



FOR SALE

For Sale | Office

Unlock Your Business Potential In Lakewood Ranch In This Hard To Find Flex Space Now Available

736 I International Place Suite 410, Sarasota, FL 34240

**Michael Saunders & Company**  
Licensed Real Estate Broker  


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

PRESENTED BY:

**SUSAN H. GOLDSTEIN LLC, CCIM, MBA**

Senior Commercial Advisor  
941.957.3730  
susangoldstein@michaelsaunders.com



## OFFERING SUMMARY

Sale Price:	\$276,120
Lot Size:	3.85 Acres
Year Built:	2003
Building Size:	936
Zoning:	PCD
Price / SF:	\$295.00

## PROPERTY OVERVIEW

Discover the ideal blend of flexibility and location with our premier property nestled in the heart of Lakewood Ranch, just steps away from the vibrant Waterside commercial and residential community. This rare flex space opportunity offers a perfect combination to suit your dynamic business needs.

Experience the convenience and comfort of a fully air-conditioned warehouse space, thoughtfully divided to maximize efficiency and adaptability. The facility boasts a newly remodeled bathroom, ensuring modern comforts and a welcoming environment.

A unique feature of this property is the roll-top door, providing easy access for deliveries and operations, enhancing the functionality of the space. Additionally, the inclusion of a separate room/office allows for private meetings or focused work away from the hustle and bustle of the warehouse floor.

This property represents a unique opportunity in Lakewood Ranch, offering the perfect space for businesses seeking a blend of practicality and location. Don't miss out on this exceptional offering.

## PROPERTY HIGHLIGHTS

- Fully air conditioned warehouse space
- Newly remodeled bathroom
- One separate room/office



**UNLOCK YOUR BUSINESS POTENTIAL IN LAKEWOOD RANCH: HARD TO FIND FLEX SPACE NOW AVAILABLE OFFICE BUILDING**

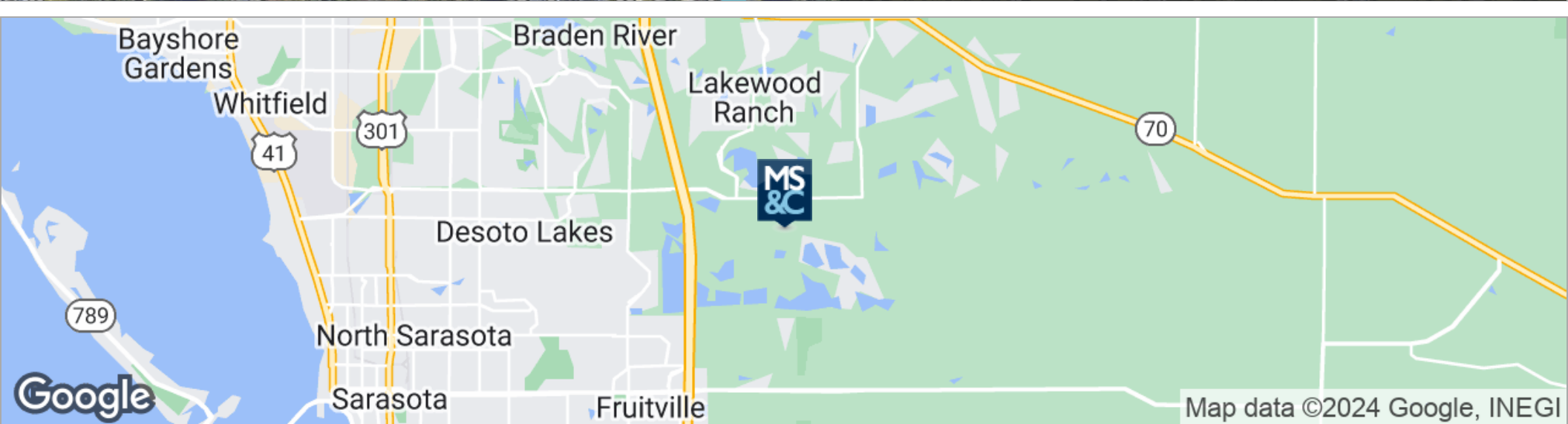
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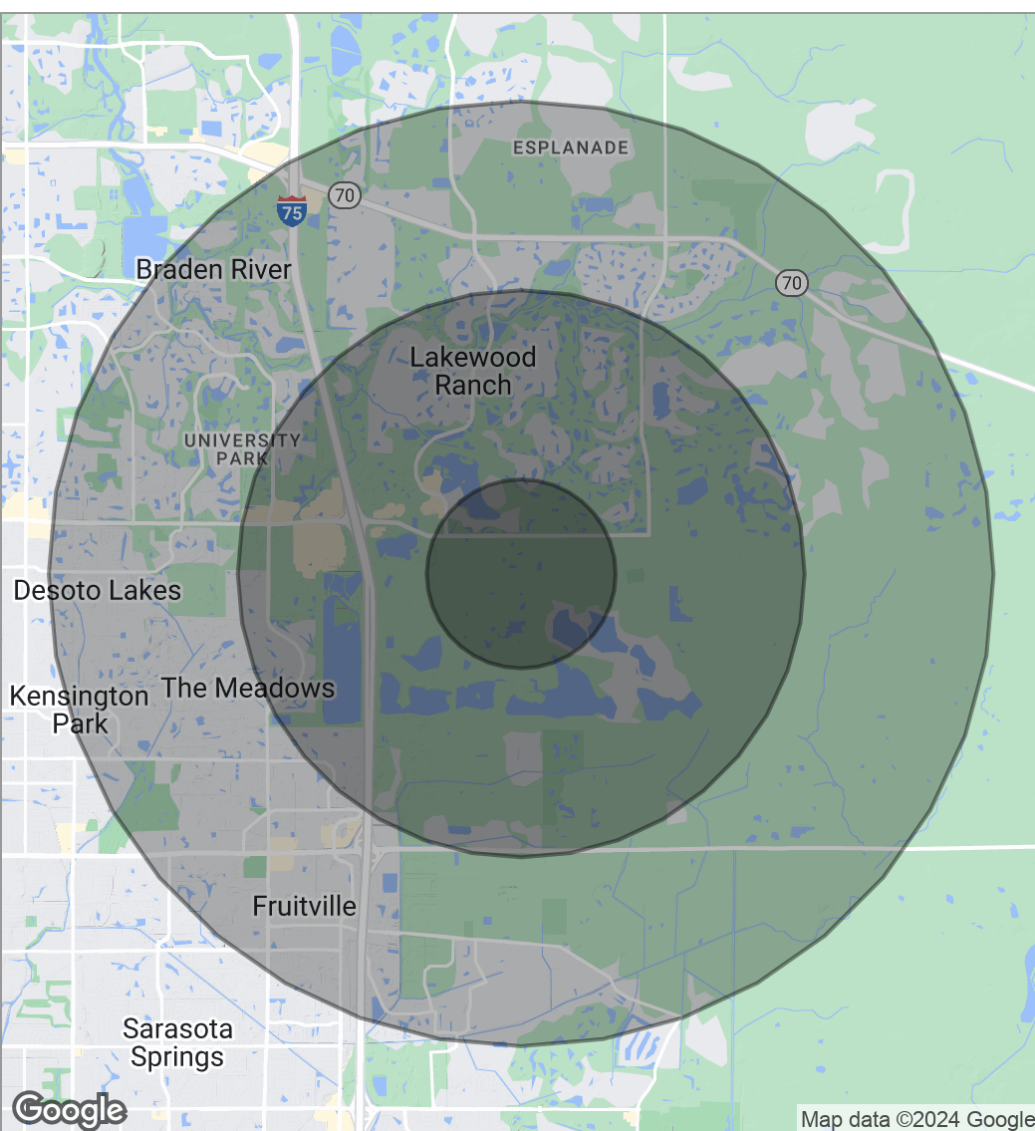
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	1,116	19,223	76,425
Median age	65.4	57.2	52.1
Median age (male)	64.7	56.8	50.6
Median age (Female)	66.5	57.2	53.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	723	11,498	38,950
# of persons per HH	1.5	1.7	2.0
Average HH income	\$101,515	\$89,578	\$92,467
Average house value	\$632,639	\$454,946	\$373,112

*\* Demographic data derived from 2020 ACS - US Census*

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### PROFESSIONAL BACKGROUND

Susan Goldstein has repeatedly earned the position of MS&C's Top Producing Commercial Agent. She focuses on sales and leasing in the Sarasota and Manatee County marketplace. Susan provides superior service to her clients.

Balancing an understanding of client needs and objectives with dynamics of the market, the financial realities of all parties, and a willingness to work hard to get the job done contribute to Susan's success. Susan has been involved in a multitude of transactions with clients ranging from national corporations to local businesses and developers. Susan is considered an important player in the vibrant commercial real estate arena.

With an MBA from Columbia University, strong marketing experience with companies such as American Express and Proctor & Gamble, along with the CCIM Designation, the highest level of Commercial Realtor educational achievement, Susan ensures her clients the most professional and profitable real estate transaction.

### EDUCATION

CCIM Designation  
Columbia University Business School MBA  
Duke University BA

### MEMBERSHIPS & AFFILIATIONS

The Commercial Real Estate Association (CREA) of the Realtor Association of Sarasota and Manatee, 2019 President, Board Member  
Lakewood Ranch Business Alliance Governmental Affairs Committee Chair and Executive Committee Member  
Columbia University Alumni Club Past President  
Realtor Association of Sarasota & Manatee: Past Public Policy Chair, Attorney/ Realtor Committee Chair  
The Sarasota and Manatee County Economic Development Corporation Real Estate Office Oversight Committee