

DOWNTOWN SALON FOR LEASE RETAIL PROPERTY

1239 N GULFSTREAM AVE. #4, SARASOTA, FL



ADDRESS

1239 N Gulfstream Ave. #4
Sarasota, FL 34236

PROPERTY FEATURES

- Salon Space in Downtown Sarasota For Lease
- Existing Business Including FF&E and Goodwill Available For Sale If New Tenant is Interested
- Well Located 1,524 SF Space
- Located Along the Ground Floor of Marina Tower in Downtown Sarasota
- Ideal for a Variety of Retail Uses

	1 Mile	5 Miles	10 Miles
Total Households:	7,134	78,739	215,677
Total Population:	9,519	140,870	391,865
Average HH Income:	\$80,824	\$74,783	\$69,481

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:	\$32.00 SF/yr (NNN)
CAM:	\$10.72/SF
Available SF:	1,524 SF
Year Built:	2001
Renovated:	2010
Zoning:	Downtown Bayfront
Market:	Downtown

PROPERTY OVERVIEW

Don't miss this rare opportunity for prime lease space at the ground floor of one of Downtown's premier condo buildings! This well established salon is now being marketed for lease. The space is essentially move-in ready for another salon, and a new operator has the potential to purchase the existing business including all FF&E and Goodwill of the existing salon at a price to be negotiated should they so choose. Alternatively, it is a perfect destination location for a variety of other uses as well.

PLEASE DO NOT DISTURB THE TENANT.
DO NOT NOTIFY THEM OF THE LEASE AVAILABILITY.
CALL BROKER TO SCHEDULE ANY SHOWINGS..

LOCATION OVERVIEW

Located on the first floor of Marina Tower along Gulfstream Ave, this retail space is in an ideal location surrounded by high end residential units and walkable to the heart of the Downtown Core. A great destination location within the ever growing Downtown Sarasota, this is a great space to attract clientele from both Lido Key as well as the Downtown and surrounding neighborhoods.

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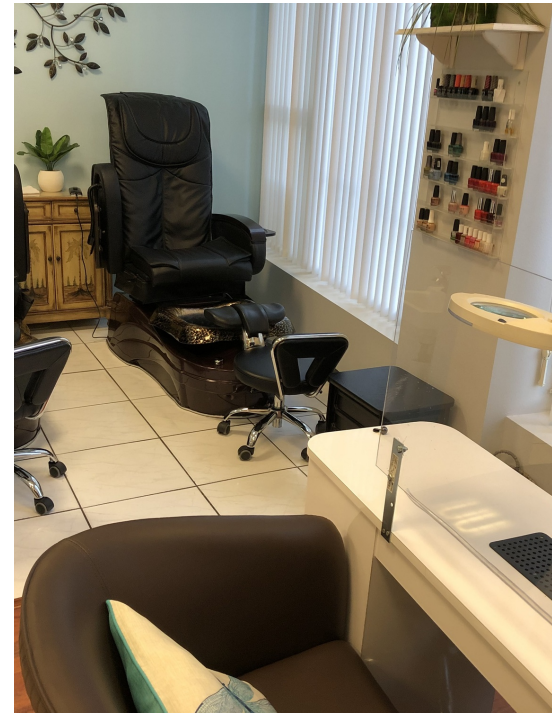
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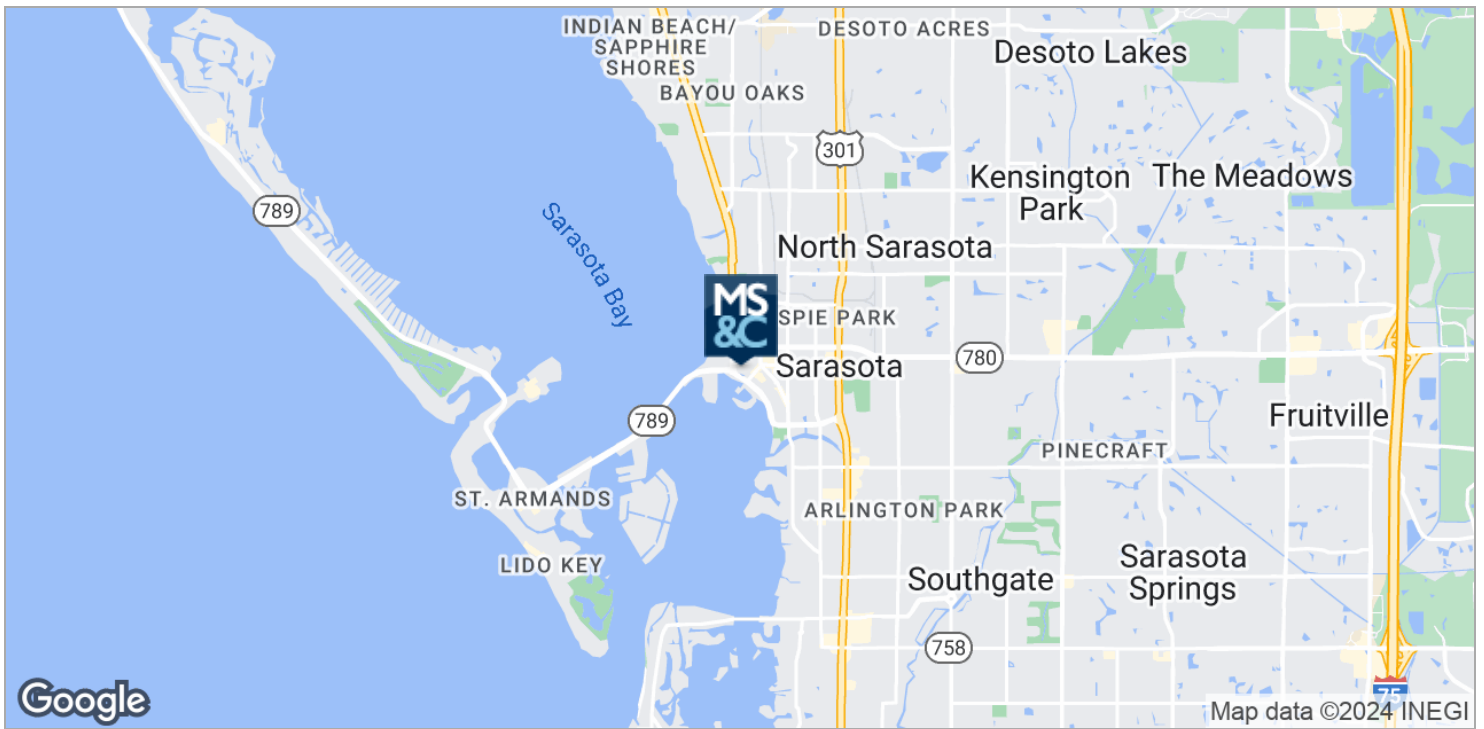
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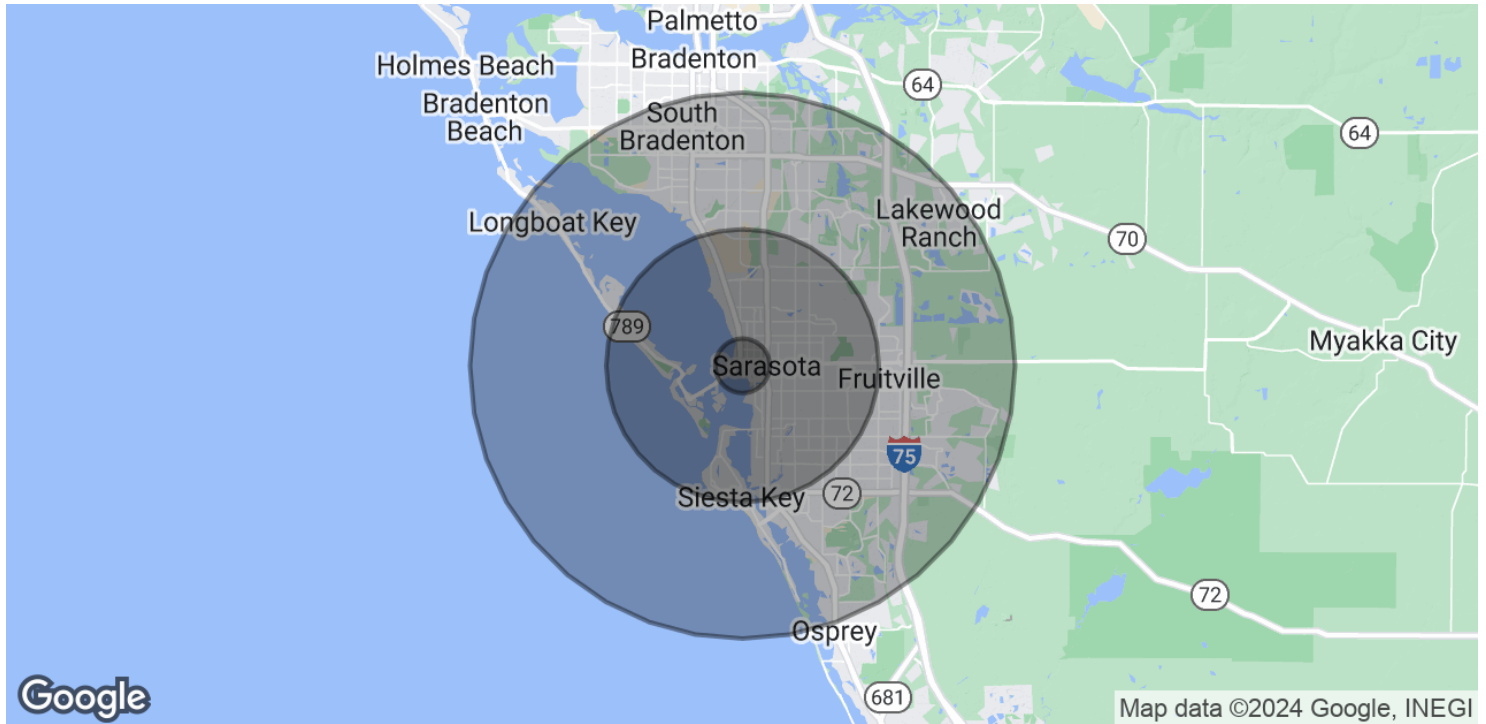
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	9,519	140,870	391,865
Average Age	57.2	49.7	50.3
Average Age (Male)	55.5	47.4	48.6
Average Age (Female)	60.7	51.8	51.4

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	7,134	78,739	215,677
# of Persons per HH	1.3	1.8	1.8
Average HH Income	\$80,824	\$74,783	\$69,481
Average House Value	\$528,869	\$362,753	\$303,238

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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