



OFFICE/MEDICAL OFFICE SPACE FOR LEASE

7590 FRUITVILLE ROAD
SARASOTA, FL 34240

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1 PROPERTY INFORMATION

7590 Fruitville Road
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Property Summary



LEASE RATE

NEGOTIABLE

OFFERING SUMMARY

Available SF:	
Lease Rate:	Negotiable
Lot Size:	1.879 Acres
Year Built:	2021
Building Size:	13,250 SF
Renovated:	2021
Zoning:	OPI (Office, Professional, Institutional)
Market:	Sarasota
Submarket:	Tampa
Traffic Count:	51,500

PROPERTY HIGHLIGHTS

- Ground Floor Class A Space with private entrance(s)
- New Construction
- Direct Fruitville Rd. Access
- Lee Wetherington Homes Corporate Office and Design Center
- Easy Access to I-75, Lakewood Ranch and Sarasota
- Monument Signage Available on Fruitville

Property Description

PROPERTY DESCRIPTION

Tremendous opportunity to lease ground floor Class A Medical Office/Office space in The Lee Wetherington Corporate Headquarters. Located directly off Fruitville Road, just 2 miles east of I-75. Presently there are three (3) suites available ranging from 1,045/SF +/- to 2,050/SF +/- and can be configured to be conjoined into larger office suites. Surface parking is located in front of the building, making access super easy. The suites will be delivered built out to a specific floor plan with options for tenants' finishes.

LOCATION DESCRIPTION

Great location - 2 miles East of I-75 on the SW corner of Fruitville Rd. & Shannon Rd.

Property Details

LEASE RATE

NEGOTIABLE

BUILDING INFORMATION

Building Class	A
Occupancy %	50.0%
Tenancy	Multiple
Ceiling Height	0 ft
Minimum Ceiling Height	0 ft
Number Of Floors	2
Average Floor Size	6,625 SF
Year Built	2021
Year Last Renovated	2021
Gross Leasable Area	4,455 SF
Construction Status	Under construction
Condition	Excellent
Free Standing	Yes
Number Of Buildings	1
Foundation	Slab
Exterior Walls	Concrete

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
APN #	0217090005
Lot Frontage	320 ft
Lot Depth	262 ft
Traffic Count	51500
Traffic Count Street	Fruitville & I75
Thomas Guide Page #	3
Power	Yes

PARKING & TRANSPORTATION

Parking Type	Surface
Parking Ratio	4.0
Number Of Parking Spaces	53

UTILITIES & AMENITIES

Handicap Access	Yes
Elevators	1
Number Of Elevators	1
Number Of Escalators	0
Central HVAC	Yes
HVAC	Yes
Centrix Equipped	Yes
Leed Certified	Yes
Landscaping	Beautifully landscaped and lighted
Gas / Propane	Yes
Irrigation	Yes
Water	Yes
Telephone	Yes
Cable	Yes
Sewer	Yes

Additional Photos



Available Spaces

LEASE TYPE	-	TOTAL SPACE	-	LEASE TERM	Negotiable	LEASE RATE	Negotiable
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SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 1	-	1,178 - 3,228 SF	NNN	\$28.00 SF/yr
Suite 2	-	2,050 - 3,228 SF	NNN	\$28.00 SF/yr
Suite 3	-	1,045 SF	NNN	\$28.00 SF/yr
TR4	-	1,450 - 2,830 SF	NNN	\$28.00 SF/yr
LF3&4	-	2,830 SF	NNN	\$28.00 SF/yr

Suite Layout Option LB1

Suite Layout Option RL3

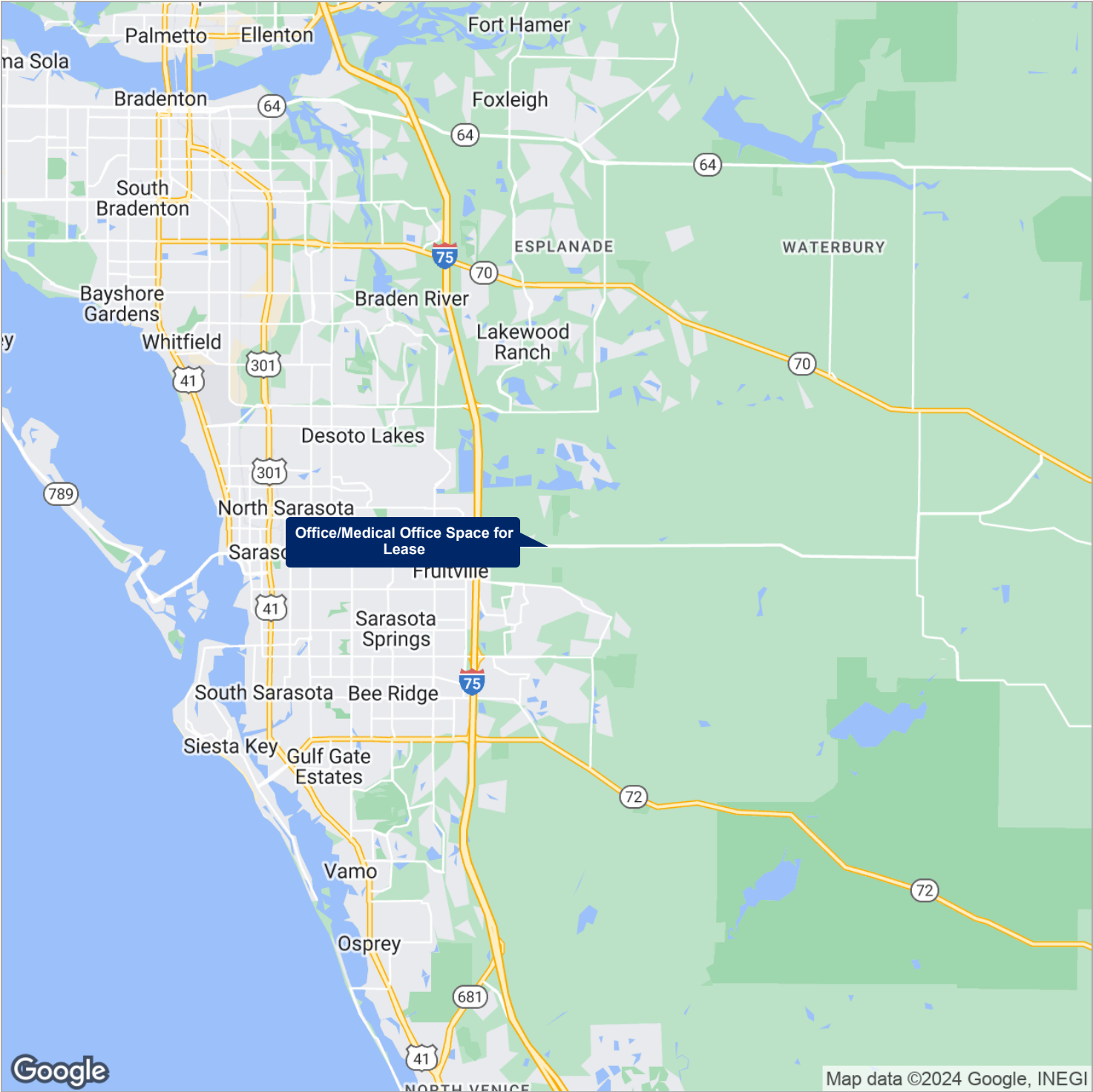
Suite Layout Option TR4

Suite Layout Option RF3&4

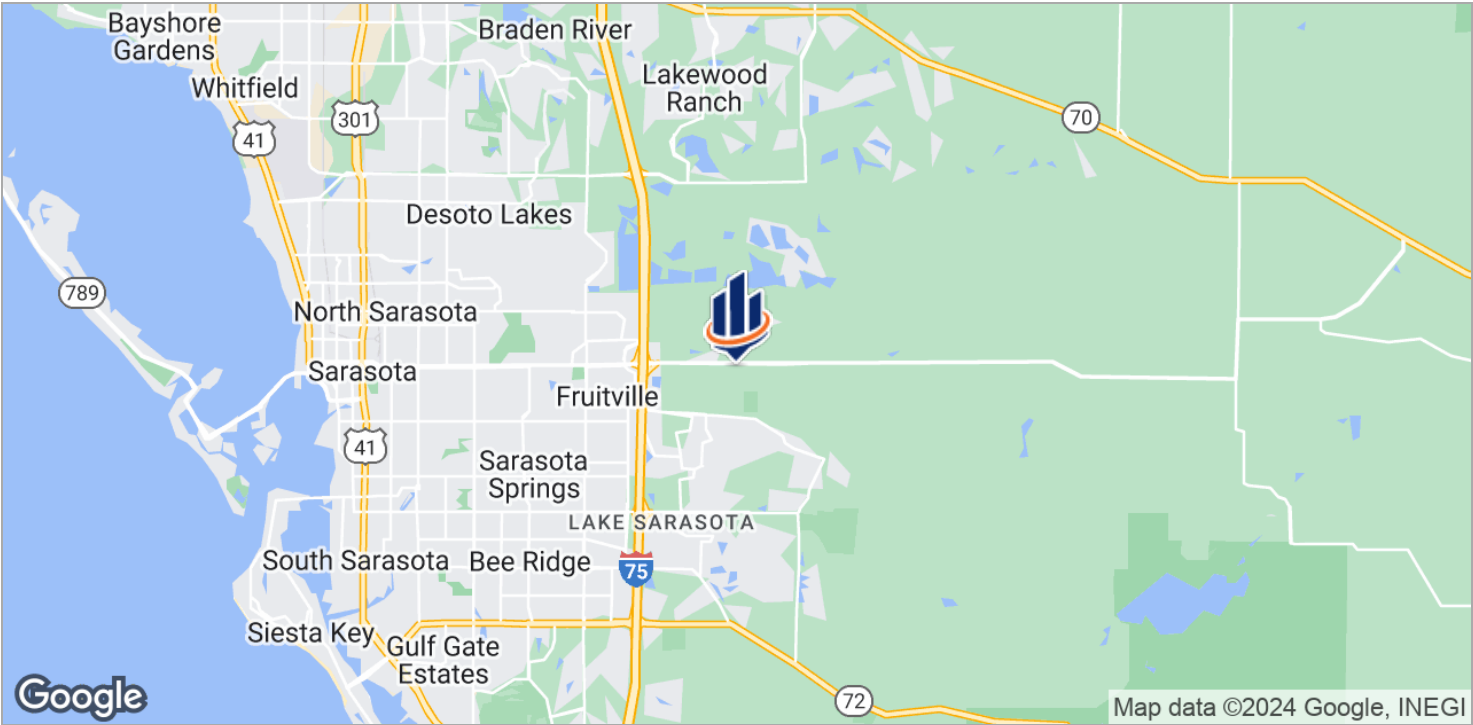
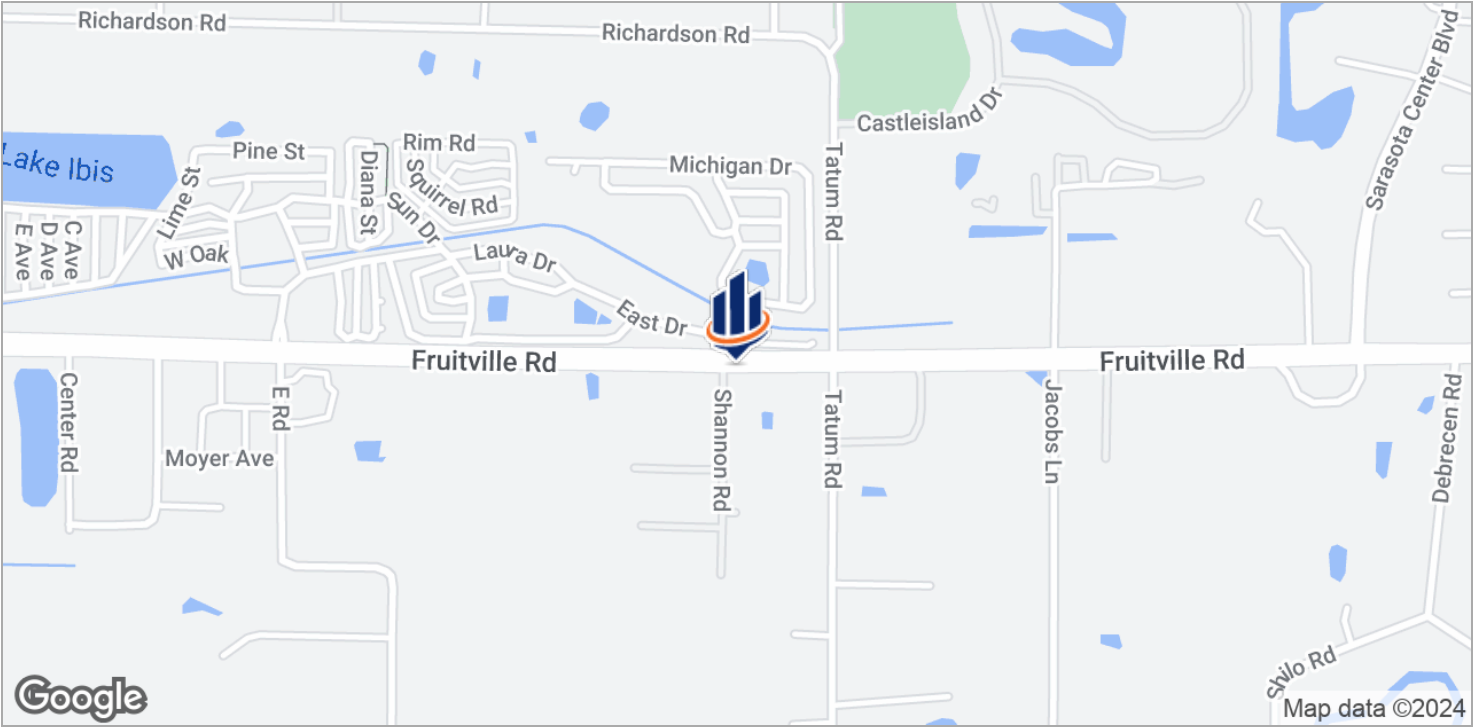
2 LOCATION INFORMATION

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Regional Map



Location Maps



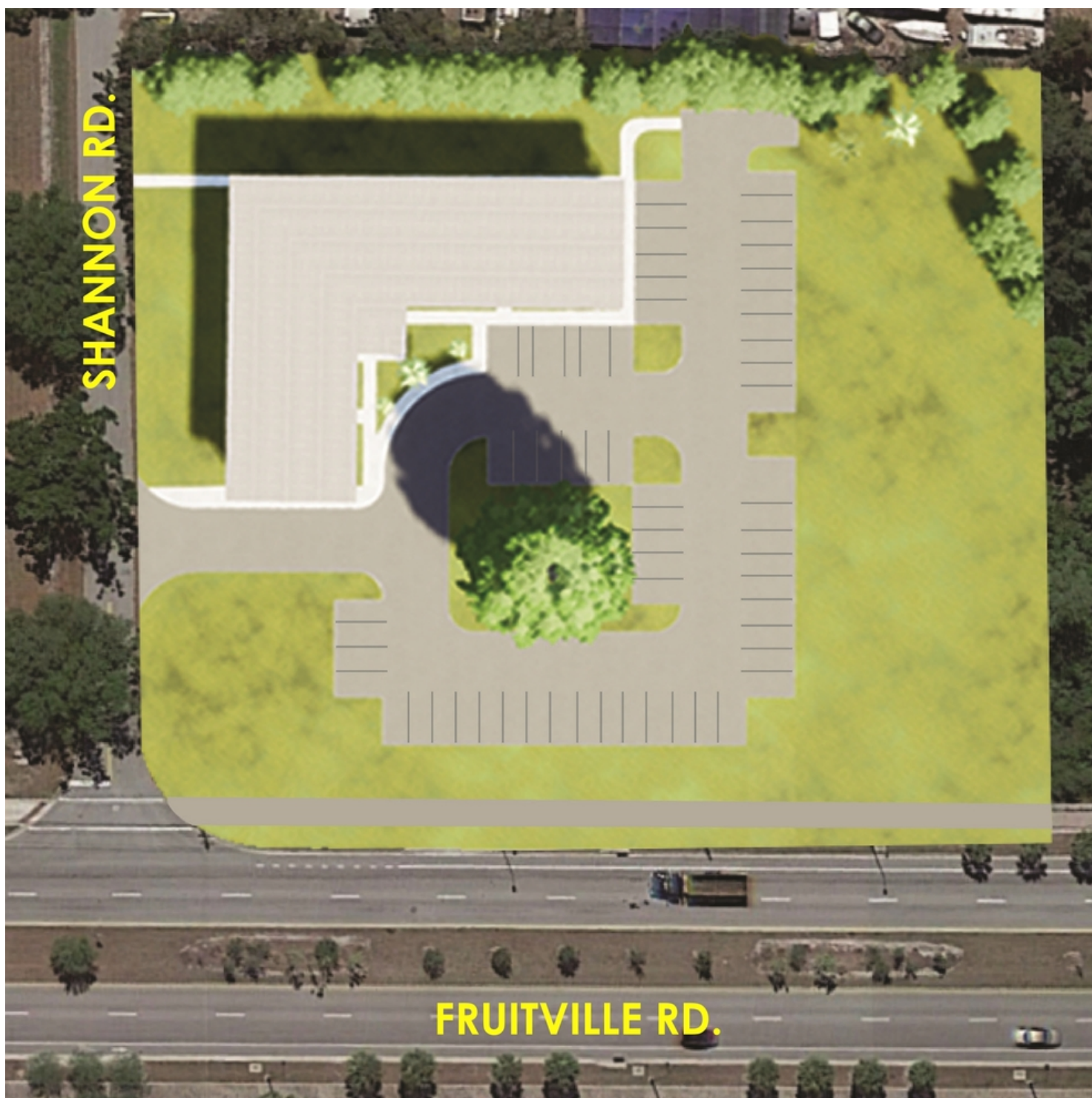
Aerial Map



Aerial Map



Site Plan



3 DEMOGRAPHICS

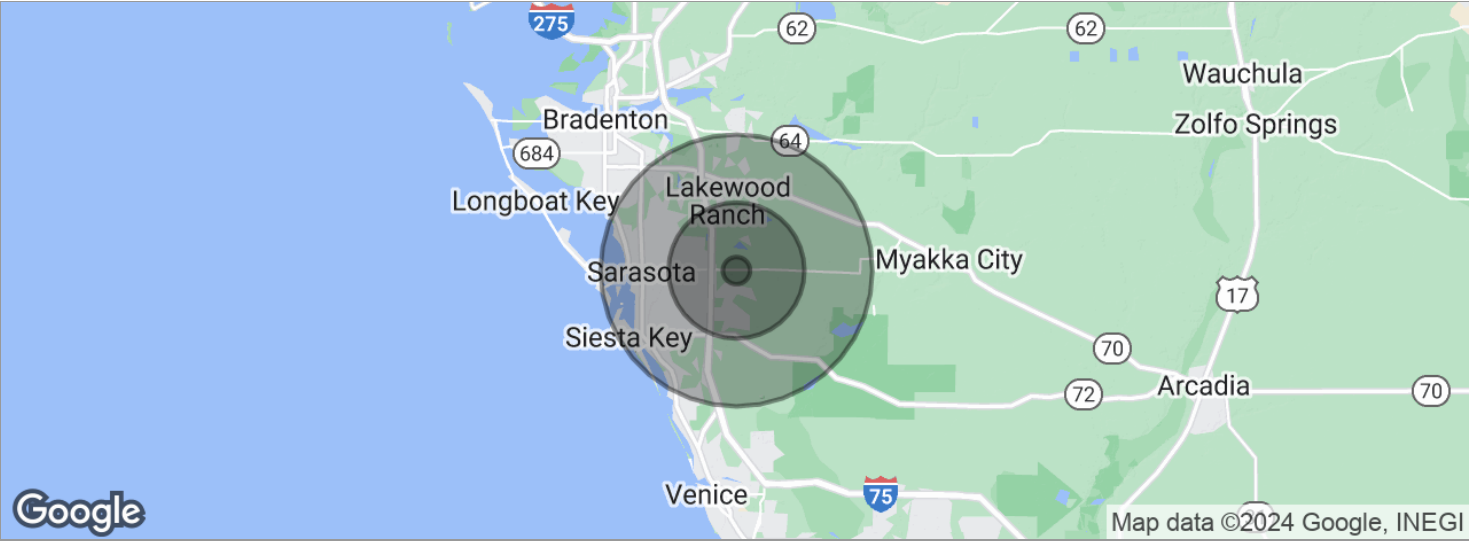
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Demographics Report

	1 MILE	5 MILES	10 MILES
Total population	1,405	76,121	292,400
Median age	44.3	47.2	47.8
Median age (male)	43.7	46.2	46.8
Median age (female)	45.0	47.8	48.8
	1 MILE	5 MILES	10 MILES
Total households	490	31,335	126,822
Total persons per HH	2.9	2.4	2.3
Average HH income	\$108,815	\$81,890	\$75,815
Average house value	\$612,126	\$332,988	\$331,229

* Demographic data derived from 2020 ACS - US Census

Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
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Median age [Male]	43.7	46.2	46.8
Median age [Female]	45.0	47.8	48.8
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4 ADVISOR BIOS

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GAIL BOWDEN

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PROFESSIONAL BACKGROUND

Gail Bowden, Senior Investment Advisor and founder of Global Medical Team, brings a unique blend of strategic creativity and expertise to the SVN Commercial Advisory Group team. Drawing on over thirty years of experience, Bowden is well known for her business ingenuity and ability to navigate the complexities of venture capital, project finance, construction, and development. Her project list is extensive, as well as her list of accomplishments as an expert and industry leader.

SVN Certified Specialist in Office, Self-Storage, Industrial, and Retail
Real Estate Forum's Women of Influence 2020 & 2016
SVN's prestigious honor "Partners Circle" 2022, 2021, 2019, 2015 & 2014
MS&C Commercial Presidents Circle, Top Team Outstanding Performance 2018 & 2017
Four-time Top CRE Advisor; Top Producer; Top Sale Transaction
Ranked #11 worldwide & #2 in Florida with SVN 2019
Ranked #3 worldwide & #1 in Florida with SVN 2015

Ms. Bowden is well-known for closing complex and varied commercial investment projects, specializing in medical office, self-storage, retail, and industrial properties. Gail's propensity for guiding clients to appropriate financing and her skill for identifying the most suitable investors for each deal has contributed to her career sales total of over \$600 million.

From contract to closing, Gail handles each client with exceptional care, ensuring that every transaction element is presented clearly and logically. Known for thorough research, stamina, and patience, Gail's ability to communicate clearly with all sides in any negotiation has established her as a true professional. A passion for travel has enhanced Gail's ability to develop and cultivate long-standing relationships with real estate and development professionals worldwide.

RECENT TRANSACTIONS

- LEASED | Orlando, FL [Lake Nona area] | Medical Office Building | 2,229 sq ft | 10 Year Lease
- LEASED | Venice, FL | Medical Office Building | 5,554 sq ft | 5 Year Lease
- LEASED | Anna Maria Island, FL | Retail | 1,057 sq ft | 5 Year Lease

SVN | COMMERCIAL ADVISORY GROUP

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