

MULTI OR SINGLE TENANT OPPORTUNITY

Building Name	2727 Professional Building
Property Type	Office, Professional & Business
Property Subtype	Office Building
APN	0056-13-0064
Building Size	5,216 SF
Lot Size	19,628 SF
Building Class	B
Year Built	1979
Price	\$2,300,000.
Parking Spaces	26
Value Add Property	Yes
Free Standing	Yes
Number of Buildings	2

There are so many possibilities at this location. Please call me to discuss them. And the location is dynamite!!!

Only 1/2 mile south of Sarasota Memorial Hospital.

Currently the 5216sf building is divided into 4 units.

ON THE SOUTH SIDE:

+/- 1,304sf - Lifetime Smiles Dentist (Lease Expires 12/31/2025)

+/- 1,147sf - Former Attorney's Office

+/- 310sf - in the Breezeway with 2 common bathrooms, a storage closet, a hot water heater closet, and a meter room.

ON THE NORTH SIDE:

+/- 1,735sf - Former Chiropractor

+/- 800sf - Business Office (Lease Expires 03/30/2024)

The Tenants do not have an option to renew. However, they both may want to stay. Particularly the Dentist who has been there since 2016. This is a "Value Add" property with rents increasing steadily on S Tamiami Trail.

A tour is a must for this listing in order to imagine all the possible ways to utilize the spaces.

Also available for lease. Offered at \$28sf NN



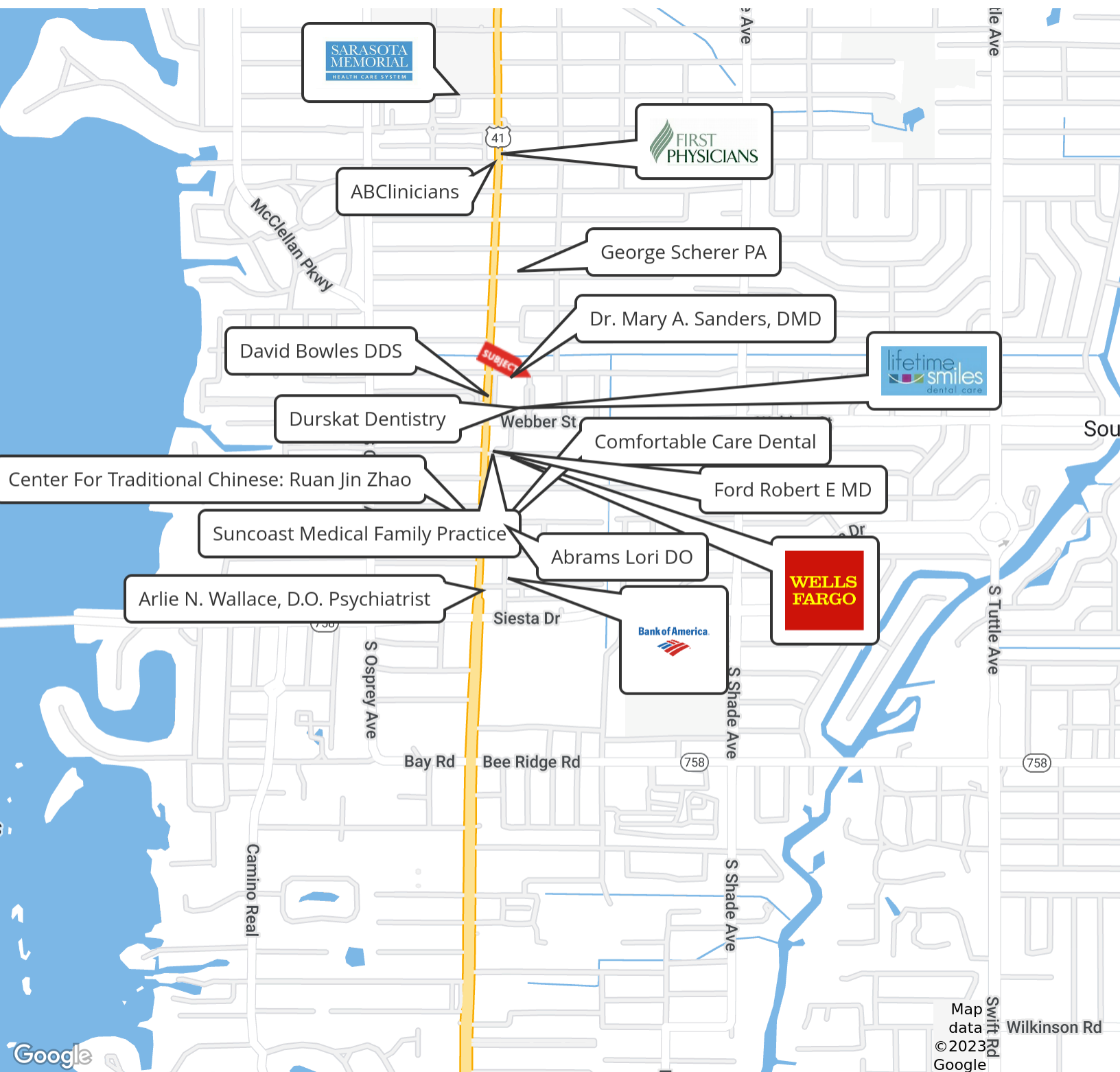
- Outstanding Visibility
- Outstanding Signage
- 1/2 Mile South of Sarasota Memorial Hospital
- Many User and/or Rental Possibilities/Opportunities
- On the Main Thoroughfare between North & South Sarasota.

MARCIA CUTTLER

Agent/Associate
941.923.0535 x308
marcia@americanpropertygroup.com

**AMERICAN
PROPERTY GROUP**
OF SARASOTA, INC.

MULTI OR SINGLE TENANT OPPORTUNITY



MARCIA CUTTLER

Agent/Associate
941.923.0535 x308
marcia@americanpropertygroup.com

**AMERICAN
PROPERTY GROUP**
OF SARASOTA, INC.

MULTI OR SINGLE TENANT OPPORTUNITY

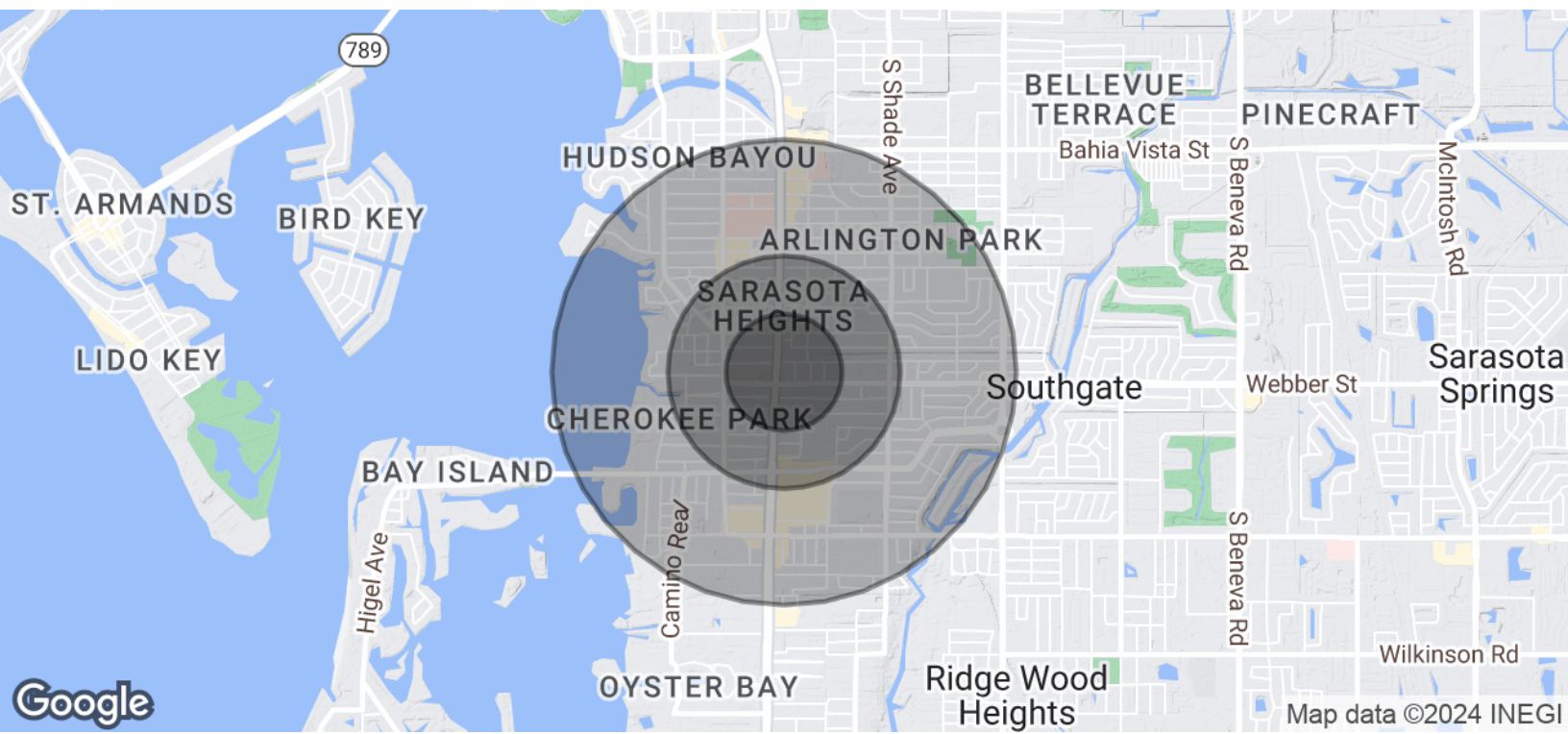


MARCIA CUTTLER

Agent/Associate
941.923.0535 x308
marcia@americanpropertygroup.com

**AMERICAN
PROPERTY GROUP**
OF SARASOTA, INC.

MULTI OR SINGLE TENANT OPPORTUNITY



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	491	2,003	8,611
Average Age	52.7	52.5	52.1
Average Age (Male)	49.5	49.3	47.7
Average Age (Female)	55.8	55.6	54.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	276	1,112	4,632
# of Persons per HH	1.8	1.8	1.9
Average HH Income	\$95,264	\$96,906	\$90,869
Average House Value	\$432,727	\$439,931	\$455,943

2020 American Community Survey (ACS)

MARCIA CUTTLER
Agent/Associate
941.923.0535 x308
marcia@americanpropertygroup.com

AMERICAN
PROPERTY GROUP
OF SARASOTA, INC.

MULTI OR SINGLE TENANT OPPORTUNITY



MARCIA CUTTLER

Agent/Associate

marcia@americanpropertygroup.com

Direct: 941.923.0535 x308 | Cell: 941.544.1020

FL #SL3011453

PROFESSIONAL BACKGROUND

Marcia Cuttler has been a resident of Sarasota since 1974. She has owned several successful business ventures and has personally purchased many commercial investment properties over the past 35 years. She knows first-hand the stress associated with buying and selling property and uses that experience in assisting both Buyers and Sellers with their transactions. With her ever-growing long list of successful closings, Marcia has earned much respect and recognition in the Sarasota Area Commercial Real Estate Community. Coupled with resourcefulness, tenacity, dedication to detail, integrity, energy and enthusiasm, quality customer service and being a good listener, Marcia will give you 100% effort and outstanding results! "I consider it a privilege to work with my clients on a decision as pivotal as Buying, Selling and Leasing a prized property." - Marcia Cuttler

American Property Group of Sarasota Inc
7750 S Tamiami Trail
Sarasota, FL 34231
941.923.0535

MARCIA CUTTLER

Agent/Associate
941.923.0535 x308
marcia@americanpropertygroup.com

**AMERICAN
PROPERTY GROUP**
OF SARASOTA, INC.