



ADDRESS

**57 S Blvd Of The Presidents
Sarasota, FL 34236**

PROPERTY FEATURES

- 1079 SF Retail Space Available
- Available March 1
- Asking \$55/SF NNN plus CAM Estimated at \$17.27/SF
- Shared space in rear of building containing shared restrooms and rear entrance
- Located along South Boulevard Presidents spoke of St Armands Circle
- 1 employee parking space in rear of building

	1 Mile	3 Miles	5 Miles
Total Households:	1,838	17,719	55,547
Total Population:	1,622	21,615	88,520
Average HH Income:	\$115,078	\$105,270	\$76,148

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

Lease Rate:	\$55/SF NNN
Operating Expenses:	\$17.27/SF
Available SF:	1,079 SF
Year Built:	1963
Renovated:	2017
Zoning:	CT
Market:	St Armands Circle

PROPERTY OVERVIEW

Located just past the Met on the South Blvd of the Presidents spoke of St. Armands Circle, this is an ideal retail location with high walkability. The available unit is 1079 SF and shares an area to rear of the space with the other two tenants in the building providing a rear entrance as well as shared restrooms. Great opportunity to take advantage of being on the Key with an affordable lease rate. Rate starts at \$55/SF NNN. CAM estimated at \$17.27/SF. Showings upon request, please do not disturb tenant.

LOCATION OVERVIEW

Located along the S Blvd of the Presidents spoke on St. Armands Key, this is a great retail location benefiting from the extremely high tourism and retail walkability associated with the spectacular St. Armands Circle. The space is located immediately to the right of The Met Fashion House Day Spa along South Boulevard of the Presidents.



Commercial

57 S BLVD PRESIDENTS RETAIL PROPERTY

57 S BLVD OF THE PRESIDENTS, SARASOTA, FL



Michael Saunders & Company.



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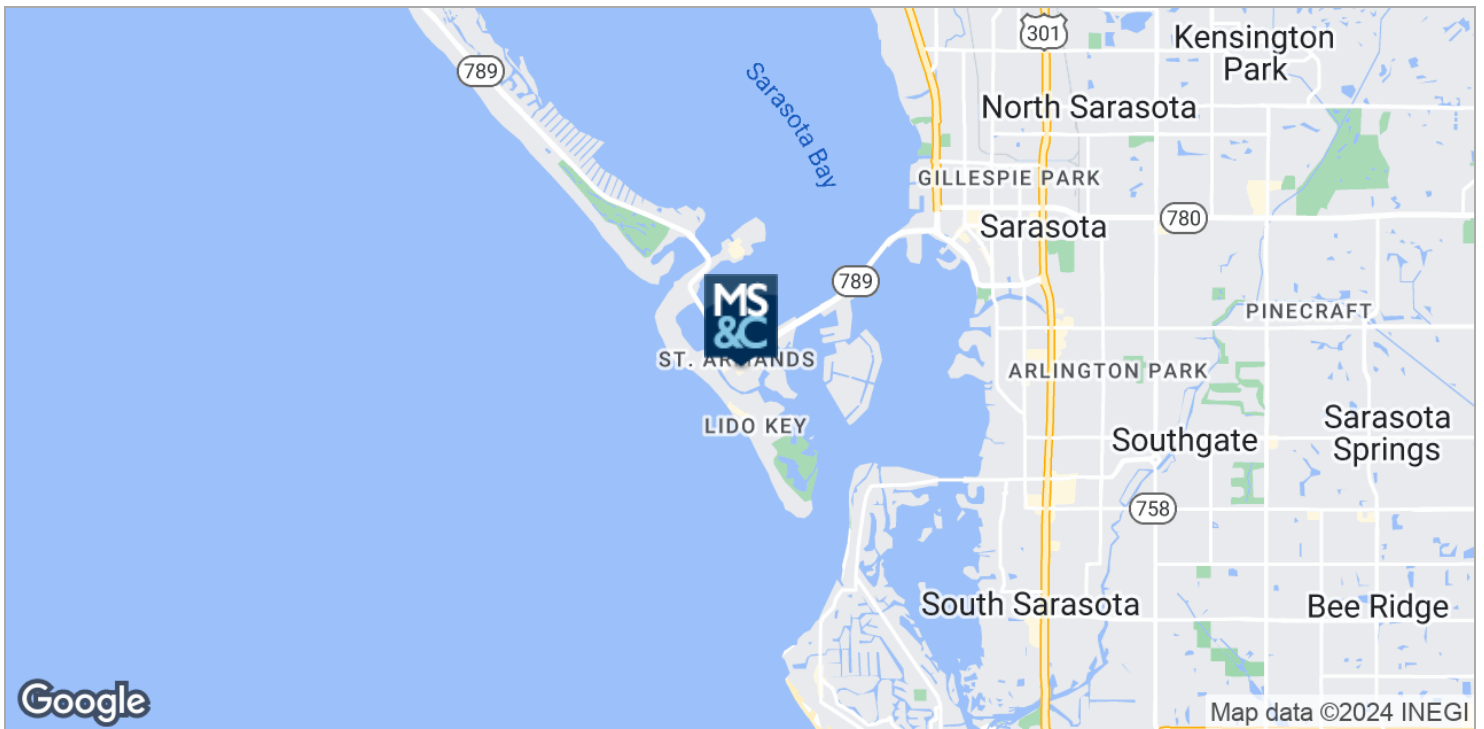
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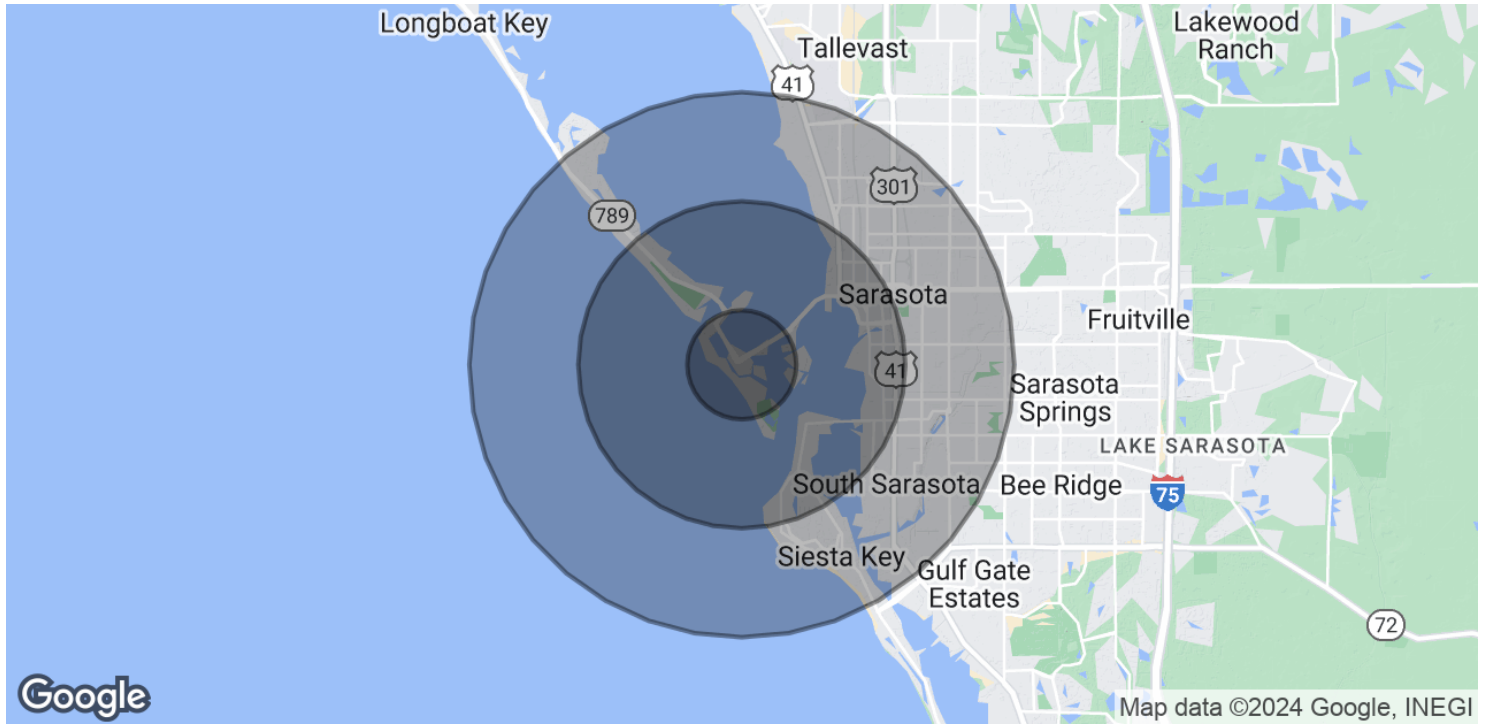
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57 S BLVD PRESIDENTS RETAIL PROPERTY

57 S BLVD OF THE PRESIDENTS, SARASOTA, FL



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,622	21,615	88,520
Average Age	71.7	61.2	51.0
Average Age (Male)	69.7	59.8	49.5
Average Age (Female)	72.3	63.2	52.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,838	17,719	55,547
# of Persons per HH	0.9	1.2	1.6
Average HH Income	\$115,078	\$105,270	\$76,148
Average House Value	\$999,922	\$804,106	\$445,074

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 Valarie 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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