



ADDRESS

**1525 4th St. Suite C
Sarasota, FL 34236**

PROPERTY FEATURES

- 7,471 SF Available (1,260 of which is Mezzanine)
- Great Location for Retail or Bar/Restaurant
- Offered at \$22/SF NNN plus \$3.29/SF CAM.
- Designated parking in north lot of building. Station 400 lot available after lunch hours and street parking also available.

	0.25 Miles	0.5 Miles	1 Mile
Total Households:	830	2,845	8,093
Total Population:	1,269	3,989	12,516
Average HH Income:	\$74,186	\$72,142	\$75,598

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.



PRESENTED BY:

LEE DELIETO JR.

Broker Associate

941.323.0060

leedelietojr@michaelsaunders.com

LEON DELIETO SR., P.A.

Broker Associate

941.321.5803

leedelieto@michaelsaunders.com

WILL MARTIN

Commercial Advisor

941.302.9990

willmartin@michaelsaunders.com

SPENCER BRANNEN

Commercial Advisor

941.822.7473

spencerbrannen@michaelsaunders.com



OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (NN)
Building Size:	18,878 SF
Available SF:	7,471 SF
Year Built:	1972
Zoning:	DTE
Market:	Downtown

PROPERTY OVERVIEW

Former Nancy's BBQ. 7,471 SF of available space next to Food + Beer Downtown and next to Station 400. One side of the space also has an upper mezzanine level consisting of 1260 SF. Great location for another bar/restaurant or retail concept. Open surface parking available along with street parking and additional parking available at Station 400 after lunch hours. Offered at \$22/SF NNN plus \$3.29/SF in CAM.

LOCATION OVERVIEW

The building is located just east of the intersection of Lemon Ave. and 4th St. in the Rosemary District which sits just across the north side of Fruitville Rd from the Downtown Core. It is only a few minutes walk from Main St. and surrounded by other successful restaurants and bars including Mandeville, Station 400, and Food + Beer making this an ideal location for another restaurant/bar or retail user.

The Rosemary District (RDA) is one of the most up and coming districts in the heart of Downtown. It recently added over 1300 apartments, brand new restaurants, and modern retail. Please find the RDA's website here for an additional overview of the area:

<https://www.rosemarydistrictassociation.org/>



Commercial

1525 4TH ST. SUITE C RETAIL PROPERTY

1525 4TH ST. SUITE C, SARASOTA, FL



Michael Saunders & Company.



Licensed Real Estate Broker

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

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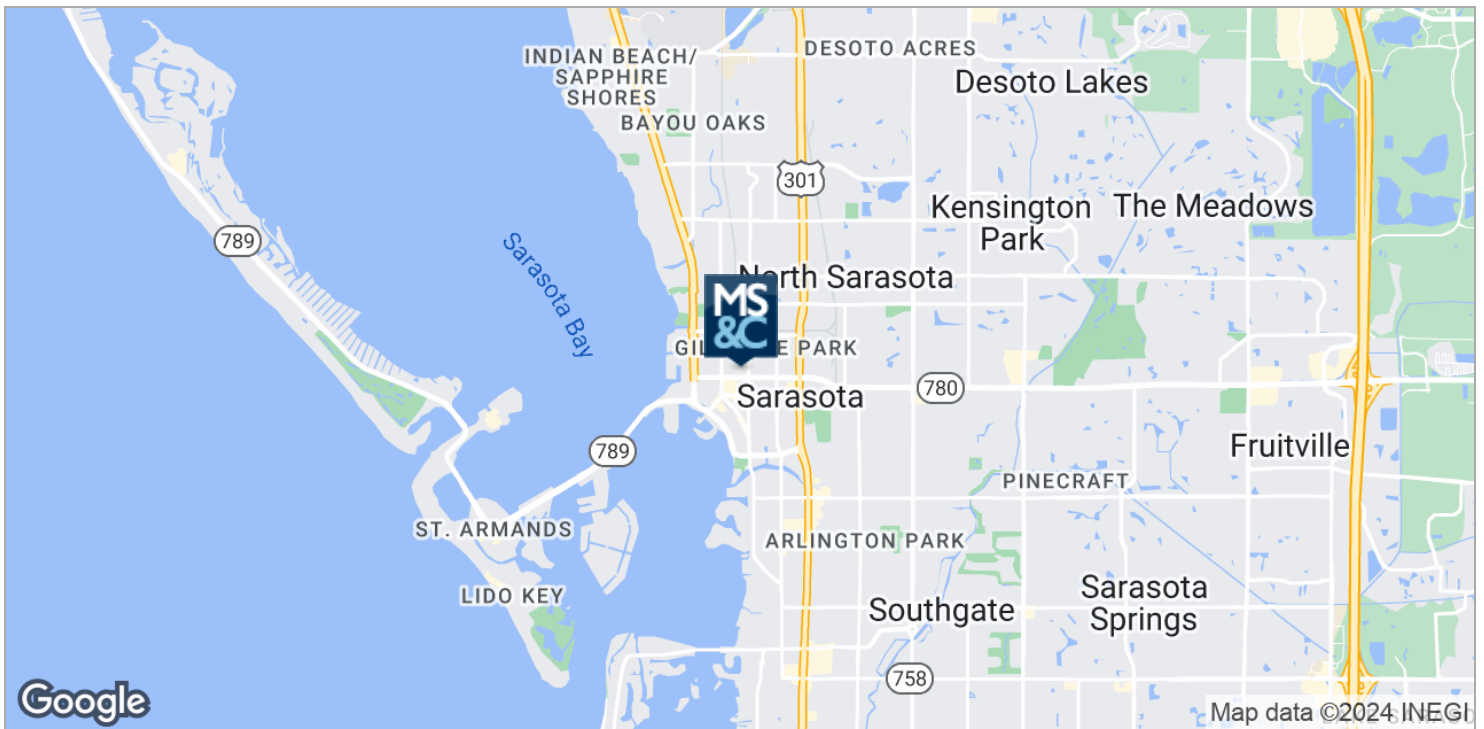
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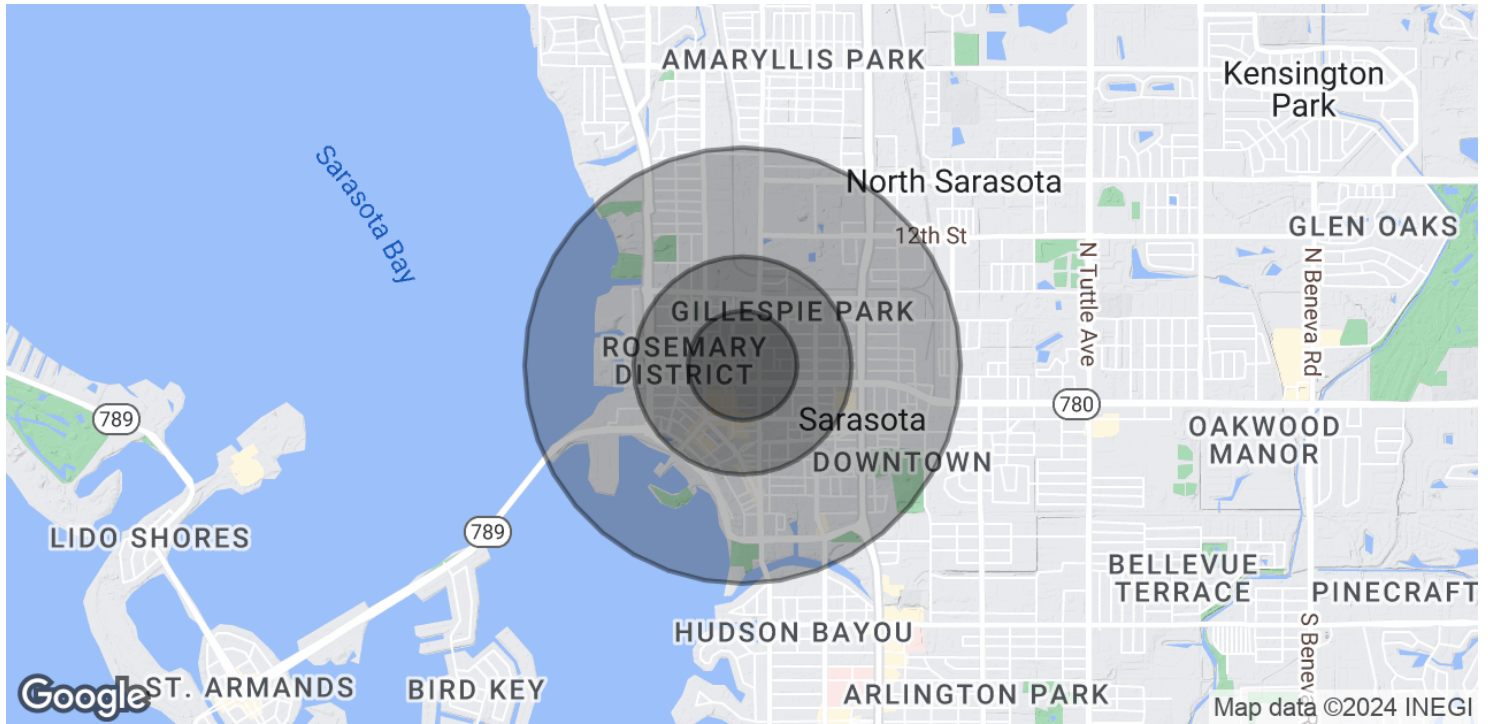
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POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,269	3,989	12,516
Average Age	52.7	53.2	51.7
Average Age (Male)	45.5	49.8	50.4
Average Age (Female)	62.6	58.5	55.1

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	830	2,845	8,093
# of Persons per HH	1.5	1.4	1.5
Average HH Income	\$74,186	\$72,142	\$75,598
Average House Value	\$50,936	\$329,478	\$462,924

2020 American Community Survey (ACS)

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C 941.323.0060
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FL #BK702292

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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