



# FULLY RENOVATED RETAIL LOCATION

3580 17TH STREET  
SARASOTA, FL 34235

J. Chris Malkin

Ashley Barrett Bloom



# DISCLAIMER

FULLY RENOVATED SARASOTA RETAIL | 6,083 SF | SARASOTA, FL

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.







# Executive Summary



## PROPERTY SUMMARY

<b>SALE PRICE:</b>	\$699,000
<b>LOT SIZE:</b>	0.26 Acres
<b>BUILDING SIZE:</b>	6,083 SF
<b>YEAR BUILT:</b>	1977
<b>RENOVATED:</b>	2017
<b>ZONING:</b>	Retail
<b>MARKET:</b>	Sarasota / Bradenton
<b>SUB MARKET:</b>	17th Street Corridor
<b>CROSS STREETS:</b>	17th Street And Beneva

## PROPERTY OVERVIEW

The Subject Property provides an excellent opportunity for an owner/user to acquire a retail building on 17th Street in Sarasota, FL. With 6,173 Square Feet located on 0.26 acres, this Newly Renovated retail building provides the location, size, and use to be a retail / office location for a myriad of business types. Priced aggressively for an investor or owner / occupant.

## PROPERTY HIGHLIGHTS

- Priced to Sell
- Ideal for Owner Occupant
- NEW HVAC, ROOF, TRUSSESS, PAINT, ELECTRICAL WORK, & LUMBING
- Strong Location & High Visibility
- Traffic Counts - 17,300

# Property Overview

## Physical Description

<b>Property Name:</b>	Fully Renovated Retail Location
<b>Type of Ownership:</b>	Deed
<b>Property Type:</b>	Retail
<b>APN:</b>	2022-01-0002
<b>Gross Leasable Area:</b>	6,163
<b>Building Condition:</b>	Fully Renovated and Ready for Use
<b>Zoning:</b>	Retail

## Interior Finish

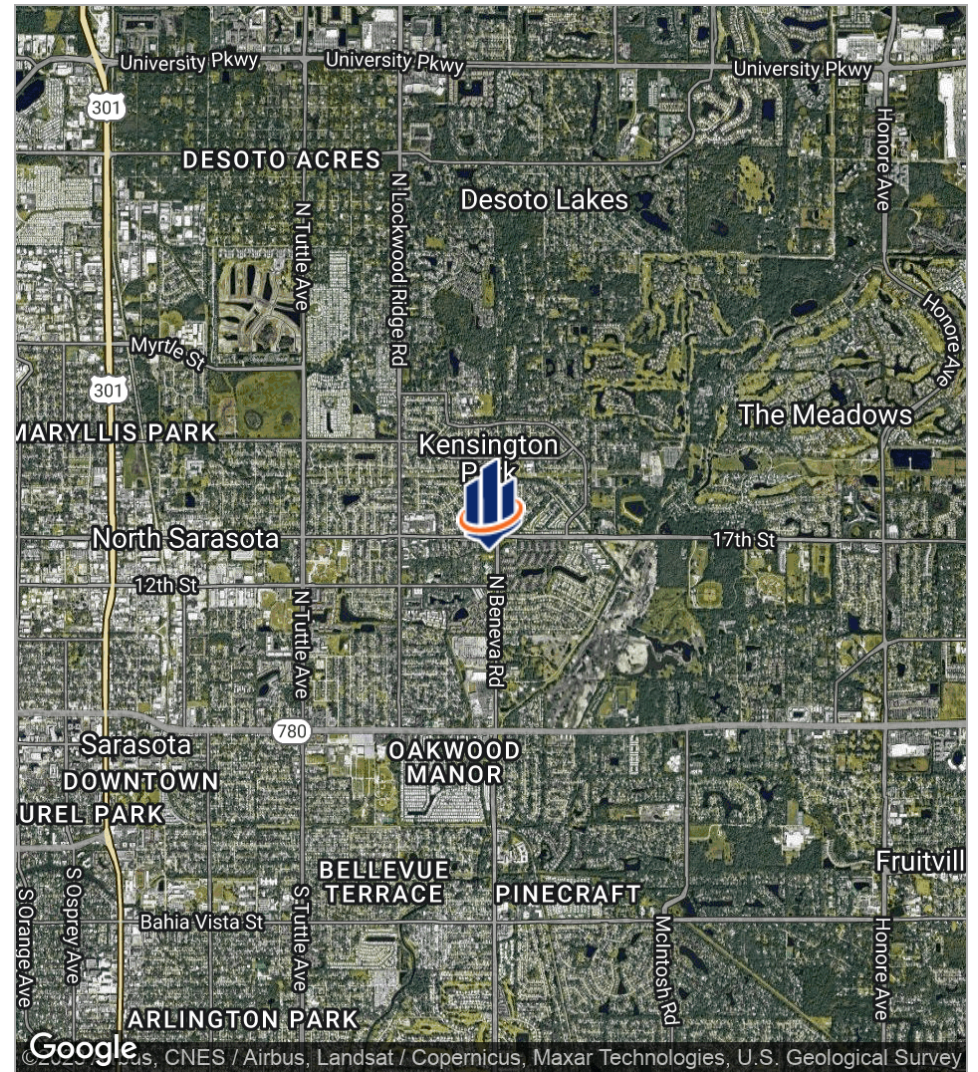
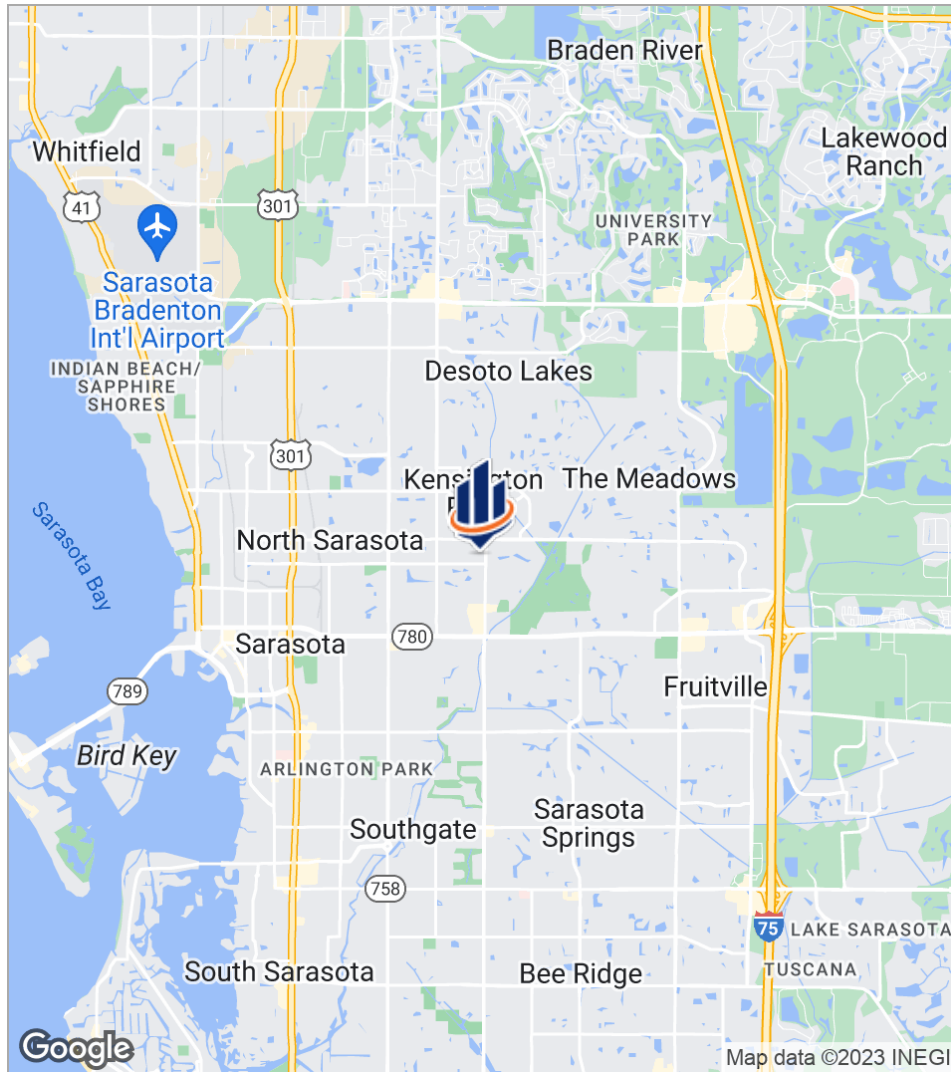
<b>Walls:</b>	Block
<b>Ceilings:</b>	Exposed
<b>Floor Coverings:</b>	Concrete
<b>Restrooms:</b>	Yes

## Construction

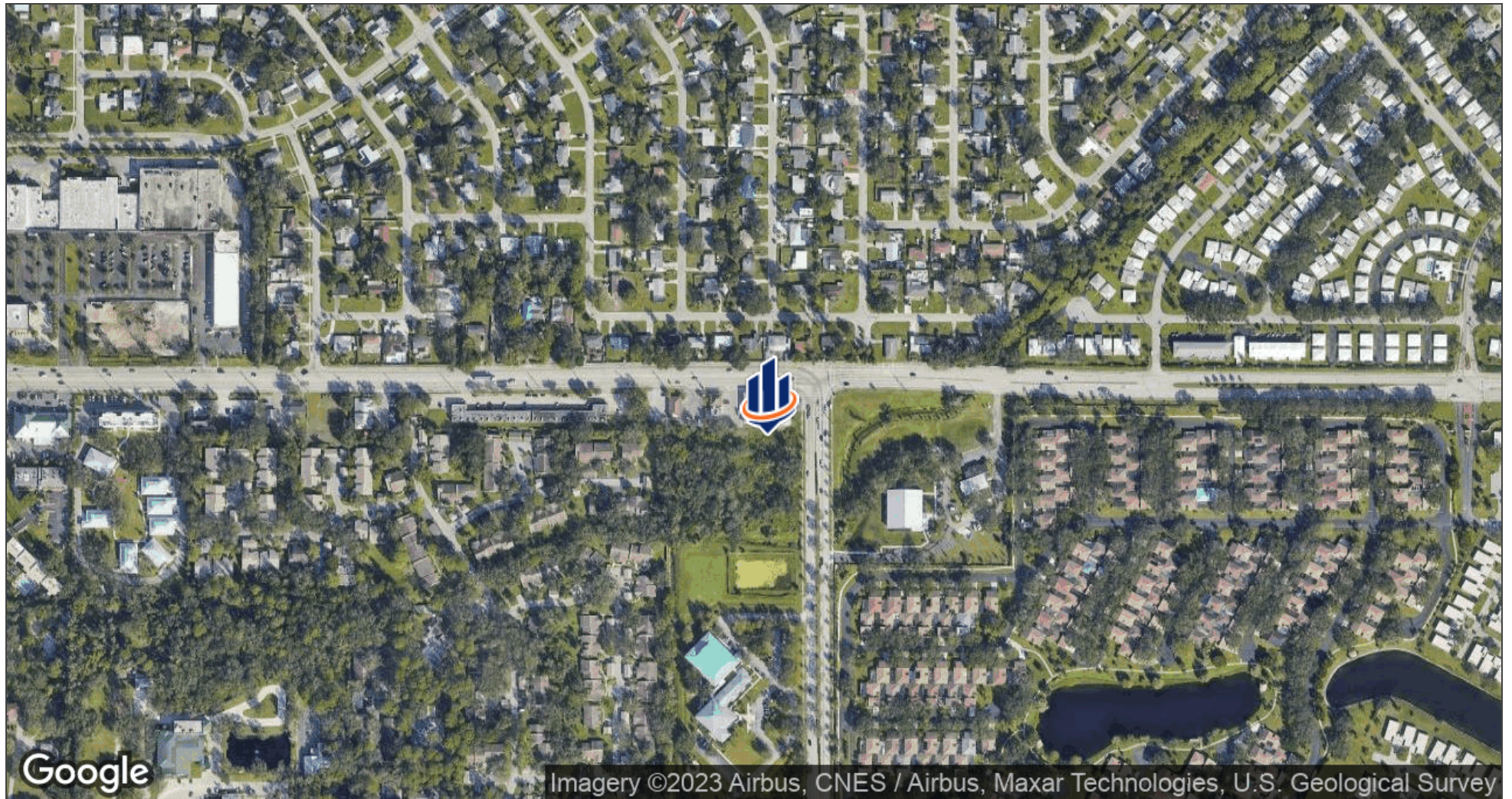
<b>Year Built:</b>	1977
<b>Number of Stories:</b>	1
<b>Foundation:</b>	Slab on Grade
<b>Parking Surface:</b>	Asphalt
<b>Roof:</b>	Replaced Including Trusses



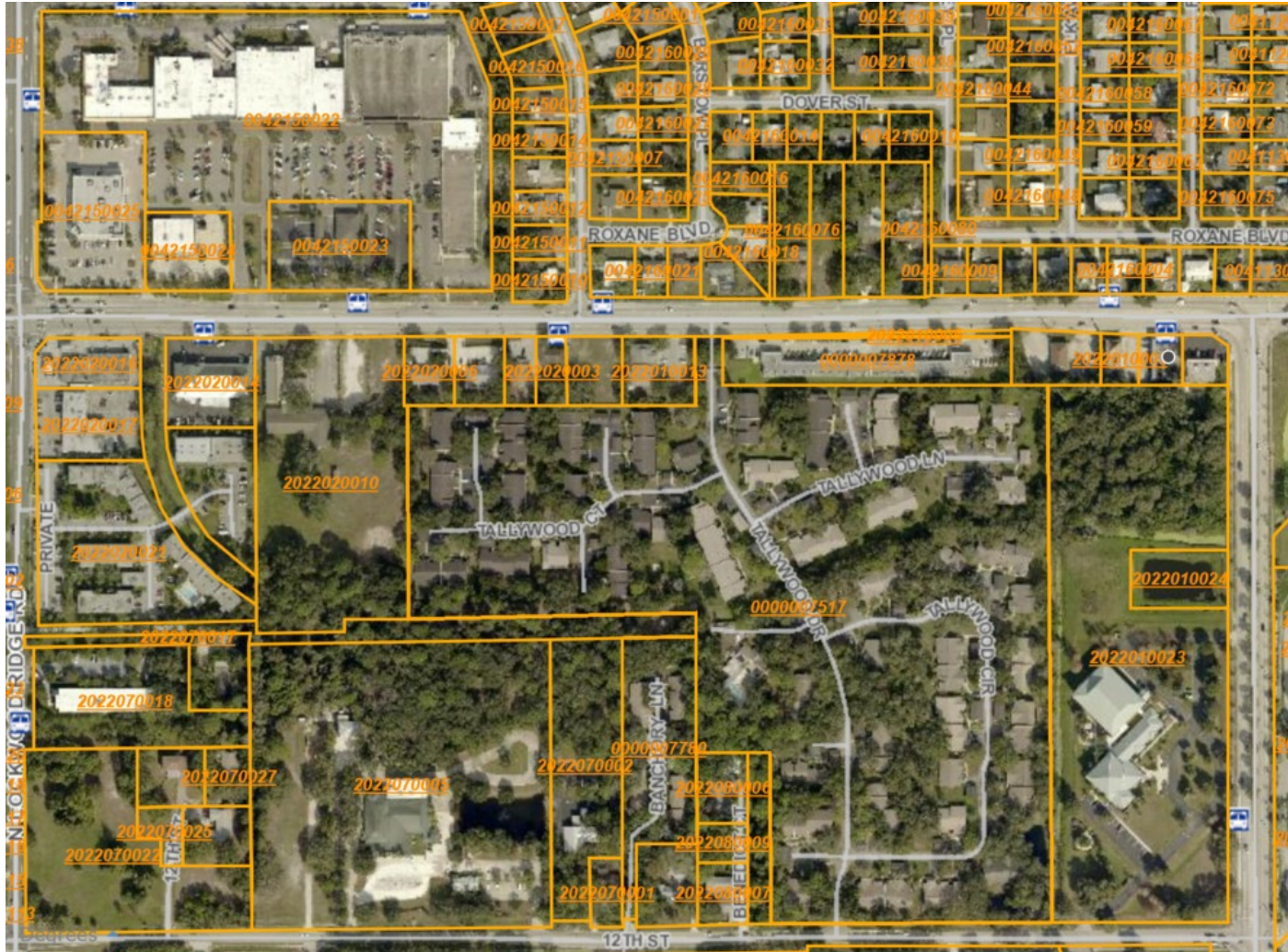
# Location Maps



# Aerial Map



## Parcel Map (Subject Marked With Dot)





# Demographics Report

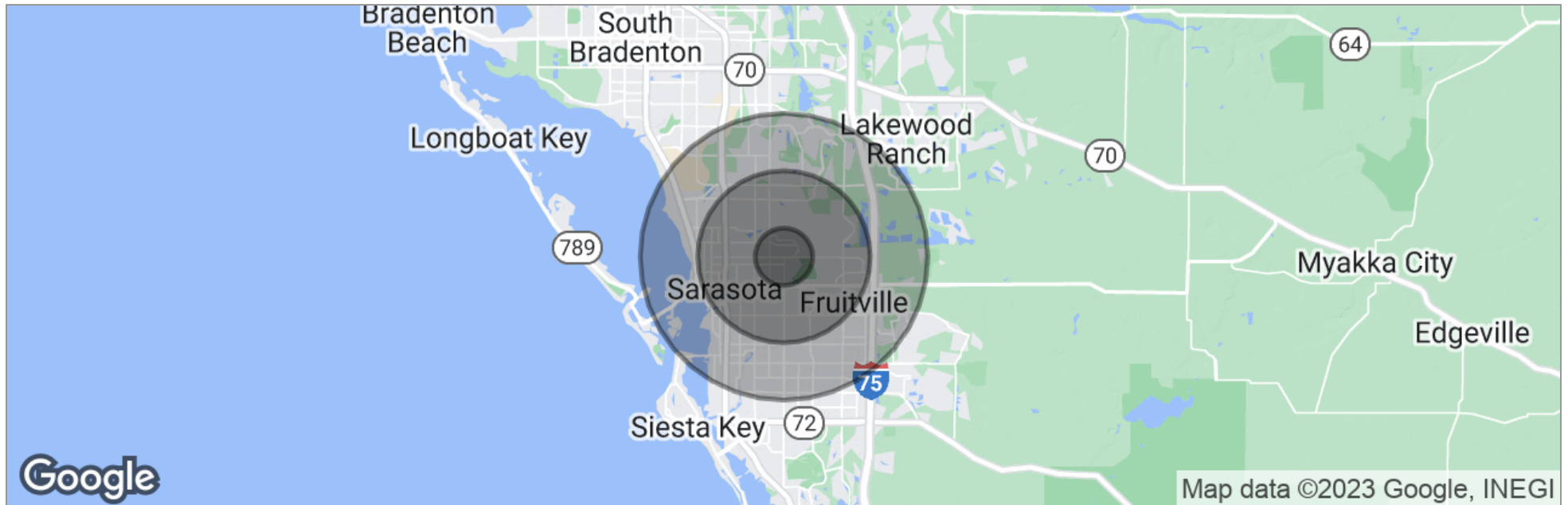
	1 MILE	3 MILES	5 MILES
Total households	4,851	33,895	73,028
Total persons per hh	2.4	2.4	2.3
Average hh income	\$48,337	\$54,730	\$66,192
Average house value	\$198,923	\$245,295	\$297,562

	1 MILE	3 MILES	5 MILES
Total population	11,697	80,331	168,089
Median age	41.6	44.1	45.5
Median age (male)	40.6	42.3	44.2
Median age (female)	42.8	46.2	46.9

*\* Demographic data derived from 2020 ACS - US Census*

# Demographics Map



	1 Mile	3 Miles	5 Miles
Total Population	11,697	80,331	168,089
Population Density	3,723	2,841	2,140
Median Age	41.6	44.1	45.5
Median Age [Male]	40.6	42.3	44.2
Median Age [Female]	42.8	46.2	46.9
Total Households	4,851	33,895	73,028
# of Persons Per HH	2.4	2.4	2.3
Average HH Income	\$48,337	\$54,730	\$66,192
Average House Value	\$198,923	\$245,295	\$297,562

\* Demographic data derived from 2020 ACS - US Census



# Additional Photos



View from Interior



View of Intersection



View from Interior Window



View from Parking Lot



View of Interior



View of Front

# Advisor Bio & Contact 1



## J. Chris Malkin

Managing Director

SVN | Commercial Partners

A 30+ -year SW Florida Resident, J. Chris Malkin, joined SVN in Sarasota, Florida in May of 2009, and is now a Principal Partner and Director of SVN Commercial Partners (formerly LOTUS Commercial Real Estate Advisors)

With more than 30 years involvement in the commercial real estate sector nationally, as an investor and a vendor to JMB Realty, Urban Retail Properties, Simon Properties & General Growth to name a few and as a developer along the Gulf Coastal region, Chris brings knowledge and experience that strengthens and elevates SVN within the company and along Florida's Gulf and beyond. With positive results, Malkins' focus has been on Healthcare, Industrial/Flex-warehouse, Hospitality, Self Storage, Land, and multi-family assets, including traditional purchase and sale, note purchase, and acquisition of foreclosure judgments throughout the State of Florida as well as the Southern US. Additionally, Chris has managed and facilitated Bank Owned transactions related to Medical Office, Industrial, Hospitality, Self-Storage, flex-warehouse and residential subdivisions assets to highlight just a few.

Malkin and partners launched the SVN office whose primary market area covered the local 3 counties and now spans the west coast down to Lee and Collier counties. Along with the efforts of his partners, SVN has penetrated the market by providing a wide range of commercial real estate services including sales/leasing, Broker Opinion of Values, property management & stabilization and commercial association management. This effort has been successful by combining national exposure with local expertise.

Malkin has been recognized and awarded for his practices as a Top Producer for SVN Florida going back to 2014 and received the Presidents Circle award for 2018.

Chris studied business administration at the University of Florida, is a Florida Licensed Real Estate Professional, FL Licensed Community Association Manager, and Certified Property Management Specialist.

Chris likes to cook, fly-fish, spend time boating and play pickleball with wife Jill, when they are not traveling to

### Memberships & Affiliations

Certified Property Management Specialist (CPMS)  
Florida Licensed Community Association Manager (FCAM)

Phone: 941.350.0235

Fax:

Cell: 941.350.0235

Email: [chris.malkin@svn.com](mailto:chris.malkin@svn.com)

Address: 2044 Constitution Boulevard  
Sarasota, FL 34321

# Advisor Bio & Contact 2



## Ashley Barrett Bloom

Managing Director

SVN | Commercial Partners

Ashley Barrett Bloom has been affiliated with SVN since 2009. Mr. Bloom has personally established his practice as a land expert locally, regionally, and nationally. To further add value to clients, Bloom has taken on the role of owner's representative in the entitlement process of multiple projects. With a long history in land development, Bloom has extensive relationships with industry professionals as well as buyers of both residential and commercial land. In 2020, Bloom was ranked in the top 11 of around 1,600 advisors across the country. Mr. Bloom was also named the SVN National 2019 Humanitarian of the Year for his work in Community & Charity.

In 2018, Bloom and his long time business partner, J. Chris Malkin, began expansion of the brokerage operation in Southwest Florida. In 2020, Bloom teamed up with Scott Maesel (principal in SVN Chicago & Denver) for form SVN Commercial Partners based in South Florida. Shortly thereafter, the Southwest Florida operation was rebranded to the same name. In his role as Partner & Managing Director of both operations, Bloom has created a full service Commercial Real Estate operation combining a strong network of 5 Offices, 50 experienced Advisors & Administrators, and a spirit of collaboration. Bloom provides his clients with a listing team that provides local expertise, asset specialization, and a regional & national platform. The combined production of SVN Commercial Partners places the entities near the top of the more than 200 offices in the country.

In 2013, Bloom initiated and was named the founding Chairman of the Land & Development Services Product Council for SVN. Under his leadership, Bloom has helped institute a national network of land advisors, collaborative marketing programs, a land advisory resource, and land specific sales calls. Personally, Bloom works on a portfolio of commercial and residential tracts in size from 1 acre to several thousand acres. His listing clientele includes large equity funds, national banks, land investment groups, generationally family-owned tracts, regional & national developers, and single investors. Bloom has a diverse list of buyers that include local, regional, and national investors & developers.

### Memberships & Affiliations

1997 State of Illinois - Certified Public Accountant  
(Inactive)

2012 LEED Green Associate

Phone: 941.366.1136

Fax:

Cell: 941.961.7109

Email: [ashley.bloom@svn.com](mailto:ashley.bloom@svn.com)

Address: 2044 Constitution Boulevard  
Sarasota, FL 34321