



Commercial

MED SPA TREATMENT ROOM OFFICE BUILDING

1542 4TH STREET, SUITE 108, SARASOTA, FL



PROPERTY DESCRIPTION

Newly finished and beautifully appointed Med Spa located in the Rosemary District. This bright and modern spaces includes three spa treatment rooms in this ground floor retail condo currently used for an established acupuncture specialist dividing his time between New York and Sarasota, and massage therapy. We are looking for a complimentary tenant to join the existing treatment specialists.

The ideal use for this approximately 160 SF space would be most types of spa treatments including facials, waxing, body treatments, skincare, nail, body wraps, wellness, aromatherapy just to name a few.

Lease includes one 160 SF Treatment room and all common areas. Tenant to pay base rent plus \$100 per month for electric and internet.

LOCATION DESCRIPTION

Located in the Heart of the Rosemary District on 4th Street off Orange Avenue.

This newly constructed office condo is part of a mixed use building with office and retail businesses on the ground floor and residential condo on the upper floor

OFFERING SUMMARY

Lease Rate:	\$1,850.00 per month (MG)
Number of Units:	1
Available SF:	160 SF
Building Size:	948 SF

Michael Saunders & Company



Licensed Real Estate Broker

1605 Main Street Suite 500 | Sarasota, FL
941.957.3730 | MSCcommercial.com

PRESENTED BY:

Terry Eastman, P.A.

Senior Commercial Advisor |

Broker Associate

941.914.2936

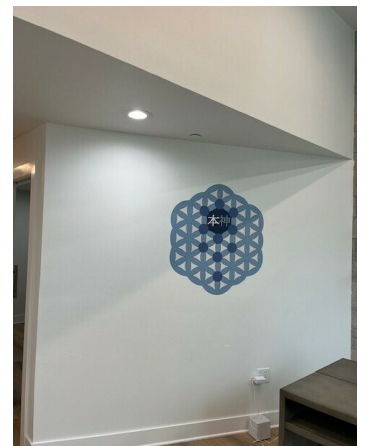
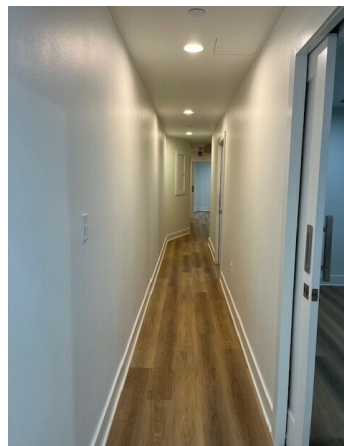
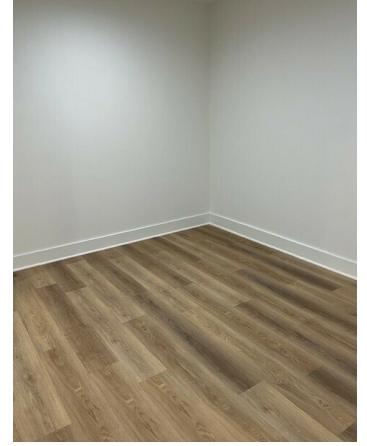
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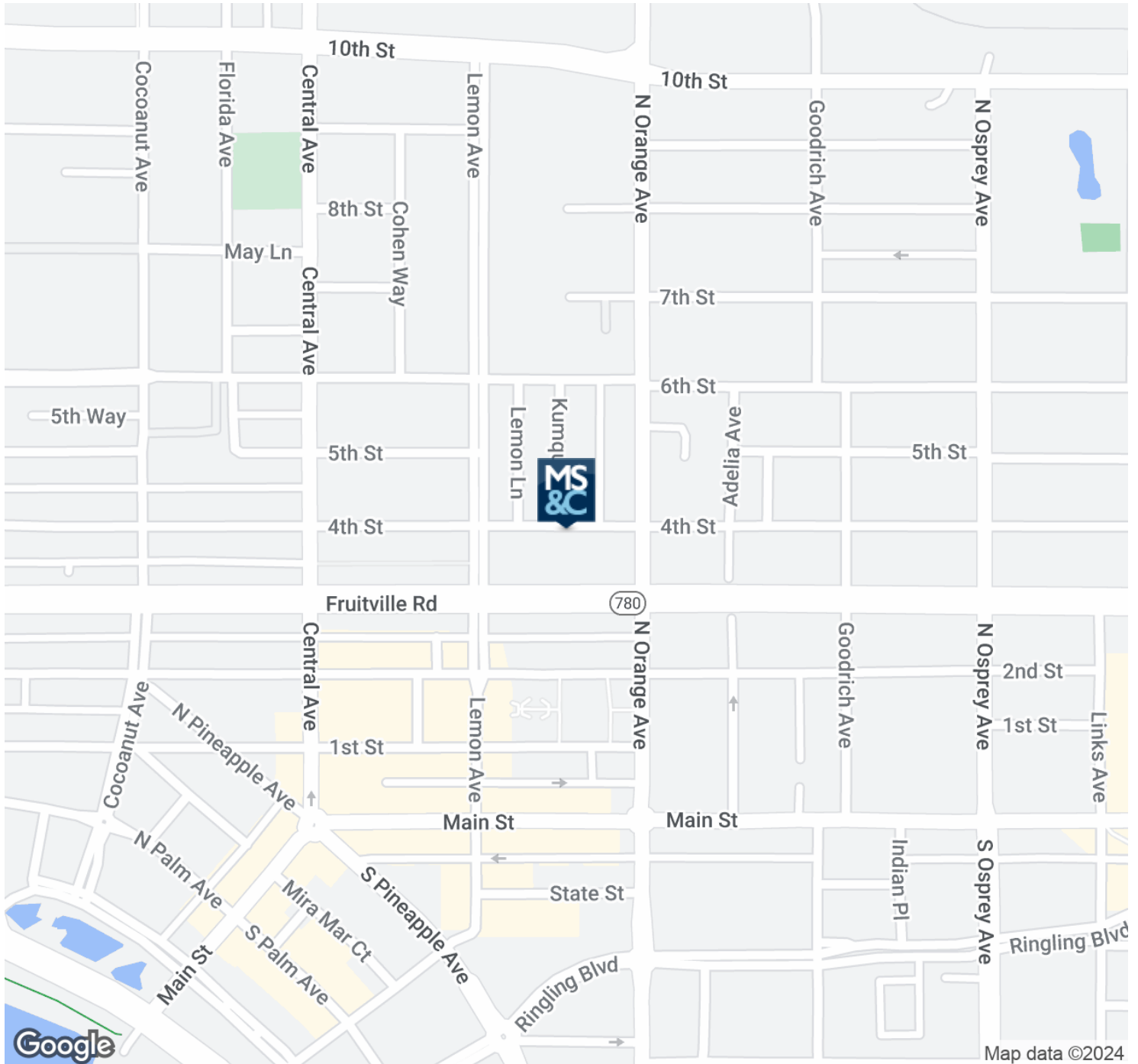
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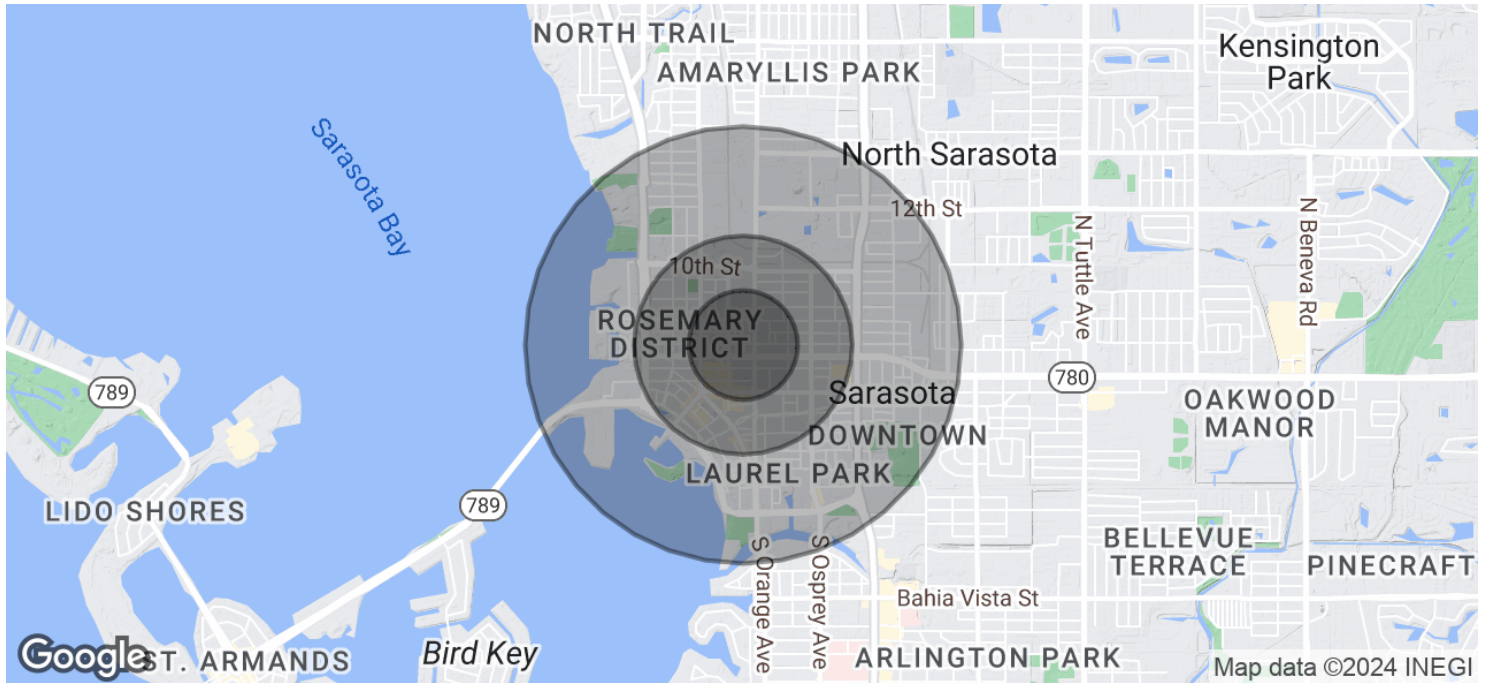
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POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,204	4,031	12,593
Average Age	51.6	52.7	51.8
Average Age (Male)	45.0	49.2	50.3
Average Age (Female)	60.8	58.2	55.3

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	790	2,839	8,171
# of Persons per HH	1.5	1.4	1.5
Average HH Income	\$72,623	\$73,152	\$75,549
Average House Value	\$69,646	\$331,321	\$463,553

2020 American Community Survey (ACS)

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PROFESSIONAL BACKGROUND

My career in Real Estate began in 2000 when I was first licensed as a Residential Real Estate Agent. I obtained my Brokers license in 2003.

In 2008 I had the opportunity and good fortune to join a local commercial real estate firm and team with a well established commercial agent specializing in Industrial and Warehouse properties. I have continued along that path and primarily specialize in the sales and leasing of industrial and warehouse buildings and industrial land in Manatee and Sarasota Counties. My secondary specialty is office sales and leasing. I have been involved in many notable sales and leases of industrial and office properties in the past 15 years.

In January of 2022 I joined MSC Commercial. The change has been successful for me and I look forward to the future with a positive outlook for continued personal growth and business success.

I am 100% committed to Real Estate Services on behalf of my customers. I am dedicated to sharing my knowledge and experience to maximize my customer's return on their Real Estate Investments.

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