

**SALE**

# Kodra Professional Center

**777 S PALM AVE**

Sarasota, FL 34236

**PRESENTED BY:**

**GAIL BOWDEN**

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**BEN GRAHAM**

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$5,999,999
BUILDING SIZE:	11,825 SF
LOT SIZE:	0.56 Acres
PRICE / SF:	\$507.40
YEAR BUILT:	1968
RENOVATED:	2004
ZONING:	DTE
MARKET:	Sarasota
SUBMARKET:	Tampa
TRAFFIC COUNT:	33,000
APN:	2036-03-0011

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PROPERTY OVERVIEW

Excellent opportunity for an Investor, Developer, or Owner User. The property is zoned DTE.  
The Property currently has income and short-term renewing leases.

LOCATION OVERVIEW

Located on one of Sarasota’s most iconic downtown streets, Palm Ave., and across the street from Marie Selby Botanical Gardens.

PROPERTY HIGHLIGHTS

- Excellent location and visibility
- DTE Zoning
- Bay View
- Seconds away from Downtown and Art District

PROPERTY DETAILS

SALE PRICE	\$5,999,999
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LOCATION INFORMATION

BUILDING NAME	Kodra Professional Center
STREET ADDRESS	777 S Palm Ave
CITY, STATE, ZIP	Sarasota, FL 34236
COUNTY	Sarasota
MARKET	Sarasota
SUB-MARKET	Tampa
CROSS-STREETS	Mound St (US 41) & S Palm Ave
TOWNSHIP	36S
RANGE	18E
SECTION	30
SIDE OF THE STREET	East
SIGNAL INTERSECTION	No
ROAD TYPE	Highway
MARKET TYPE	Large
NEAREST HIGHWAY	0 miles to US 41
NEAREST AIRPORT	4.4 miles to Sarasota Bradenton International Airport

PROPERTY INFORMATION

PROPERTY TYPE	Office
PROPERTY SUBTYPE	Office Building
ZONING	DTE
LOT SIZE	0.56 Acres
APN #	2036-03-0011
LOT FRONTAGE	140 ft
LOT DEPTH	180 ft
CORNER PROPERTY	Yes
TRAFFIC COUNT	33000
TRAFFIC COUNT STREET	US 41 (Mound St)
WATERFRONT	Yes
THOMAS GUIDE PAGE #	33
POWER	Yes

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PROPERTY DETAILS

SALE PRICE	\$5,999,999
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BUILDING INFORMATION

BUILDING SIZE	11,825 SF
BUILDING CLASS	B
TENANCY	Multiple
NUMBER OF FLOORS	2
YEAR BUILT	1968
YEAR LAST RENOVATED	2004
GROSS LEASABLE AREA	11,825 SF
CONSTRUCTION STATUS	Existing
FRAMING	Masonry Walls
CONDITION	Good
ROOF	Built-Up, Flat, Tar and Gravel
FREE STANDING	Yes
NUMBER OF BUILDINGS	1
WALLS	Drywall
FOUNDATION	Slab
EXTERIOR WALLS	Concrete Block

PARKING & TRANSPORTATION

STREET PARKING	Yes
PARKING PRICE PER MONTH	\$0.00 /month
PARKING TYPE	Surface
PARKING RATIO	3.9
NUMBER OF PARKING SPACES	34

UTILITIES & AMENITIES

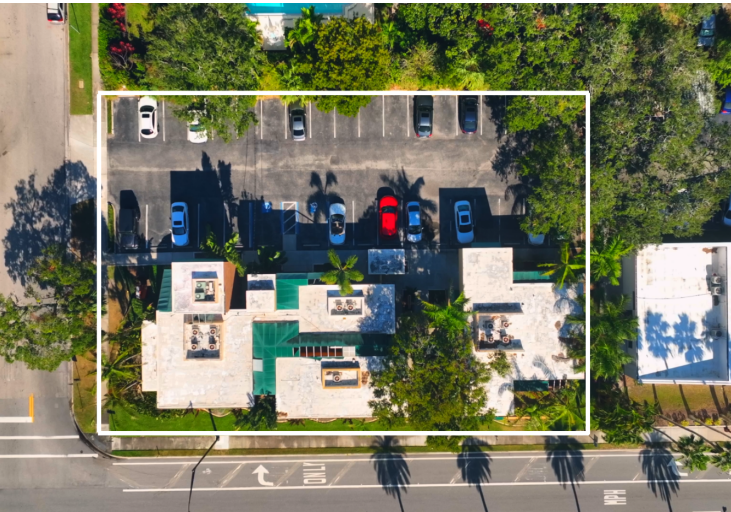
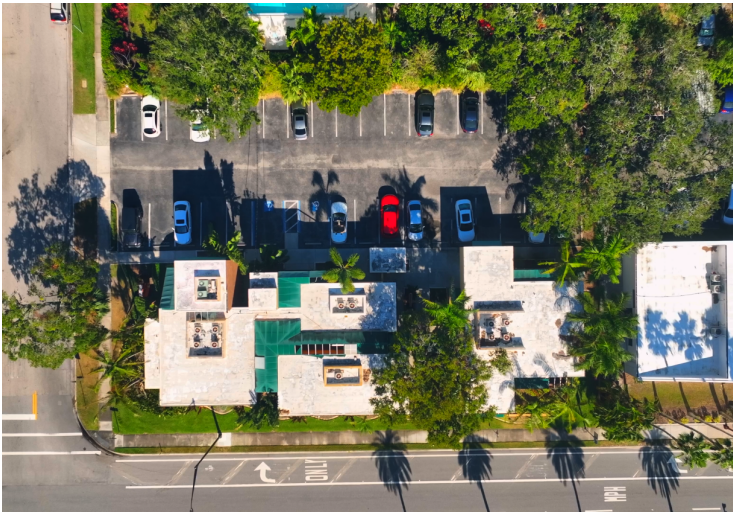
ELEVATORS	One (1)
NUMBER OF ELEVATORS	1
NUMBER OF ESCALATORS	0
CENTRAL HVAC	Yes
HVAC	Yes
LEED CERTIFIED	No

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ADDITIONAL PHOTOS



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## ADDITIONAL PHOTOS



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## AERIAL MAP



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# AERIAL MAP



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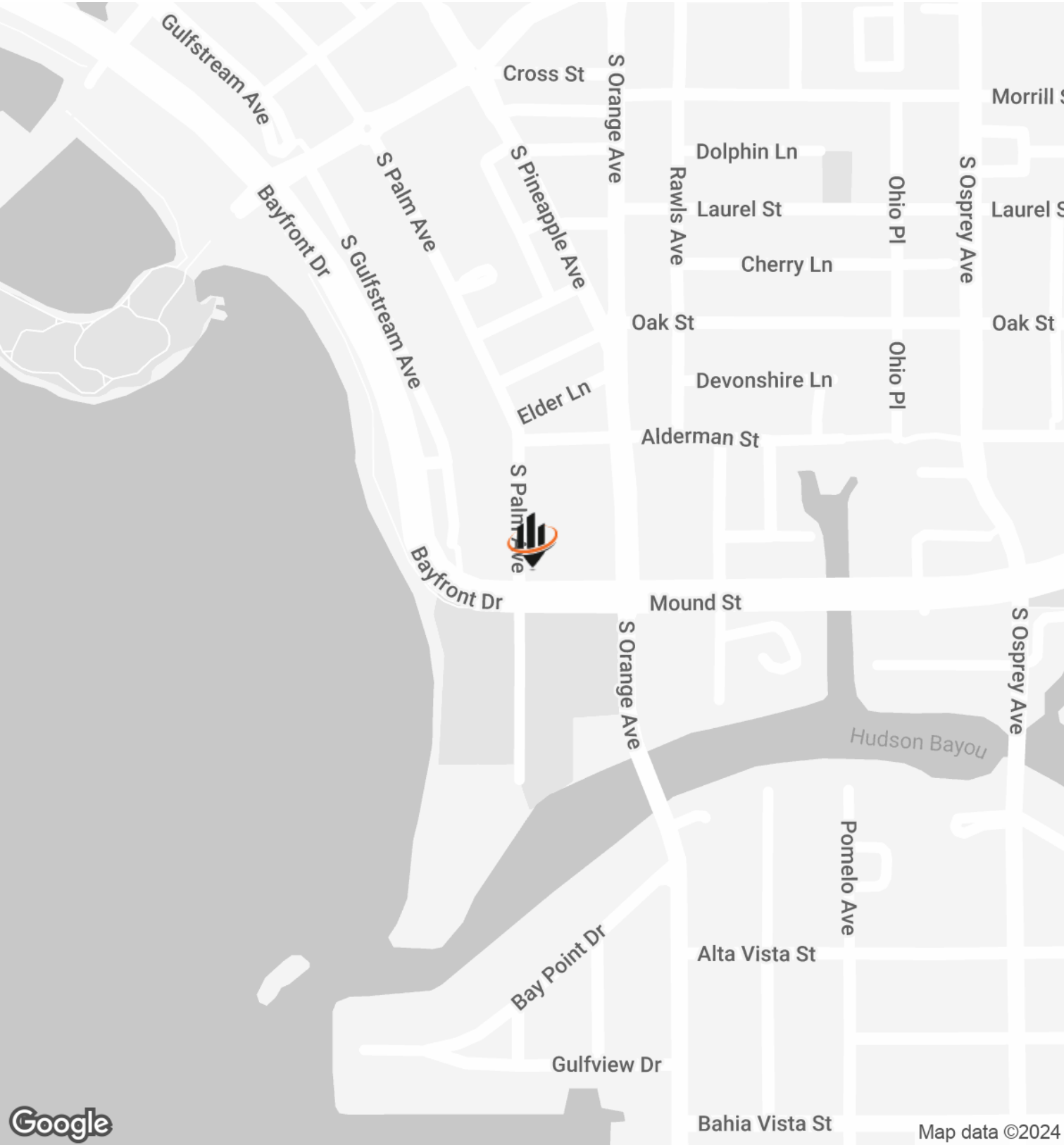
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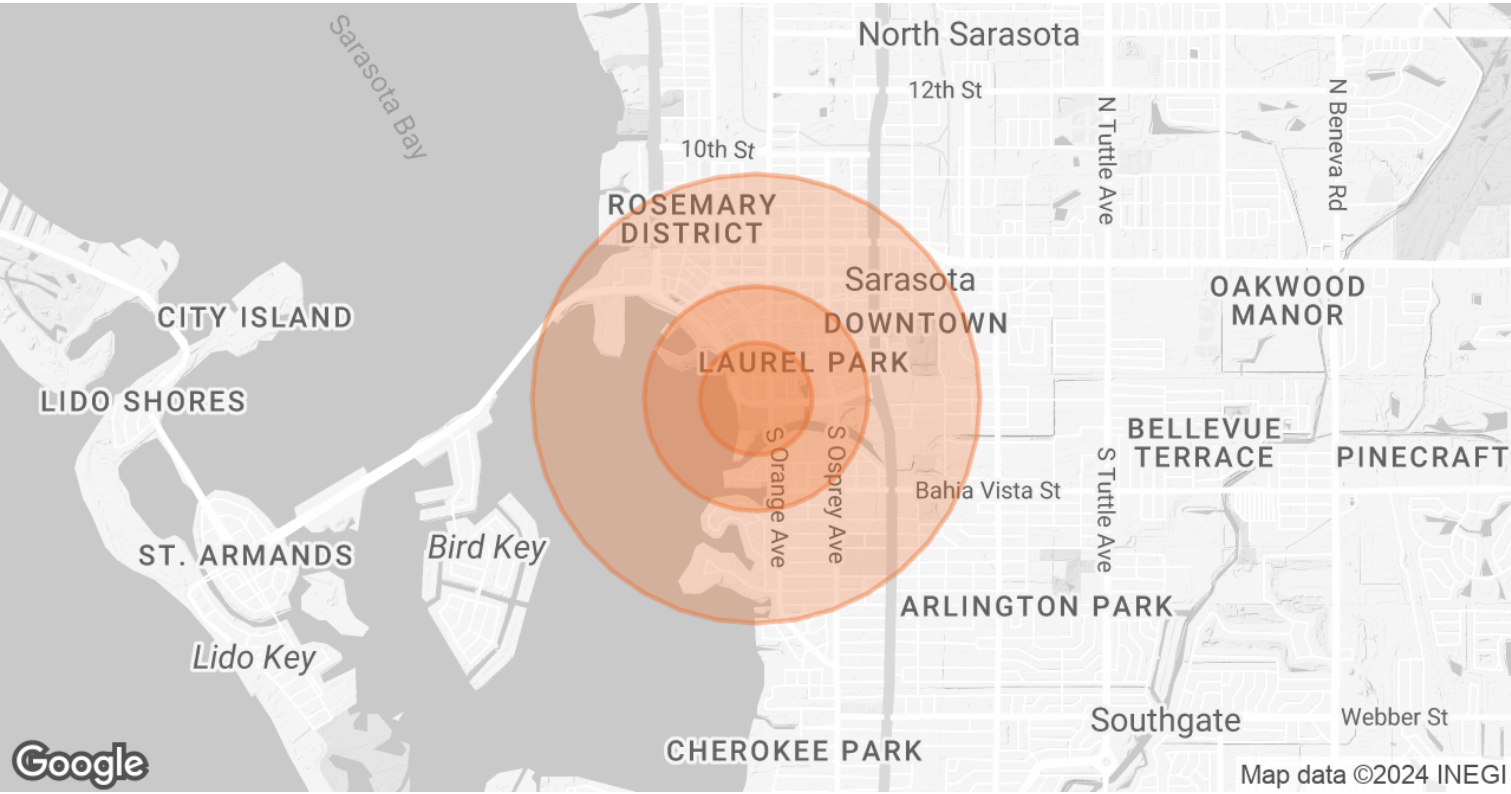
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	978	2,807	9,997
AVERAGE AGE	61.0	57.5	55.8
AVERAGE AGE (MALE)	59.5	56.3	53.5
AVERAGE AGE (FEMALE)	64.3	60.6	59.3
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	700	2,053	7,106
# OF PERSONS PER HH	1.4	1.4	1.4
AVERAGE HH INCOME	\$132,505	\$104,312	\$81,314
AVERAGE HOUSE VALUE	\$754,879	\$705,153	\$595,383

\* Demographic data derived from 2020 ACS - US Census

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## GAIL BOWDEN

Senior Investment Advisor

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**Direct:** 941.223.1525 | **Cell:** 941.223.1525

## 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 | Sarasota, FL | Storage | \$12,100,000
- SOLD | Orlando, FL (Lake Nona area) | Investment Medical Office Building | \$11,085,040
- SOLD | SW Florida | Industrial Warehouse Portfolio | \$10,000,000

### SVN | Commercial Advisory Group

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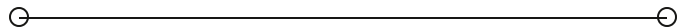
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