SVN
COMMERCIAL ADVISORY GROUP

OFFERING MEMORANDUM

Sarasota Office Space on Tamiami Trail Near Hospital

2700 SOUTH TAMIAMI TRAIL

Sarasota, FL 34239

PRESENTED BY:

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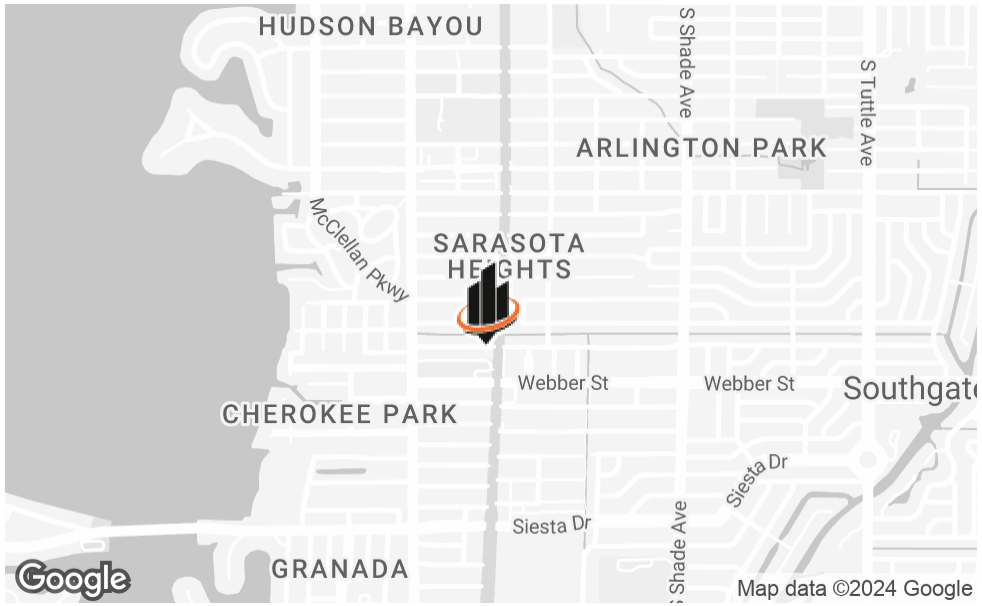
To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	$25.00 SF/yr (NNN)
NUMBER OF UNITS:	4
AVAILABLE SF:	460 - 1,793 SF
LOT SIZE:	28,233 SF
BUILDING SIZE:	19,194 SF

PROPERTY DESCRIPTION

The property at 2700 South Tamiami Trail in Sarasota, FL, offers a dynamic environment in the heart of Sarasota. Its prime location with 58,000 vehicles passing per day provides convenient access to various amenities and attractions, making it an attractive option for prospective tenants. The property features multiple units ranging in size from 460 to 550, 594, 768 to 1025 square feet, or a combined 1,793 square feet, catering to various space requirements. Currently undergoing exterior modifications, the property will soon boast a refreshed and updated appearance, enhancing its curb appeal and overall attractiveness. Some units are already buildout ready, while others can be customized to meet tenants' specific criteria, with build-out allowances negotiable on a per-unit basis.

PROPERTY HIGHLIGHTS

- High Traffic Count with AADT of 58,000 Vehicles Per Day.
- Close Proximity to Sarasota Memorial Hospital
- Flexible Unit Sizes Ranging from 460 to 1,793 SF

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LOCATION DESCRIPTION

Discover the vibrant urban landscape surrounding the Sarasota Office Space on Tamiami Trail Near the Hospital. Situated in the heart of Sarasota, this prime location offers easy access to a diverse array of dining, shopping, and entertainment options. Within close proximity, tenants can enjoy the renowned Downtown Sarasota, Sarasota Memorial Hospital, the elegant Southside Village, and the picturesque Siesta Key Beach. The area is also home to a variety of professional services, creating an environment ideal for fostering business growth and cultivating professional networks. With its blend of convenience and culture, the location provides an exceptional setting for your office space needs.

SITE DESCRIPTION

Fully Developed Site

PARKING DESCRIPTION

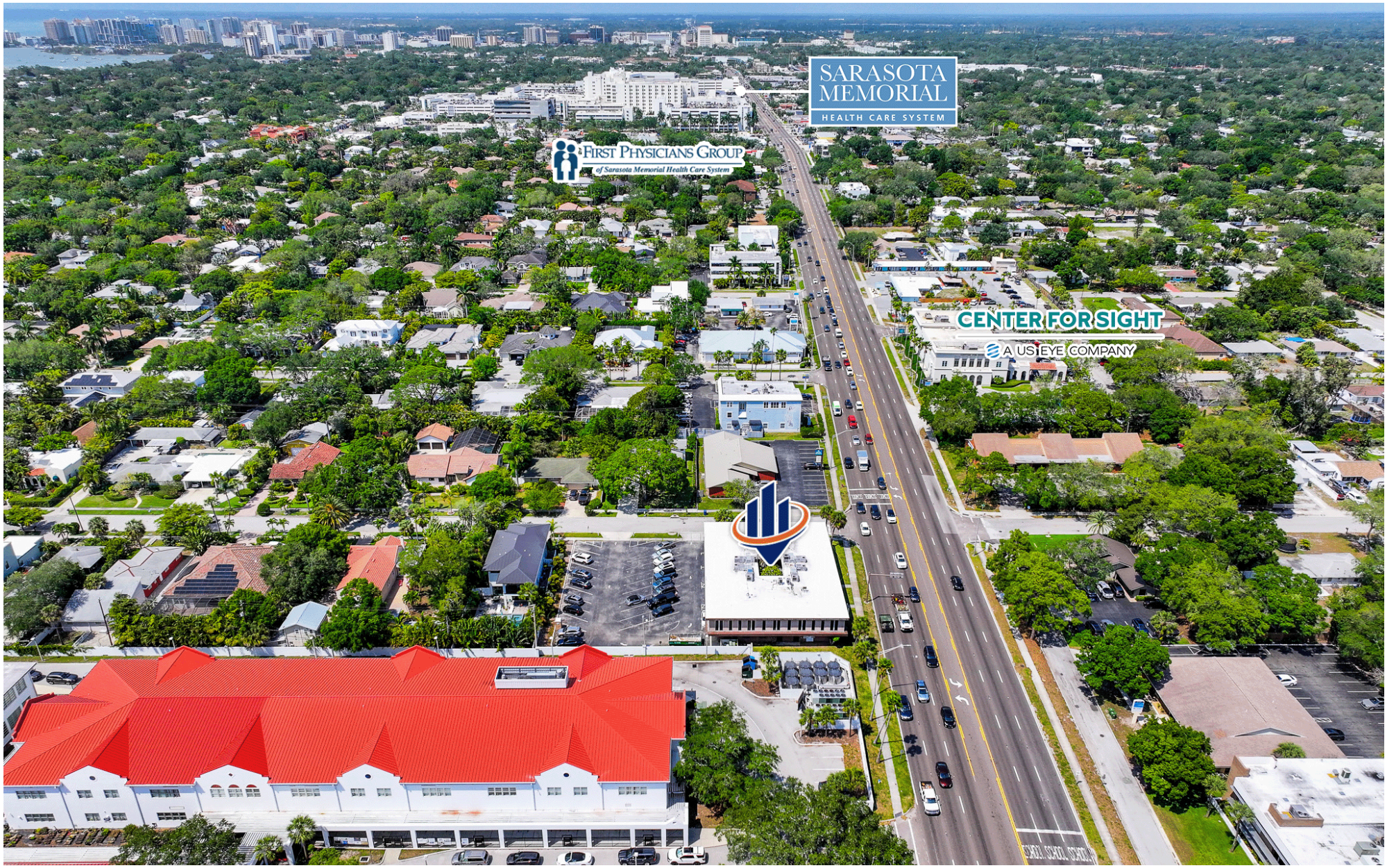
36 Open Service Parking Spaces

CONSTRUCTION DESCRIPTION

Property is currently going through updates that will entail new paint, flooring etc....Roof was replaced in 2023

SAMPLE INTERIOR

LOOKING NORTH



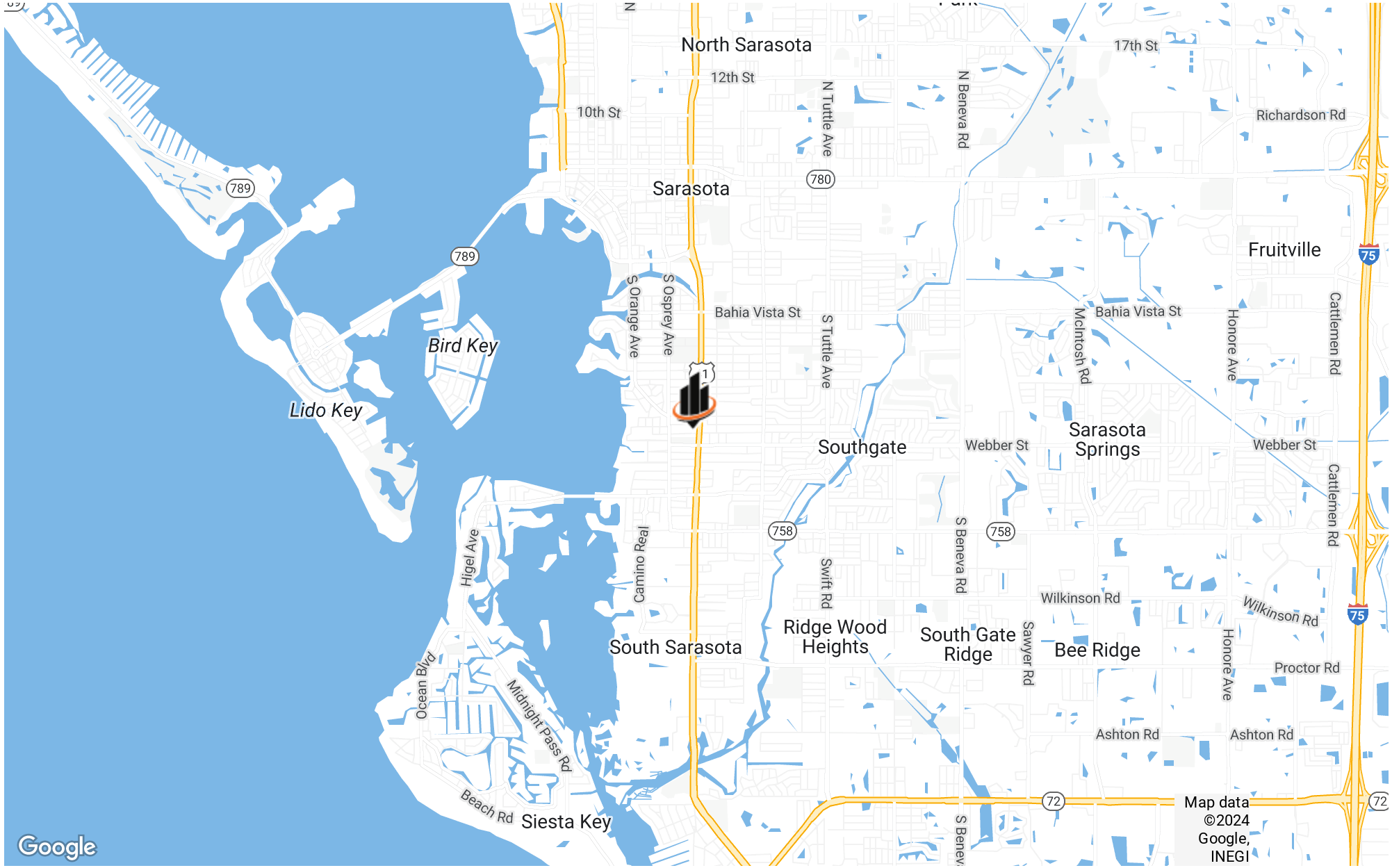
LOOKING WEST

LOOKING SOUTH

SECTION 1

Location Information

LOCATION MAP



SECTION 2

Demographics

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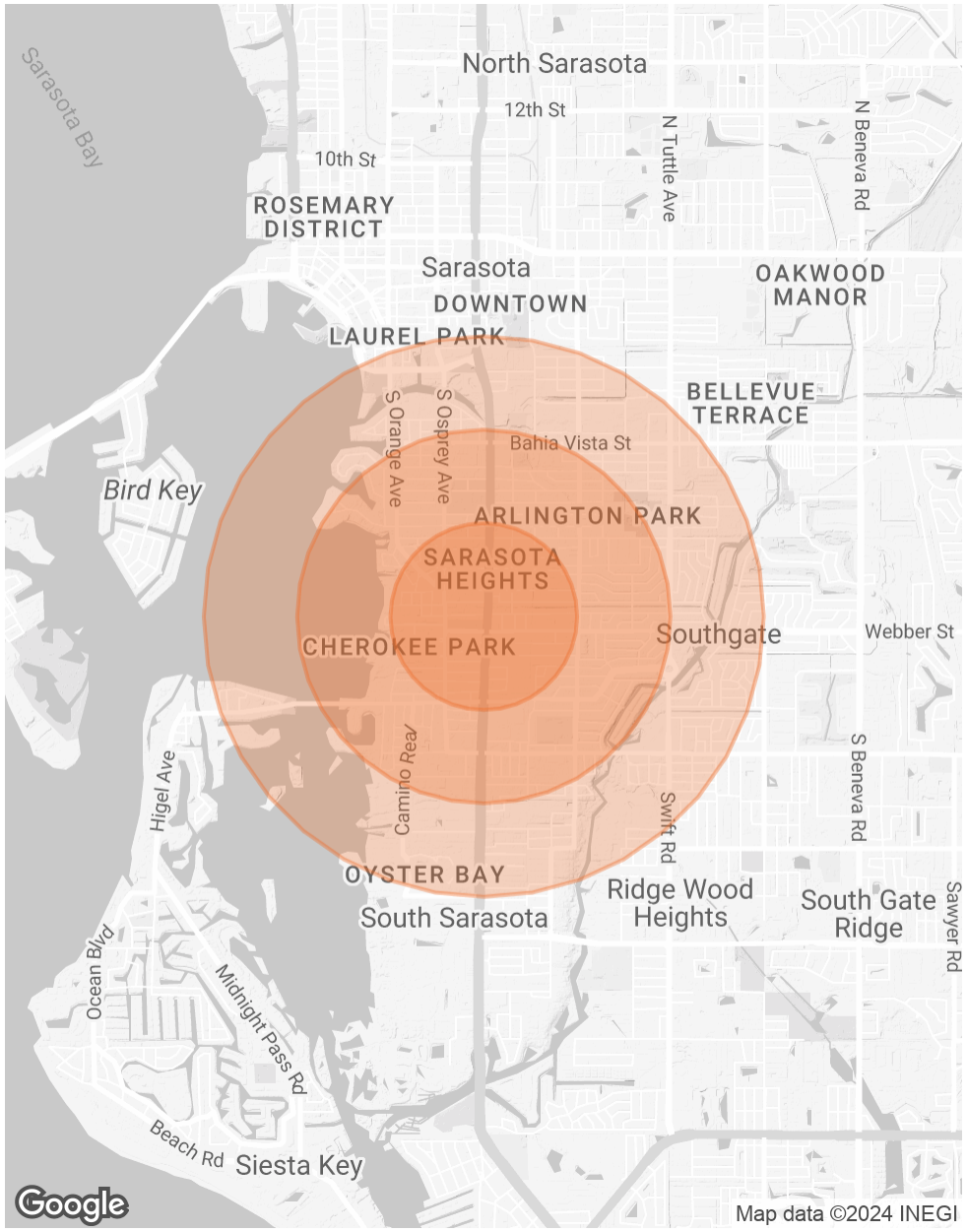
DEMOGRAPHICS MAP & REPORT

POPULATION	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	1,939	8,391	17,999
AVERAGE AGE	52.6	52.7	51.1
AVERAGE AGE (MALE)	49.4	48.3	47.8
AVERAGE AGE (FEMALE)	55.7	54.8	53.1

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	1,070	4,560	9,987
# OF PERSONS PER HH	1.8	1.8	1.8
AVERAGE HH INCOME	$101,767	$91,686	$89,444
AVERAGE HOUSE VALUE	$470,338	$471,032	$482,600

2020 American Community Survey (ACS)



ADVISOR BIO 1

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PROFESSIONAL BACKGROUND

Mike Migone, a Senior Investment Advisor for SVN | Commercial Advisory Group, has essentially grown up in the real estate industry, thanks to his father who was a successful Broker in Miami, Florida for decades. Mike's professionalism, integrity and passion for commercial real estate, has consistently made him a Top Advisor. He ranked 1st in sales in the State of Florida in 2019 and 9th in the World for SVN and 10th in 2021 in the State and 33rd Internationally. With extensive experience in listing and selling several commercial asset types, his specialties include the acquisition and development of multi-family properties, where he excels in site identification and the assessment of deal structuring and cost analysis. He was designated a Certified Land Specialist by SVN with over $100 Million Dollars in total land sales volume. With an equally strong track record in medical office, retail, and land for all facets of development. Garnered by his CCIM designation; his advanced financial and market analysis and keen sense of investment approach, has led to a loyal client roster.

Mike grew up in Miami and relocated to Sarasota in 1991 He and his wife Cindy, enjoy the arts and are proud supporters /volunteers of several organizations. Exploring the area parks with their pup and spending time with their family is something titled, as priceless.

EDUCATION

Associates Degree in Business Administration at Broward College. CCIM 2008

MEMBERSHIPS

CCIM, GRI, Suncoast Community Church

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