

Executive Summary



LEASE OVERVIEW

AVAILABLE SF: Fully Leased

LEASE RATE: Negotiable

BUILDING SIZE: 49,793 SF

YEAR BUILT: 1958

CROSS STREETS: Siesta And 41

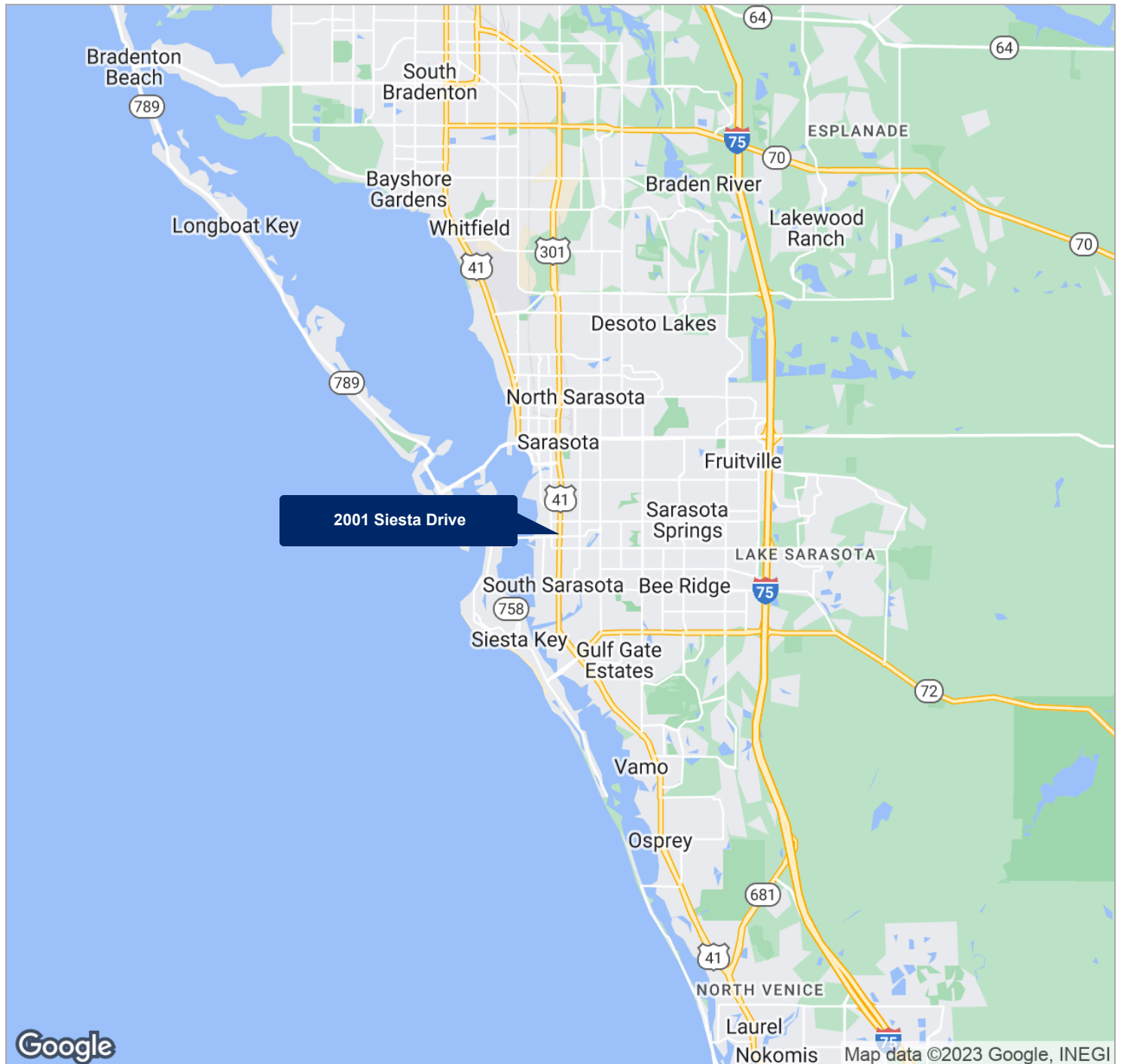
PROPERTY DESCRIPTION

Rarely available in this market. Premier restaurant space in a highly visible location in the center of Sarasota. Full kitchen and FF & E included. Easily seats approximately 165 patrons, with two bars and a retractable wall creating a private dining area for parties, corporate meetings, etc. Beautifully finished, more than ample parking and excellent signage. Can be converted to office or medical use.

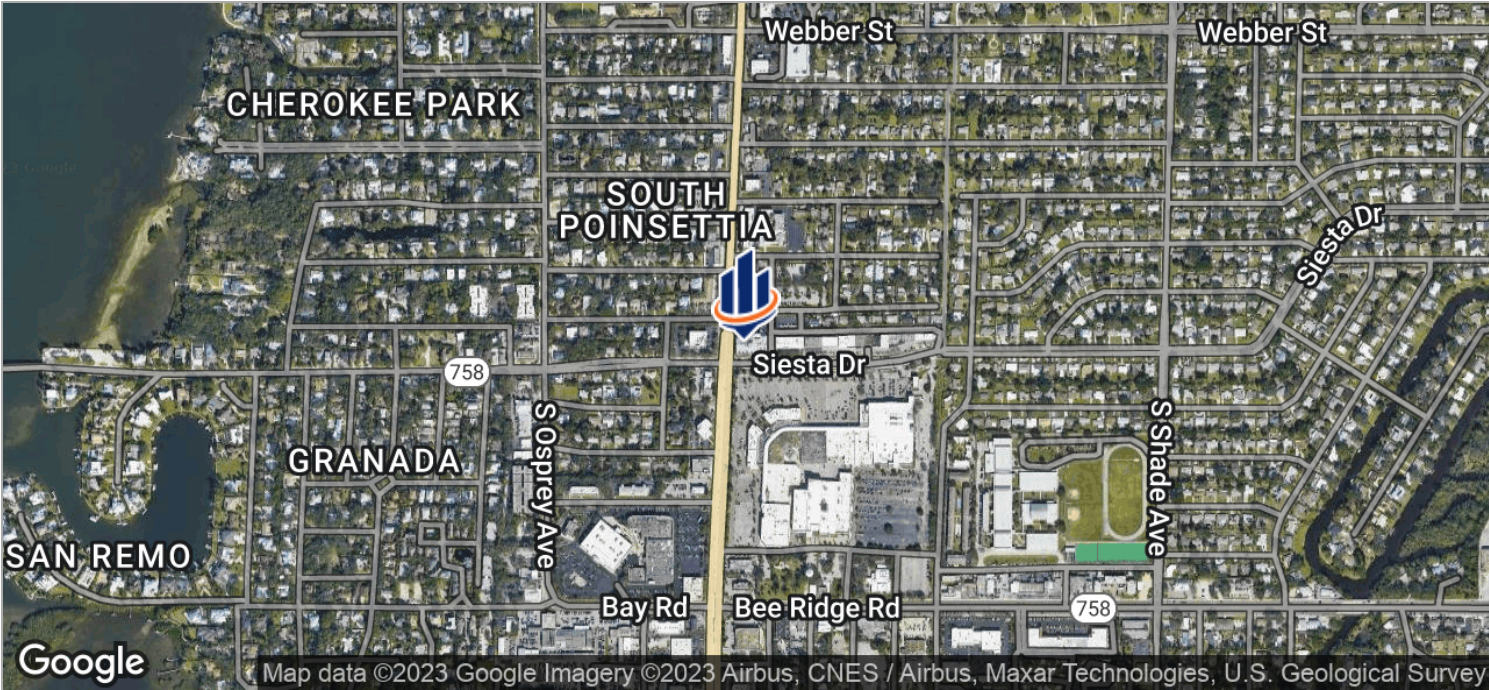
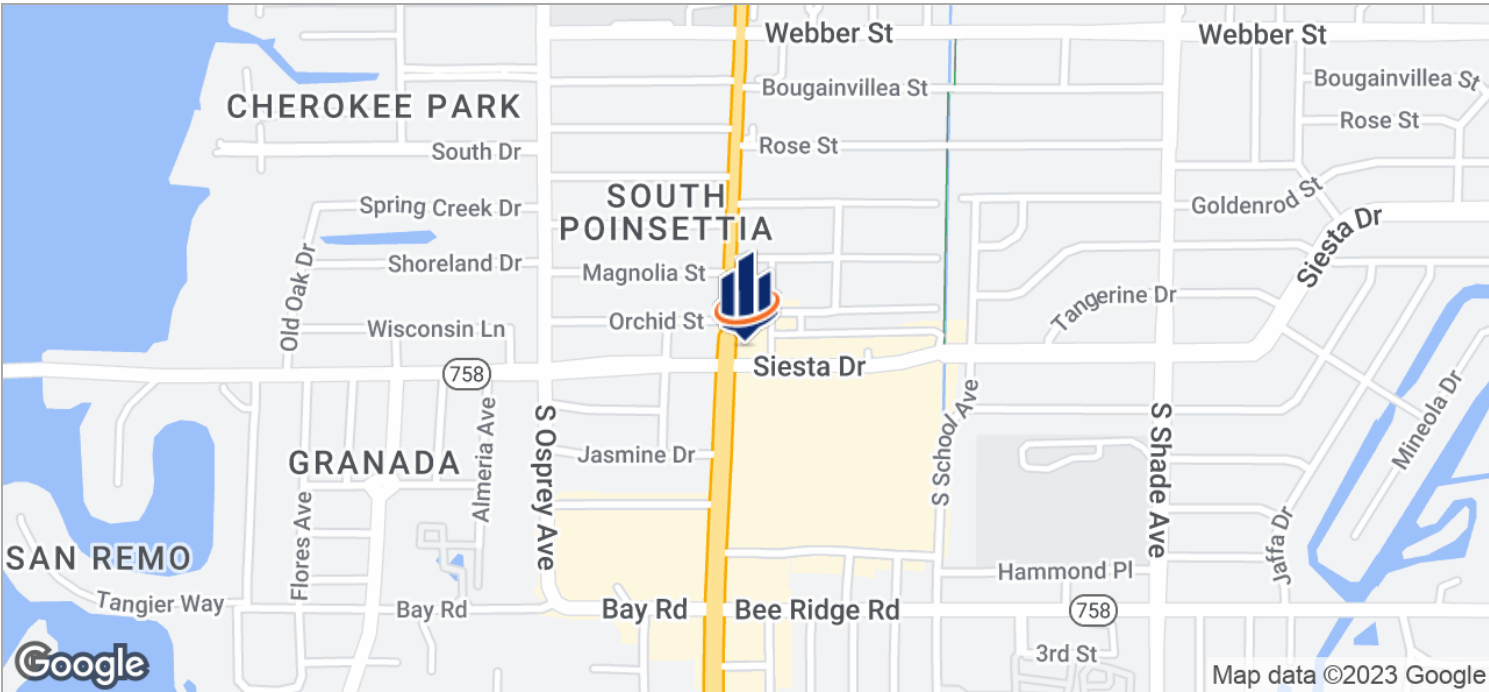
LOCATION OVERVIEW

Highly visible location at heavily traveled US 41/Siesta Drive intersection - over 55,000 cars per day. Centrally located drawing business from downtown, Siesta Key, south and east Sarasota.

Regional Map



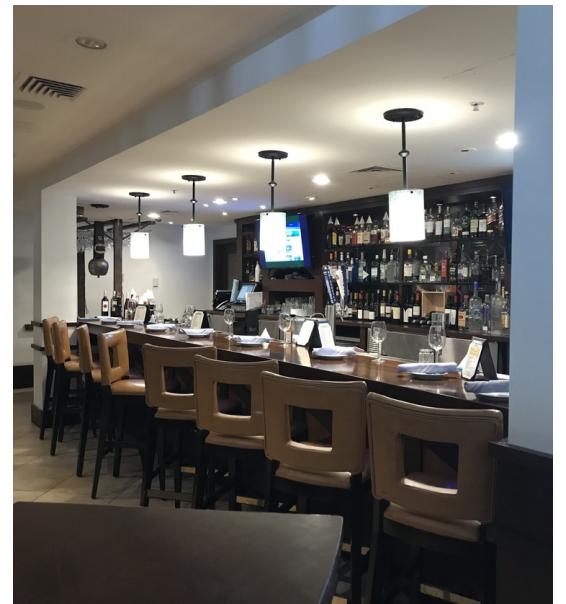
Location Maps



Retailer Map



Fully Equipped & Ready For Customers



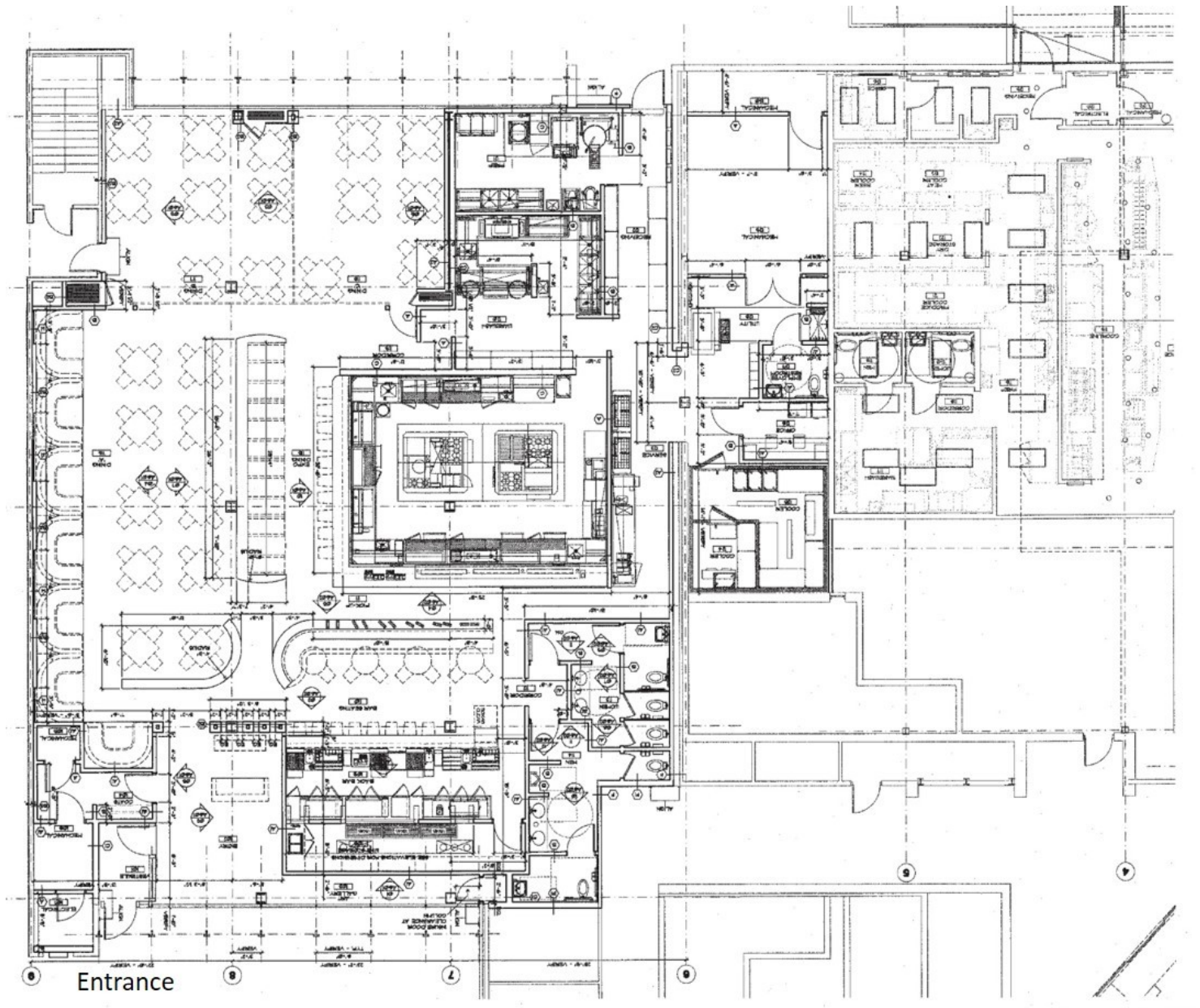
Additional Photos



Additional Photos



Floor Plans

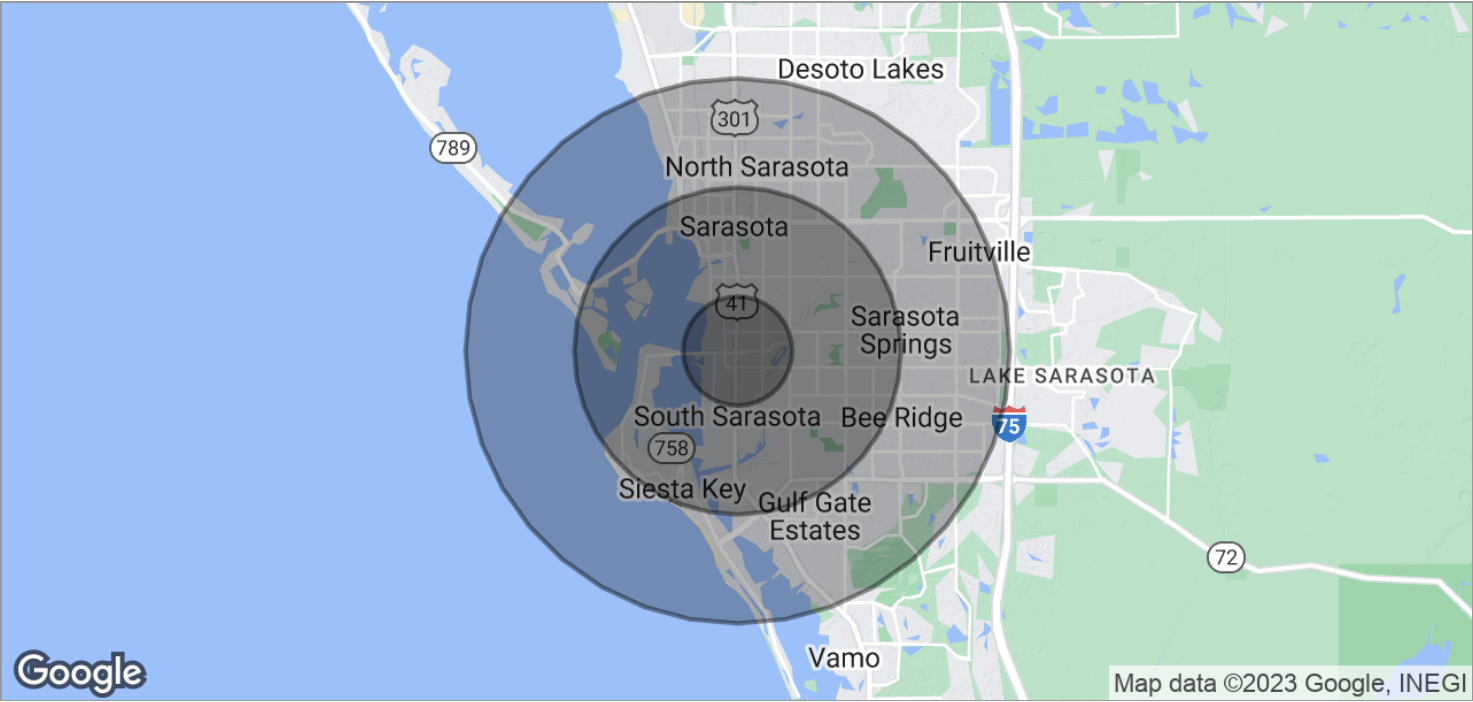


Parking Allocations



Parking is exceptional at this location! For lunch crowds, yellow designated parking is available. After office hours, parking is available in all areas shown. No other restaurant in the downtown area enjoys this abundance of parking.

Demographics



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,187	71,159	154,379
MEDIAN AGE	46.7	48.7	47.1
MEDIAN AGE (MALE)	47.6	46.8	45.3
MEDIAN AGE (FEMALE)	45.5	50.6	48.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,642	32,770	68,453
# OF PERSONS PER HH	2.2	2.2	2.3
AVERAGE HH INCOME	\$83,011	\$74,175	\$69,982
AVERAGE HOUSE VALUE	\$344,742	\$339,683	\$320,229