



## 46 N WASHINGTON BLVD UNITS 29-30 OFFICE BUILDING

46 N WASHINGTON BLVD UNITS 29-30, SARASOTA, FL



### ADDRESS

**46 N Washington Blvd Units 29-30**  
**Sarasota, FL 34237**

## PROPERTY FEATURES

- Two-story space with interior stairway
- Ample open parking shared by the complex
- Private Restroom in Unit
- Available Immediately

	1 Mile	5 Miles	10 Miles
<b>Total Households:</b>	7,706	88,650	216,899
<b>Total Population:</b>	13,491	162,819	396,035
<b>Average HH Income:</b>	\$70,873	\$74,660	\$70,683

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It or other conditions, prior sale, lease or financing, or withdrawal without notice.



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### OFFERING SUMMARY

Sale Price:	\$649,000
Building Size:	2,632 SF
Price / SF:	\$246.58
Market:	Sarasota Bradenton North Port
Submarket:	Tampa St Pete

### PROPERTY OVERVIEW

This is a two-story office space with an interior stairway. The ground floor space is 1270 SF with reception, conference and two offices. and most importantly, you have a private restroom. Most spaces must share the common restrooms in the complex.

Upstairs, you will find 1362 SF with a full sized break room, another conference room, large office space and cubicle area. The space is also available for lease at \$26/SF Modified Gross.

### LOCATION OVERVIEW

The 46 Washington Square office complex is located along US 301 (North Washington Blvd) just north of the intersection with Main Street. Access is off of Fletcher Avenue just to the east. The complex has great visibility along US 301 and provides easy access to all of Downtown. The courthouse is just a minute walk down Fletcher and there is significant new development coming to this portion of Downtown in the coming months.



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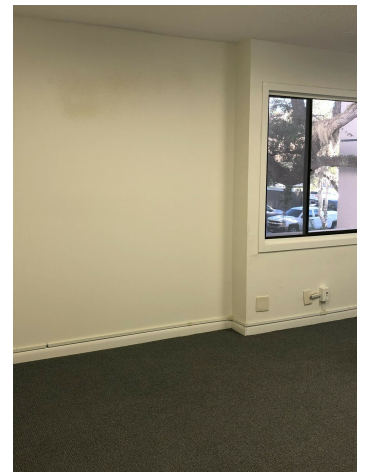




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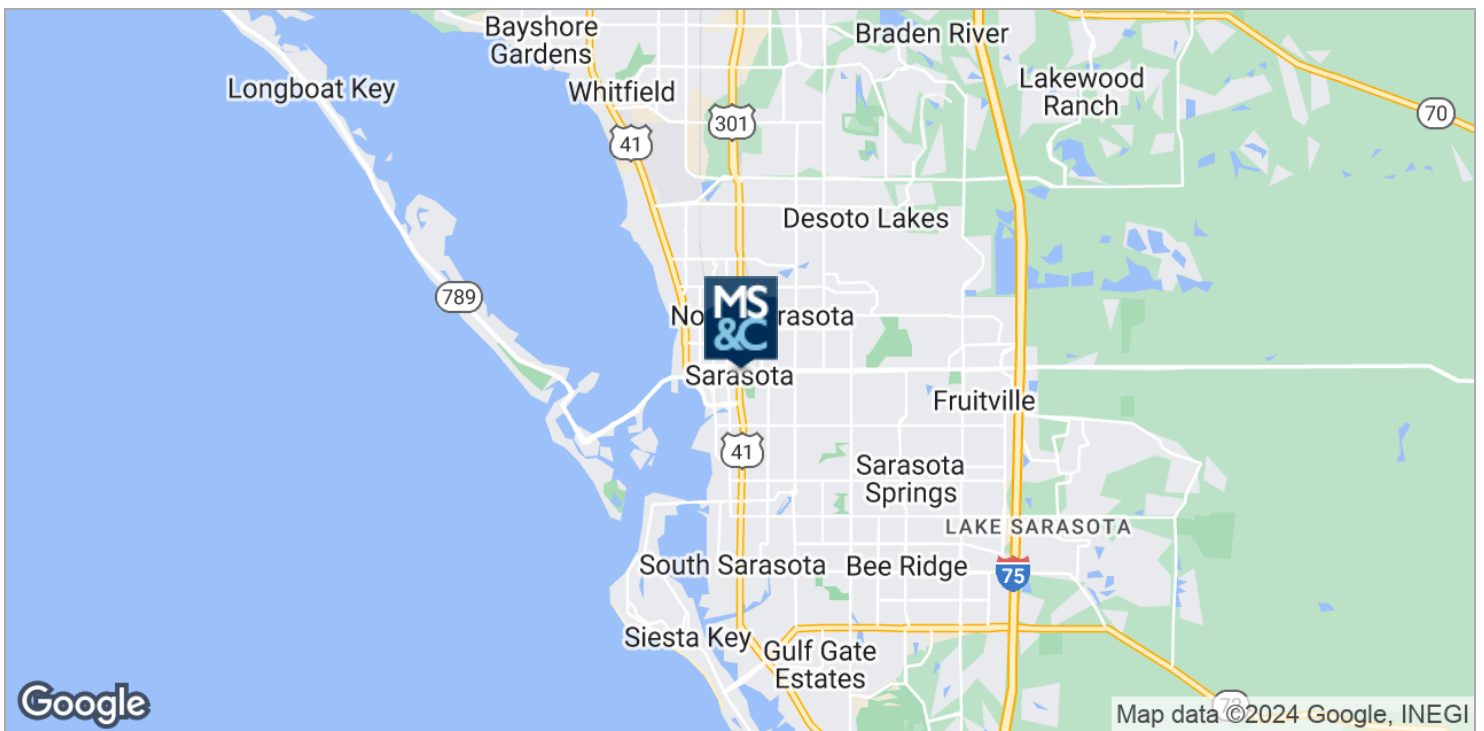
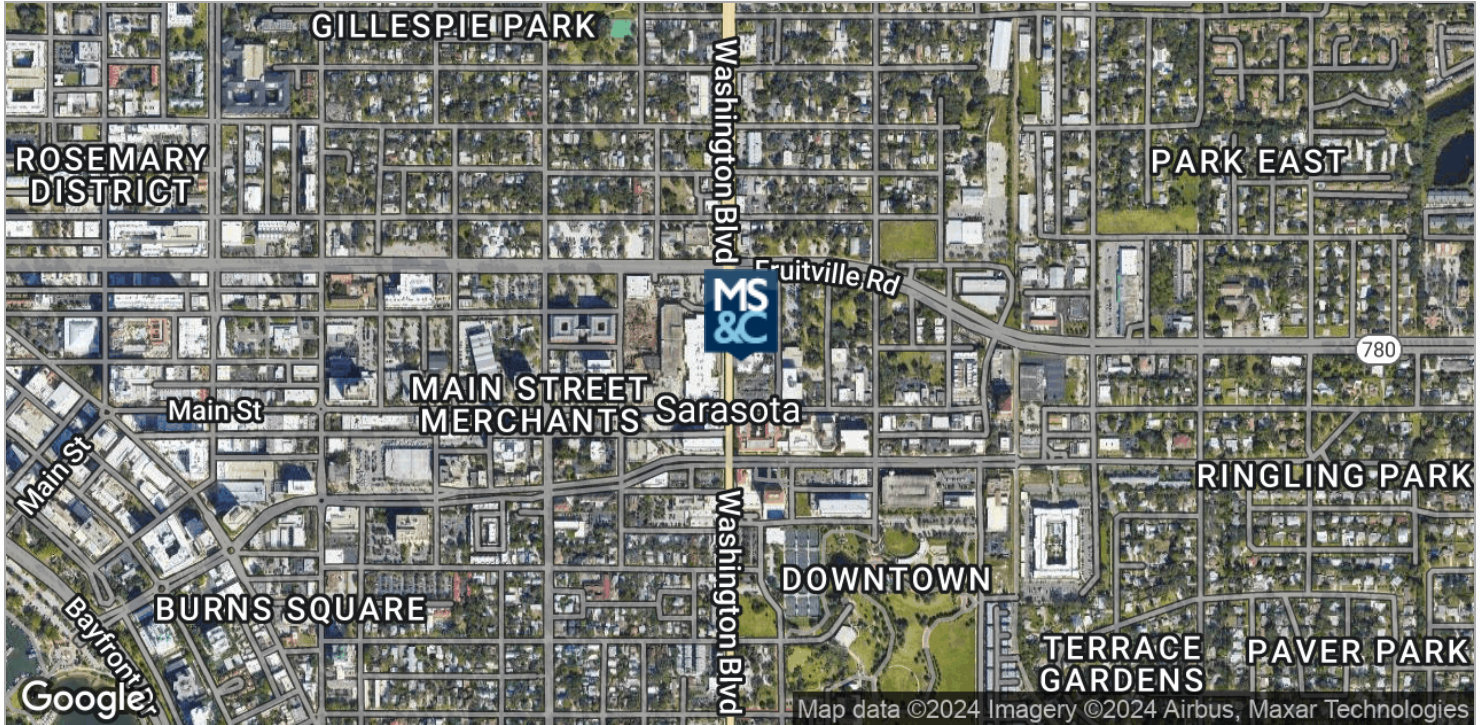




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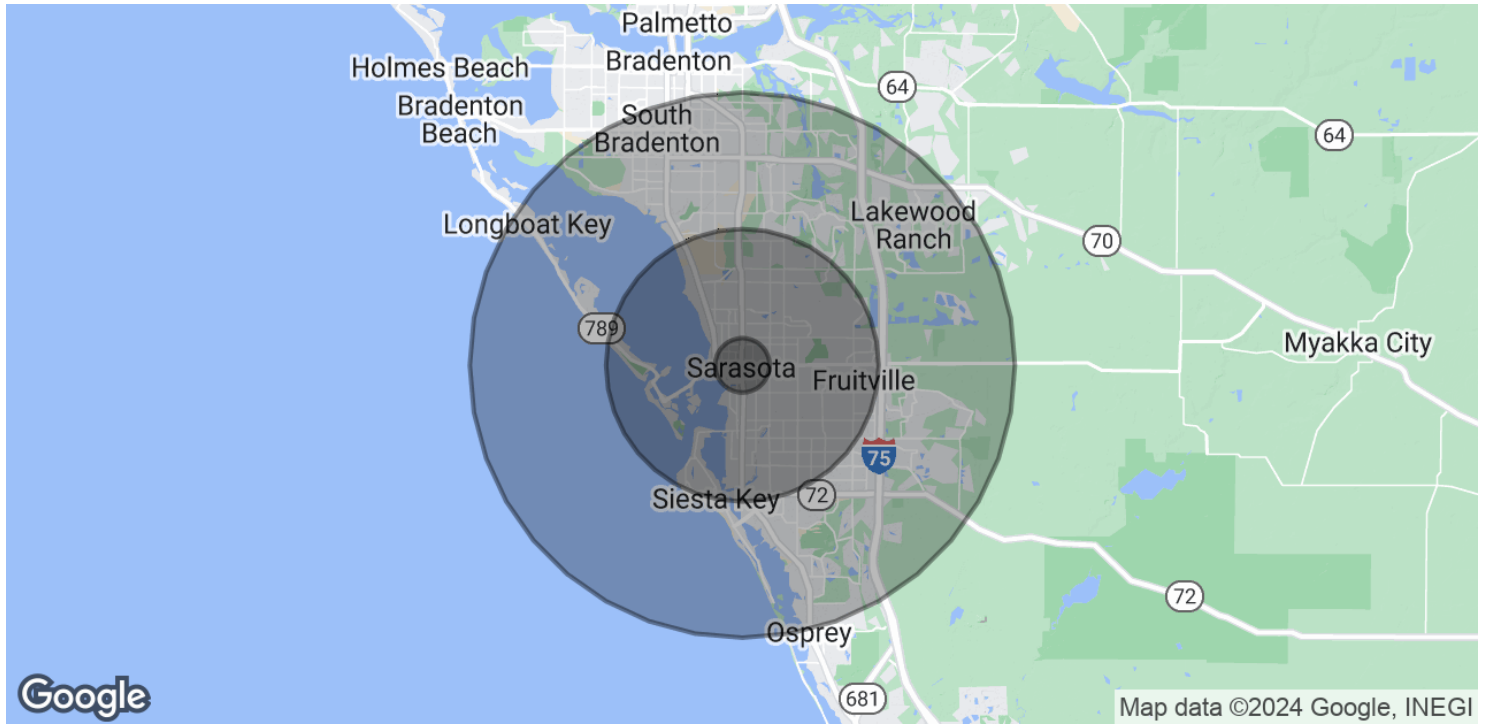




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### POPULATION

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Total Population	13,491	162,819	396,035
Average Age	47.8	49.5	50.2
Average Age (Male)	45.6	47.1	48.5
Average Age (Female)	51.4	51.6	51.4

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	7,706	88,650	216,899
# of Persons per HH	1.8	1.8	1.8
Average HH Income	\$70,873	\$74,660	\$70,683
Average House Value	\$360,022	\$345,037	\$308,552

2020 American Community Survey (ACS)

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**PROFESSIONAL BACKGROUND**

A real estate sales and commercial specialist for 17+ years, Lee DeLieto Jr. offers a uniquely informed perspective on the Sarasota market, helping clients to make the right decisions about their investment strategies. In 2005, Lee joined his father, a seasoned Michael Saunders associate, to form the Company's top producing Commercial team. To date, this exceptional duo has closed on millions of dollars of commercial property, working diligently to achieve the objectives of clients and investors.

Lee's Commercial real estate services include commercial investment property, land development, site and land acquisition, office space and retail leasing, 1031 exchanges, and asset disposition. The DeLieto Team has the proven ability to make every investment, lease, acquisition/sale a profitable experience. Committed to the community they serve, both Lee Jr. and Sr. are actively involved in local organizations both civic and charitable. Lee Jr. currently sits on the board as a community member for the Sarasota School of Arts and Sciences (SSA+S). As an active member in the business community, Lee Jr. is a recent past member of the Board of Directors for the Greater Sarasota Chamber of Commerce and Past Chair of their City Priorities Council. He is also the 2010 Past President of Commercial Investment Division (CID) under the Realtor Association of Sarasota and Manatee.

A graduate of the University of Florida, Lee has lived in Sarasota since 2005. Married to Valerie Wadsworth-DeLieto, a residential agent with Michael Saunders & Company, together they enjoy traveling across the United States on Lee's 2008 Harley Davidson.

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