

**OFFERING SUMMARY**

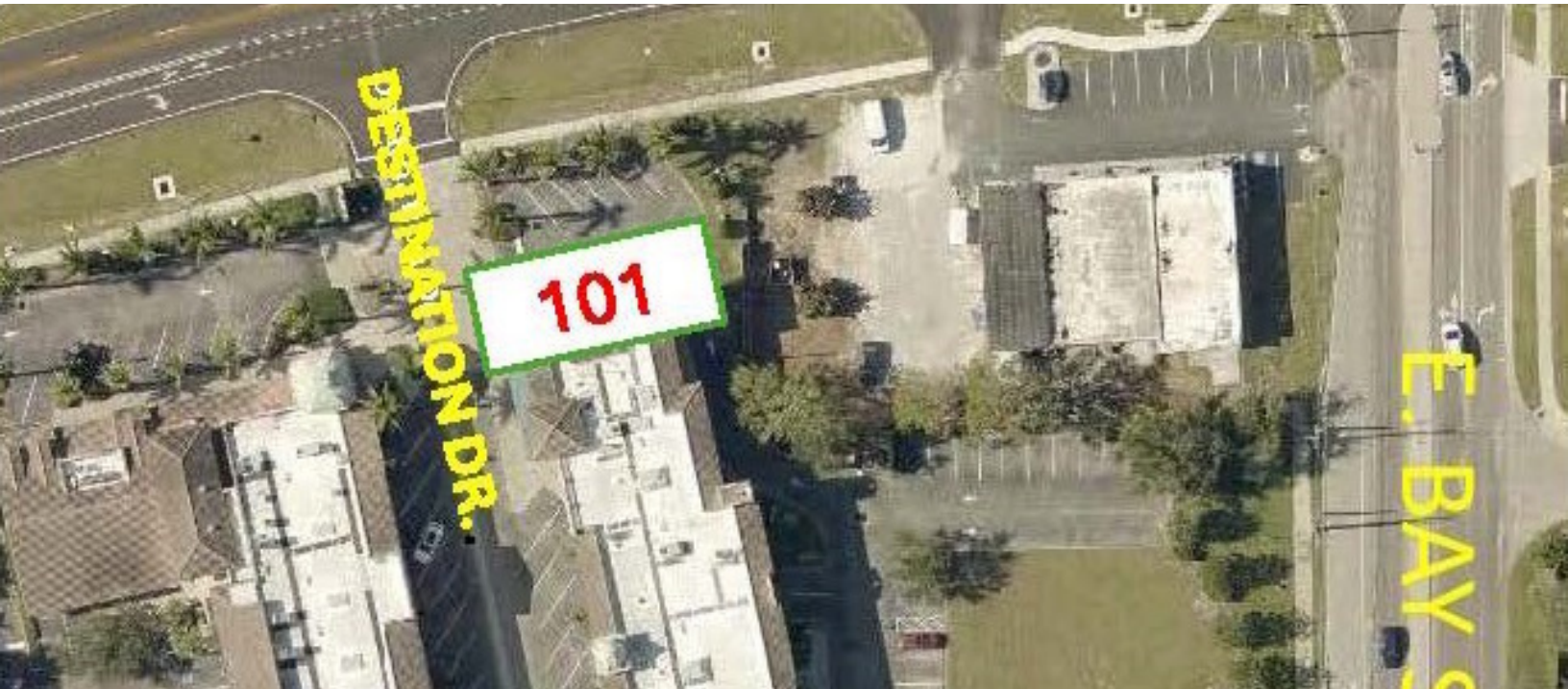
Sale Price:	\$1,300,000
Building Size:	2,314 SF
Price / SF:	\$561.80
Year Built:	2008
Renovated:	2024
Zoning:	CG

PROPERTY OVERVIEW

This newly built-out retail suite, spanning 2,314 square feet, showcases wrap-around windows that bring in abundant natural light. With tall ceilings featuring exposed metal ducts, a generous open floor plan, as well as designated office and storage spaces, this suite offers a versatile layout. Situated in the burgeoning Osprey, FL, at a frequently used signalized intersection, the town center boasts a diverse tenant mix, including a florist, two art galleries, a jeweler, a coffee shop, an Italian restaurant, and various office users on the second floor. Directly to the east a new 252 unit condominium building is being constructed which will provide hundreds of close patrons for your business. This prime location offers a unique opportunity in a thriving area.

PROPERTY HIGHLIGHTS

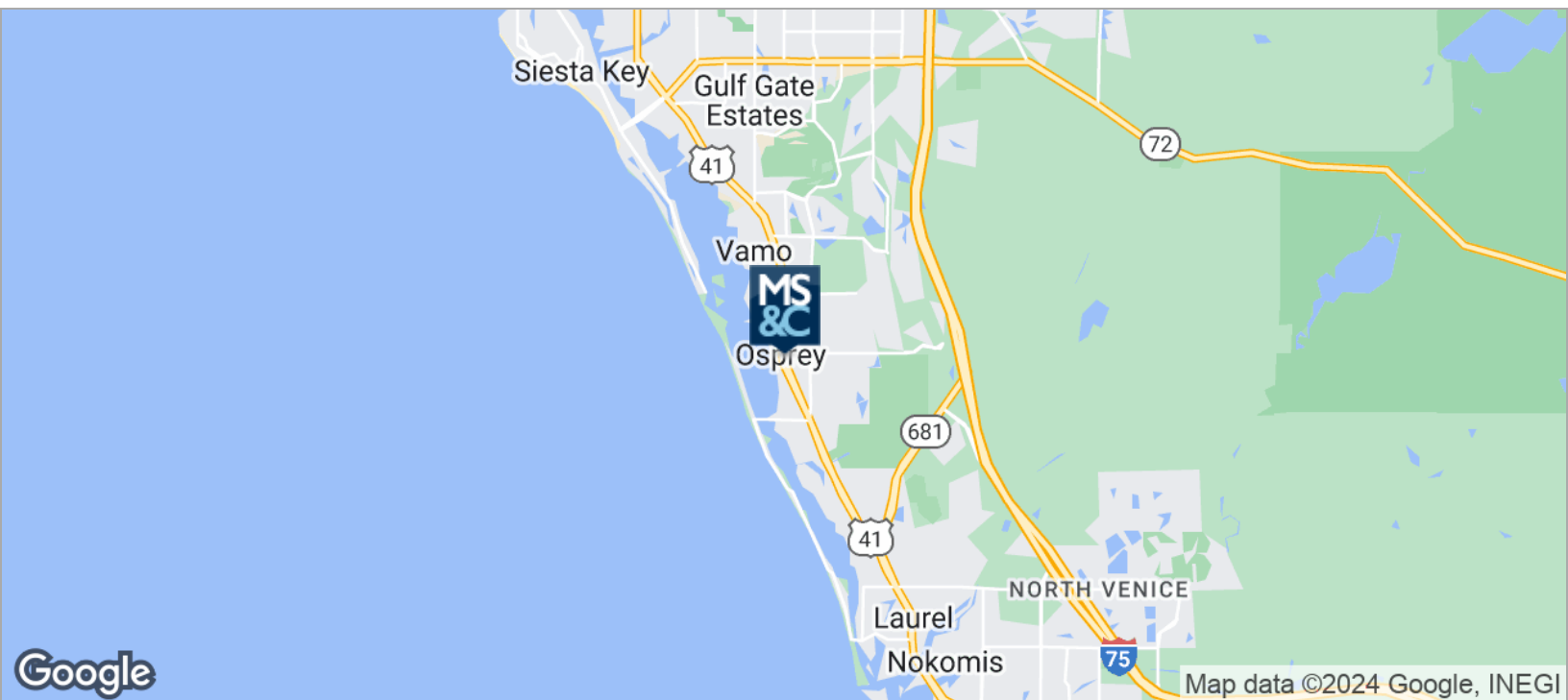
- GREAT S. TAMIAMI TR. LOCATION!
- BRAND NEW BUILD OUT!
- CORNER UNIT WITH WRAP AROUND WINDOWS!
- 252 RESIDENTIAL UNITS BEING BUILT ONSITE!





**GORGEOUS NEWLY BUILT OUT RETAIL SUITE IN BAY STREET TOWNCENTER!
RETAIL PROPERTY**

3976 DESTINATION DR., STE. 101, OSPREY, FL



Michael Saunders & Company



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

PRESENTED BY:

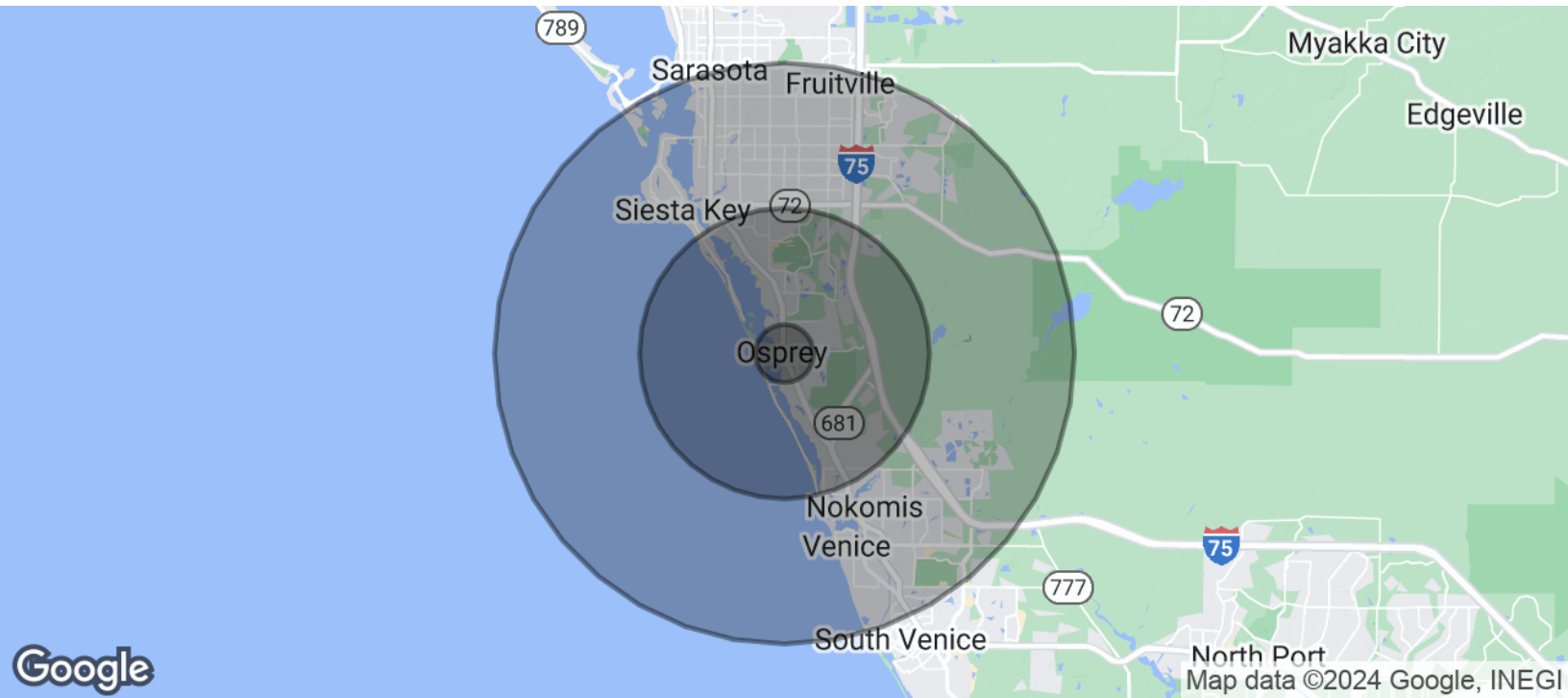
Eric Massey

Senior Commercial Advisor |

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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,705	51,865	215,256
Average Age	59.4	59.7	55.4
Average Age (Male)	61.2	58.0	53.5
Average Age (Female)	57.3	60.4	56.7

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,753	33,891	129,115
# of Persons per HH	1.5	1.5	1.7
Average HH Income	\$90,936	\$81,606	\$79,064
Average House Value	\$603,575	\$416,240	\$371,512

2020 American Community Survey (ACS)



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ERIC MASSEY

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PROFESSIONAL BACKGROUND

Eric is a fully integrated commercial real estate broker focused on the Sarasota market and specializing in the City of Sarasota and S. Tamiami Tr. He began his career in commercial real estate in 1997 while living in Miami and brought his passion and enthusiasm for the business home to Sarasota in 2000, starting at MSC Commercial. Since 2015, he has closed 75 sales/leasing transactions totaling over \$40,000,000 dollars in volume spanning the Sarasota/Manatee markets, working all facets of the industry. Over the years, he has developed an expansive network and utilizes his deep resources to generate unparalleled market information, providing Clients access to the very best marketing platforms and facilitating connectivity with a broad group of affiliates associated with constructing, maintaining and managing a commercial property.



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