakker@michaelsaunders.com

# ADDITIONAL PHOTOS



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



100 S WASHINGTON BLVD  
Sarasota, FL, 34236  
941.957.3730 | MSCcommercial.com

PRESENTED BY:

**BENJAMIN BAKKER**

Senior Commercial Advisor  
941.724.8009  
benjaminbakker@michaelsaunders.com

# ADDITIONAL PHOTOS



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



100 S WASHINGTON BLVD  
Sarasota, FL, 34236  
941.957.3730 | MSCcommercial.com

PRESENTED BY:

**BENJAMIN BAKKER**

Senior Commercial Advisor  
941.724.8009  
benjaminbakker@michaelsaunders.com

# ADDITIONAL PHOTOS



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



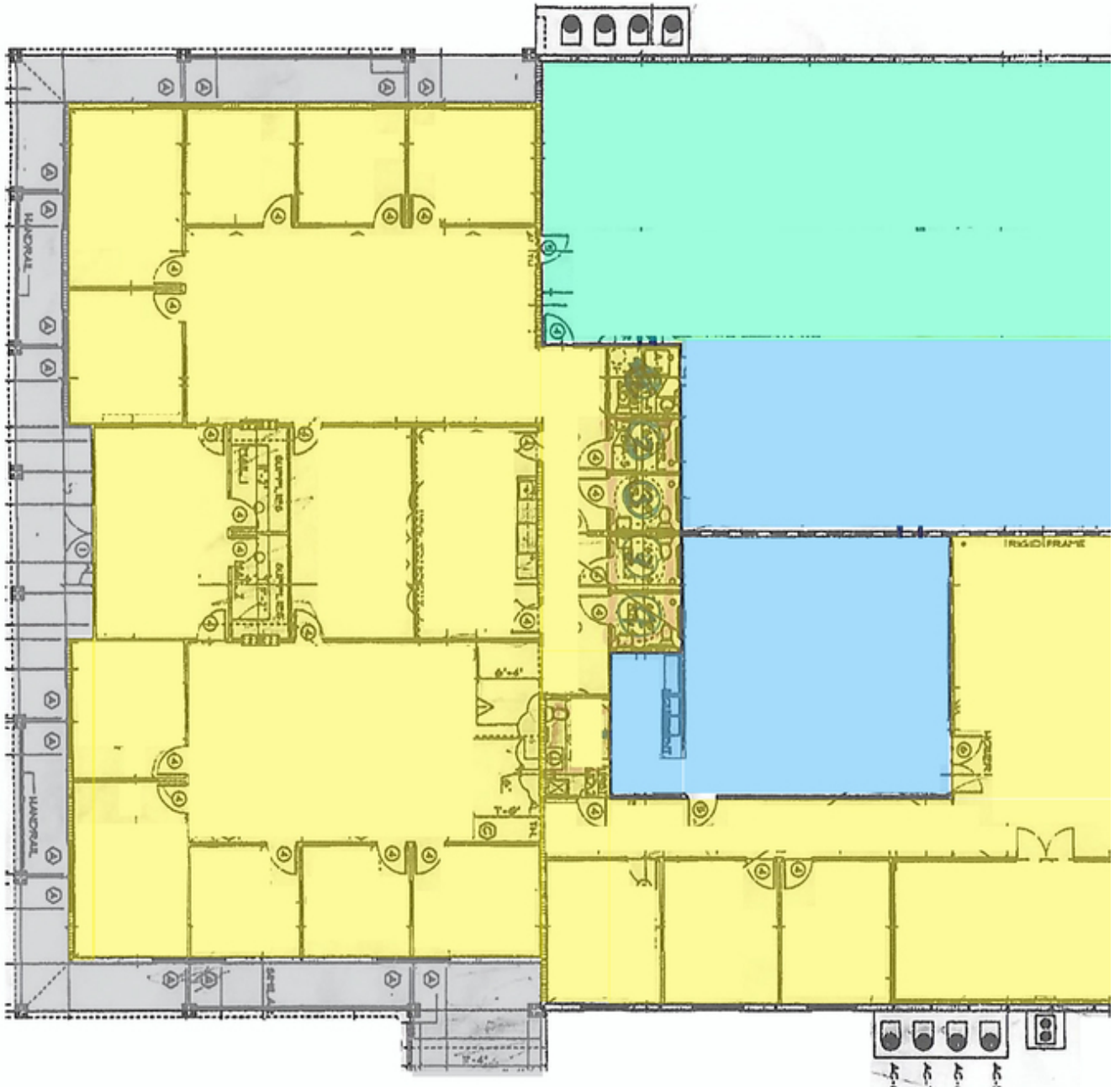
100 S WASHINGTON BLVD  
Sarasota, FL, 34236  
941.957.3730 | MSCcommercial.com

PRESENTED BY:

**BENJAMIN BAKKER**

Senior Commercial Advisor  
941.724.8009  
benjaminbakker@michaelsaunders.com

# ADDITIONAL PHOTOS



# LOCATION MAPS



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

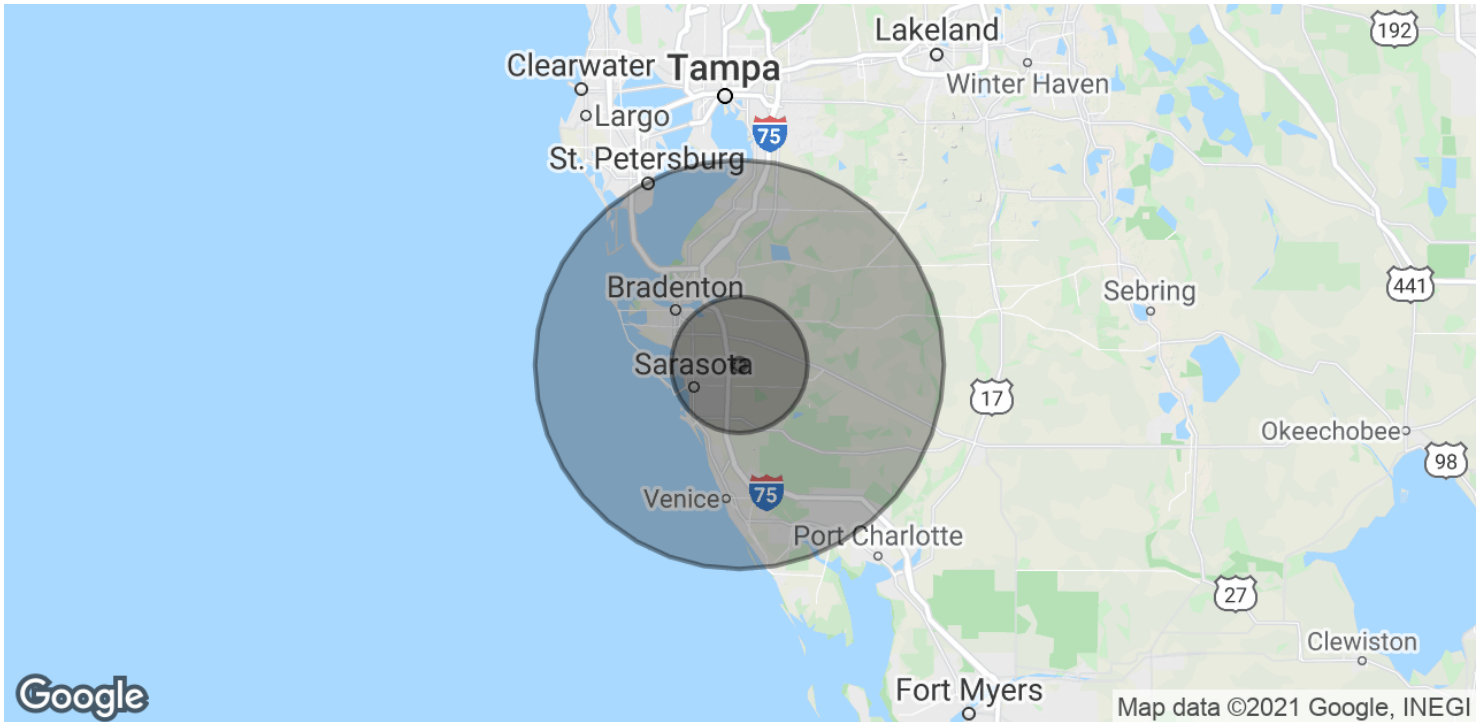
**TCN**  
WORLDWIDE REAL ESTATE SERVICES

100 S WASHINGTON BLVD  
Sarasota, FL, 34236  
941.957.3730 | MSCcommercial.com

PRESENTED BY:  
**BENJAMIN BAKKER**

Senior Commercial Advisor  
941.724.8009  
benjaminbakker@michaelsaunders.com

# DEMOGRAPHICS MAP & REPORT



## POPULATION

	1 MILE	10 MILES	30 MILES
Total Population	899	302,920	889,407
Average age	55.8	45.3	47.9
Average age (Male)	56.8	44.3	46.8
Average age (Female)	55.5	46.4	48.9

## HOUSEHOLDS & INCOME

	1 MILE	10 MILES	30 MILES
Total households	368	125,449	383,146
# of persons per HH	2.4	2.4	2.3
Average HH income	\$130,071	\$72,941	\$67,708
Average house value	\$667,894	\$320,662	\$291,100

\* Demographic data derived from 2010 US Census



# BIOGRAPHY I

---

## BENJAMIN BAKKER

Senior Commercial Advisor



4400 Manatee Ave W  
 Bradenton, FL 34209  
 T 941.724.8009  
 C 941.724.8009  
 benjaminbakker@michaelsaunders.com  
 FL #3279071

## PROFESSIONAL BACKGROUND

A lifelong resident of Bradenton, Ben Bakker brings a wealth of community knowledge to the Commercial division of Michael Saunders & Company. With an extensive background in sales and client relations that begin with over 13 years in the sign sales industry. Extraordinary levels of community relationships built through years of networking have given him tremendous success, & make him a natural choice to serve your commercial real estate needs.

Ben also serves as Vice President of HJB Properties, a family-owned commercial property entity. Where he oversees management, development, leasing & tenant relations for the multiple parcels of commercial real estate, office buildings & warehouses that he & his family hold throughout Manatee County.

A 2010 graduate of Leadership Manatee, He is deeply committed to the continued growth, revitalization & redevelopment of his hometown. Currently he holds positions with the Chamber's Downtown Redevelopment Committee (Chairman) & Manatee Co. Infill Redevelopment Taskforce, & has been appointed by Mayor Wayne Poston to serve as Chairman of the Planning Commission for the City of Bradenton. A past Chairman of the Manatee Young Professionals, Leadership Manatee Alumni Association and Manatee Tiger Bay Club - he has also served on the board of directors for three additional community non-profits - including serving as a founding board member of Realize Bradenton.

Ben was named one of 2014's "People To Watch" by Biz941 Magazine & awarded a medal of honor as a "Magnetic Man of Manatee County" for distinguished citizenship. In addition to being named Michael Saunder's "Top Rookie" in 2014 and the Tampa Bay Business Journal's "40 under 40" list in 2015. He has also recieved the 2016, 2017, 2018 and 2019 MS&C Masters Award & Top Producing Sales award as well as the 2017 "Raving Fan" & 2018 Presidents Award.

He loves spending his spare time playing ice hockey, or volunteering as a guitarist & vocalist for Bayside Community Church.

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

**TCN**  
WORLDWIDE  
 REAL ESTATE SERVICES

100 S WASHINGTON BLVD  
 Sarasota, FL, 34236  
 941.957.3730 | MSCcommercial.com

PRESENTED BY:

**BENJAMIN BAKKER**

Senior Commercial Advisor  
 941.724.8009  
 benjaminbakker@michaelsaunders.com