



# MANDEVILLE BEER GARDEN

428 N LEMON AVE.  
SARASOTA, FL 34236

---

**Angela Varga**

Senior Investment Advisor

O: 941.932.7131

[angela.varga@svn.com](mailto:angela.varga@svn.com)

**Mike Migone CCIM**

Senior Investment Advisor

O: 941.487.6986

[mike.migone@svn.com](mailto:mike.migone@svn.com)



## PROPERTY INFORMATION

1

Property Summary  
Complete Highlights

## LOCATION INFORMATION

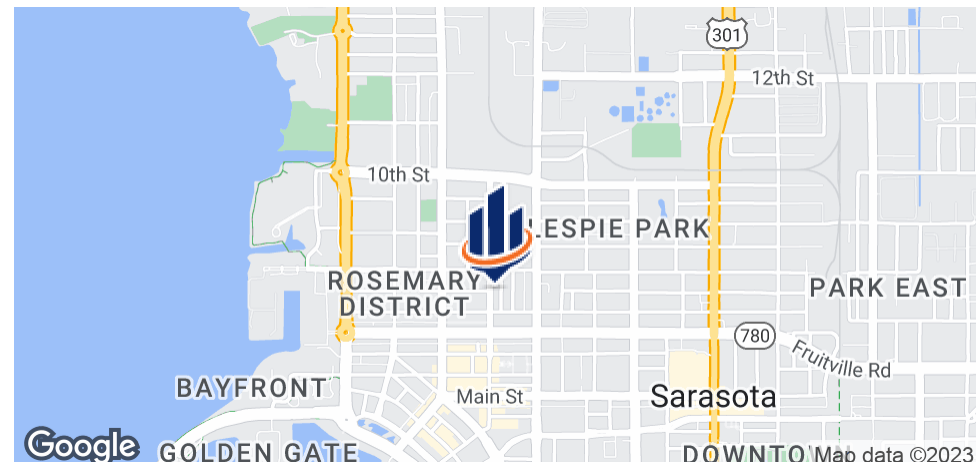
2

Site Plan  
Site Plan  
Regional Map  
Demographics Map  
Demographics Report  
Advisor Bio & Contact 1  
Advisor Bio & Contact 2

# 1 PROPERTY INFORMATION

428 N Lemon Ave.  
Sarasota, FL 34236

# Property Summary



## OFFERING SUMMARY

Sale Price:	\$2,500,000
Lot Size:	21,000 SF
Year Built:	1984
Building Size:	3,735 SF
Renovated:	2017
Zoning:	DTE-Downtown Edge
Market:	Sarasota
Submarket:	SW Florida
Price / SF:	\$669.34

## PROPERTY OVERVIEW

Mandeville Beer Gardens has created an outstanding name for themselves with this incredible Indoor/Outdoor Beer Garden. This property has 21,000 square feet of real estate on Lemon Avenue in Downtown Sarasota in the Rosemary District. The building was completely remodeled in 2017 to house the Mandeville Beer Garden with an Urban Family Casual Decor. This property has three garage doors to bring the outside dining and game area to blend with the inside 30 plus beer taps and amazing food for the whole family! The Real Estate at 428 N Lemon Ave. is being sold with the Business, Furnishings, and Equipment on site. Once a Confidentiality Agreement is signed, a Full FF&E will be provided along with Financials. This location is superb for the potential of a Redevelopment Opportunity as well!

## PROPERTY HIGHLIGHTS

- Own your own Real Estate on Lemon Ave. with Well Established Restaurant
- Be a Part of the Rosemary District with Excellent Street Exposure on Lemon Avenue
- Restaurant has 3,000 Sq.Ft. of inside dinning and over 3,000 Sq. Ft. of Outside Dining and Game Area for Everyone!
- Potential to Expand the Building Footprint
- Private Parking Lot with plenty of parking for Customers
- Business and Real Estate For Sale

# Complete Highlights

## SALE HIGHLIGHTS

- Own your own Real Estate on Lemon Ave. with Well Established Restaurant
- Be a Part of the Rosemary District with Excellent Street Exposure on Lemon Avenue
- Restaurant has 3,000 Sq.Ft. of inside dining and over 3,000 Sq. Ft. of Outside Dining and Game Area for Everyone!
- Potential to Expand the Building Footprint
- Private Parking Lot with plenty of parking for Customers
- Business and Real Estate For Sale
- Future Redevelopment Opportunity Value



## 2 LOCATION INFORMATION

428 N Lemon Ave.  
Sarasota, FL 34236



# Aerial View



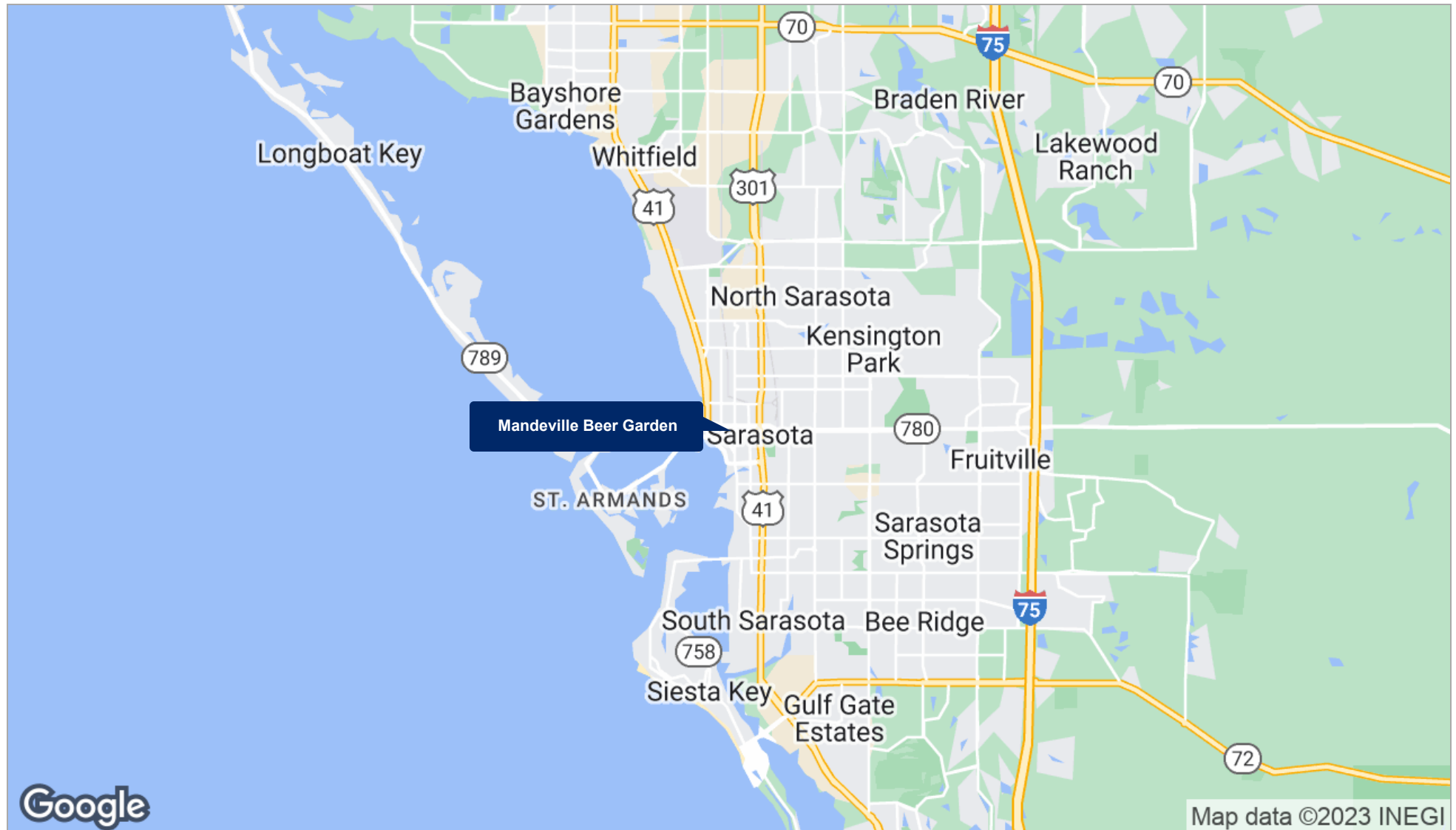


# Area Map

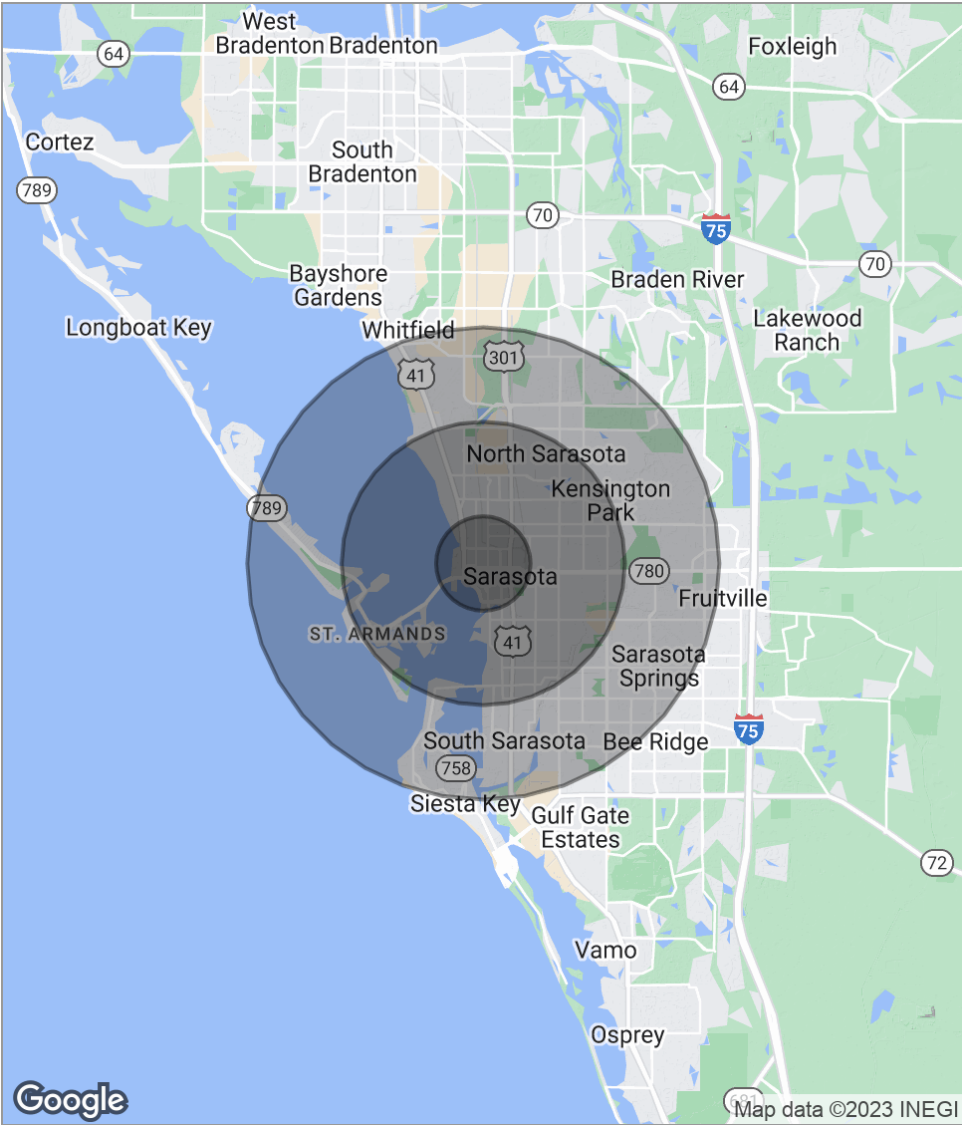




# Regional Map



# Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,968	63,722	139,557
Median age	42.3	43.2	46.0
Median age [Male]	39.5	41.3	44.5
Median age [Female]	45.2	45.6	47.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,962	27,227	61,215
# of persons per HH	2.2	2.3	2.3
Average HH income	\$72,459	\$65,233	\$69,072
Average house value	\$336,985	\$370,980	\$305,739

\* Demographic data derived from 2020 ACS - US Census

# Demographics Report

	1 MILE	3 MILES	5 MILES
Total population	10,968	63,722	139,557
Median age	42.3	43.2	46.0
Median age (male)	39.5	41.3	44.5
Median age (female)	45.2	45.6	47.7
Total households	4,962	27,227	61,215
Total persons per HH	2.2	2.3	2.3
Average HH income	\$72,459	\$65,233	\$69,072
Average house value	\$336,985	\$370,980	\$305,739

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



# Advisor Bio & Contact 1

## ANGELA VARGA

Senior Investment Advisor



---

1626 Ringling Boulevard, Suite 500  
Sarasota, FL 34236  
T 941.932.7131  
C 941.932.7131  
angela.varga@svn.com  
FL #BK3026434

## PROFESSIONAL BACKGROUND

Angela has been working as a Commercial Investment Advisor since 2005. Her areas of expertise primarily include medical, professional office, and retail sales as well as leasing and site acquisition. Angela has been in the Manatee community for over 20 years which gives her vast knowledge of the Bradenton, Palmetto, and Sarasota area.

Previous to her direct real estate sales experience, Angela was a Sales Director with Playground, a Real Estate subsidiary of Intrawest. Her primary objectives were to sell real estate, market & advertise resort destinations, manage a sales team & staff, and work directly as the liaison with the developers of each project and her corporate company, Intrawest.

Angela has been a licensed Florida Real Estate Agent since 2001 and has more than twenty years experience in the sales, marketing, and management. Current memberships include, Manatee & Sarasota Economic Development Council Office Vacancy Committee, Manatee & Sarasota Young Business Professionals, and she is involved with Manatee's Downtown Redevelopment Plan.

Angela is the mother of two beautiful children Austin & Ava and is the wife of Dr. Andrew Varga, D.M.D.

## Education

Bachelor's Degree in Business Management from the University of South Florida

# Advisor Bio & Contact 2

## MIKE MIGONE CCIM

Senior Investment Advisor



---

1626 Ringling Boulevard, Suite 500  
Sarasota, FL 34236  
T 941.487.6986  
C 941.812.7437  
mike.migone@svn.com  
FL #BK399768

## PROFESSIONAL BACKGROUND

Mike Migone, a Senior Investment Advisor for SVN | Commercial Advisory Group, has essentially grown up in the real estate industry, thanks to his father who was a successful Broker in Miami, Florida for decades. Mike's professionalism, integrity and passion for commercial real estate, has consistently made him a Top Advisor. He ranked 1st in sales in the State of Florida in 2019 and 9th in the World for SVN and 10th in 2021 in the State and 33rd Internationally. With extensive experience in listing and selling several commercial asset types, his specialties include the acquisition and development of multi-family properties, where he excels in site identification and the assessment of deal structuring and cost analysis. He was designated a Certified Land Specialist by SVN with over \$100 Million Dollars in total land sales volume. With an equally strong track record in medical office, retail, and land for all facets of development. Garnered by his CCIM designation; his advanced financial and market analysis and keen sense of investment approach, has led to a loyal client roster.

Mike grew up in Miami and relocated to Sarasota in 1991. He and his wife Cindy, enjoy the arts and are proud supporters /volunteers of several organizations. Exploring the area parks with their pup and spending time with their family is something titled, as priceless.

## EDUCATION

Associates Degree in Business Administration at Broward College. CCIM 2008

## MEMBERSHIPS & AFFILIATIONS

CCIM, GRI, Suncoast Community Church



1626 Ringling Boulevard, Suite 500  
Sarasota, FL 34236  
941.932.7131  
[suncoastsvn.com](http://suncoastsvn.com)