

6309 15TH ST E

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Sarasota, FL 34243

PRESENTED BY:

GAIL BOWDEN

O: 941.223.1525

gail.bowden@svn.com





OFFERING SUMMARY

SALE PRICE:	\$790,000
BUILDING SIZE:	1,524 SF
LOT SIZE:	0.71 Acres
PRICE / SF:	\$518.37
YEAR BUILT:	1983
ZONING:	GC
MARKET:	Sarasota
SUBMARKET:	Bradenton
TRAFFIC COUNT:	11,000
APN:	1853400008
VIDEO:	View Here

PROPERTY OVERVIEW

Excellent opportunity to purchase a successful neighborhood convenience/fuel store and real estate in Sarasota, FL, or redevelopment opportunity. Property has 2 [two] 12,000 gallon double-walled underground fuel tanks. 1 [one] tank is 12,000 gallons of regular fuel and 1 [one] tank has 2 compartments with one compartment holding 7,000 gallons of diesel fuel and the other compartment holding 5,000 gallons of premium fuel. The property is free of supply agreement.

The inventory does not convey with purchase. Needs to be purchased outside of the purchase contract.

LOCATION OVERVIEW

Just off the intersection of 15th Street and 63rd.n 1.1 mile to 301, 1.9 miles to HWY 41 and 4 miles to SRQ International Airport.

PROPERTY HIGHLIGHTS

- Neighborhood Food Store and Gas
- Uhaul
- Redevelop opportunity or buy and run as is
- Easy ingress and egress

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LOCATION INFORMATION

STREET ADDRESS	6309 15th St E
CITY, STATE, ZIP	Sarasota, FL 34243
COUNTY	Manatee
MARKET	Sarasota
SUB-MARKET	Bradenton
CROSS-STREETS	15th St E & 63rd Ave E
TOWNSHIP	35S
RANGE	18E
SECTION	119
SIDE OF THE STREET	East
SIGNAL INTERSECTION	No
ROAD TYPE	Paved
MARKET TYPE	Large
NEAREST HIGHWAY	US 301 - 1 mile
NEAREST AIRPORT	Sarasota Bradenton International Airport - 4.4 miles

PARKING & TRANSPORTATION

STREET PARKING	No
PARKING TYPE	Surface

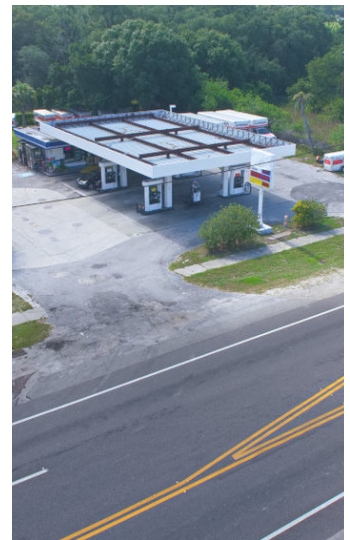
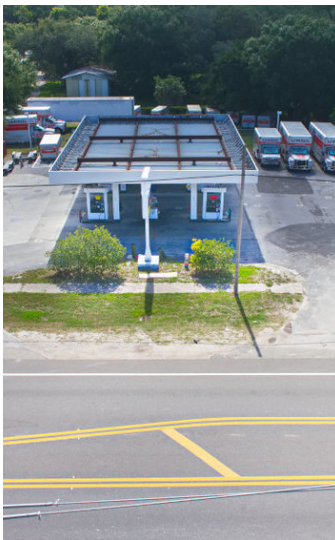
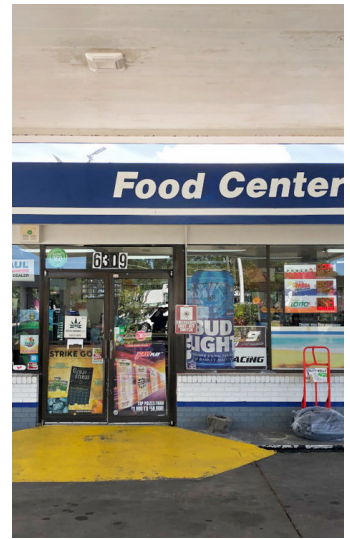
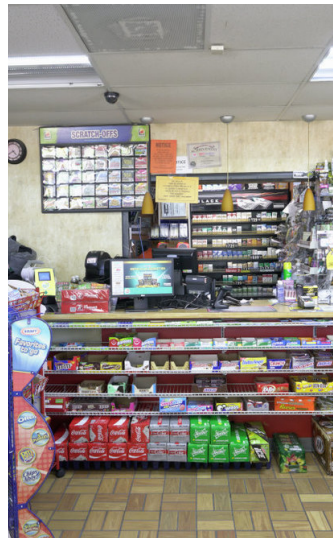
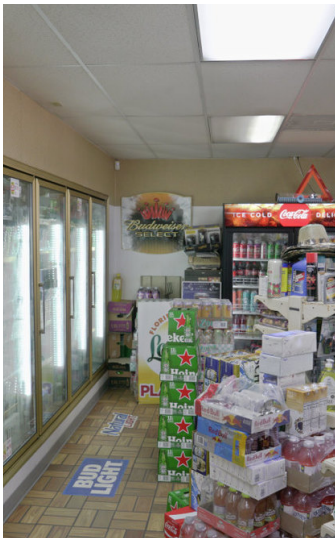
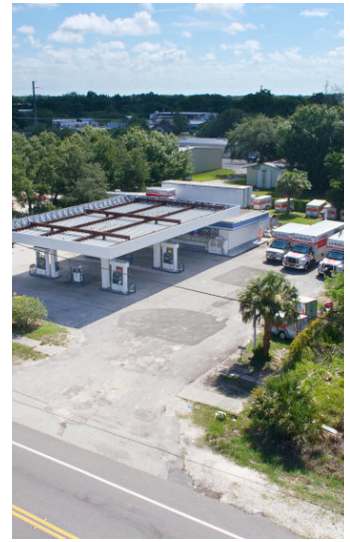
PROPERTY INFORMATION

PROPERTY TYPE	Retail
PROPERTY SUBTYPE	Free Standing Building
ZONING	GC
LOT SIZE	0.71 Acres
APN #	1853400008
LOT FRONTAGE	155 ft
LOT DEPTH	200 ft
CORNER PROPERTY	No
TRAFFIC COUNT	11000
TRAFFIC COUNT STREET	15th St E
WATERFRONT	No
POWER	Yes

BUILDING INFORMATION

BUILDING SIZE	1,524 SF
OCCUPANCY %	100.0%
TENANCY	Single
NUMBER OF FLOORS	1
AVERAGE FLOOR SIZE	1,524 SF
YEAR BUILT	1983
GROSS LEASABLE AREA	1,050 SF
CONSTRUCTION STATUS	Existing
FRAMING	Concrete Block
CONDITION	Good
ROOF	Buildup Tar & Gravel
FREE STANDING	Yes
NUMBER OF BUILDINGS	1
FOUNDATION	Slab
EXTERIOR WALLS	Concrete Block
MEZZANINE	N/A

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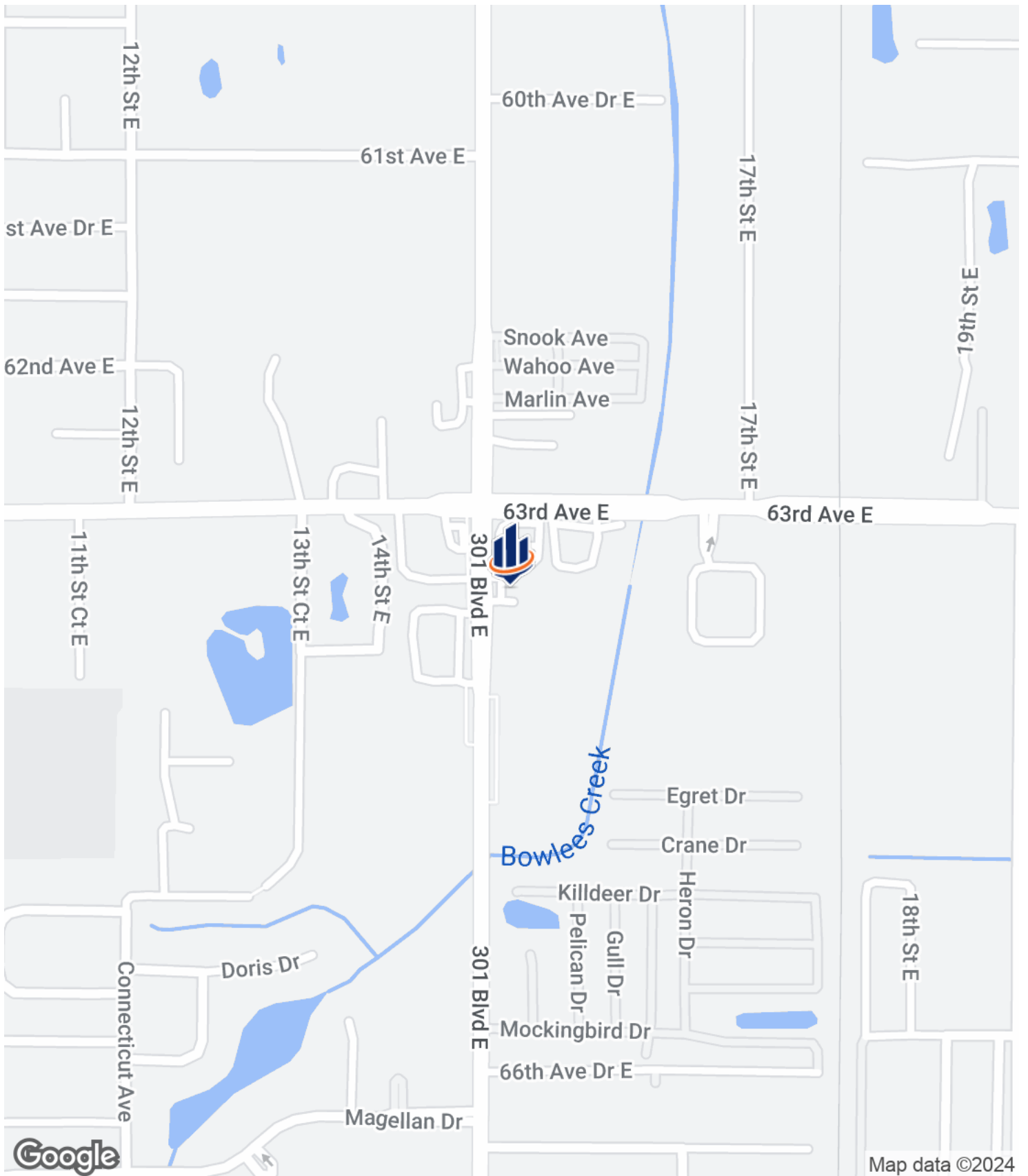
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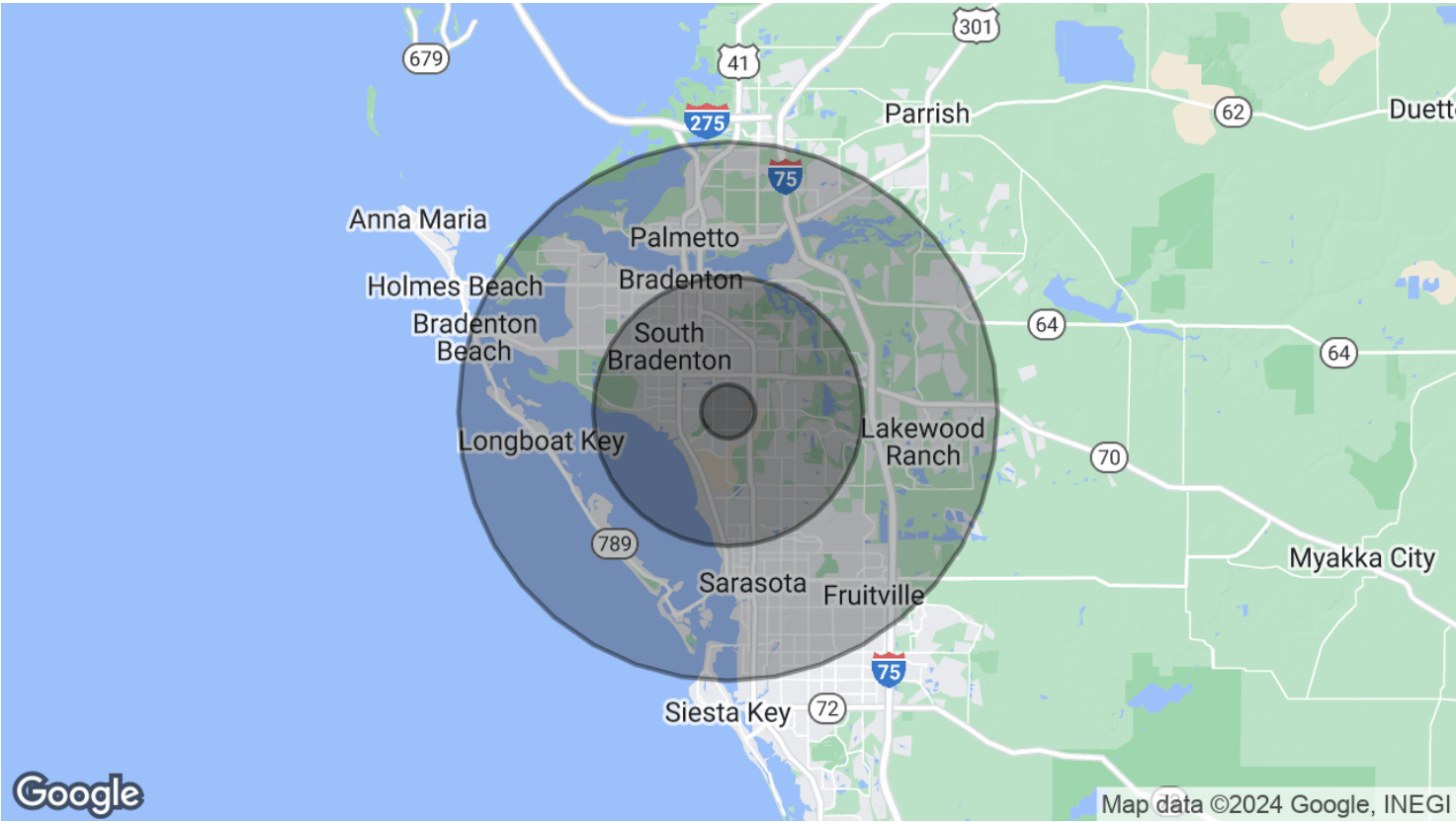
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	7,044	167,796	438,093
AVERAGE AGE	30.2	41.4	45.3
AVERAGE AGE [MALE]	29.9	40.5	44.2
AVERAGE AGE [FEMALE]	30.7	42.7	46.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	2,311	68,206	185,467
# OF PERSONS PER HH	3.0	2.5	2.4
AVERAGE HH INCOME	\$41,434	\$51,736	\$65,395
AVERAGE HOUSE VALUE	\$227,573	\$219,681	\$299,961

* Demographic data derived from 2020 ACS - US Census

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GAIL BOWDEN

Senior Investment Advisor

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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

- SOLD | Orlando, FL [Lake Nona area] | Medical Office Building | \$12,000,000
- SOLD | Riverview, FL | Development Land | \$2,100,000
- SOLD | Venice, FL | Industrial Building | \$1,775,000

SVN | Commercial Advisory Group

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