

Executive Summary



LEASE OVERVIEW

AVAILABLE SF: Fully Leased

LEASE RATE: Negotiable

BUILDING SIZE: 50,000 SF

CROSS STREETS: Mc Ansh Sq & S Palm Ave

PROPERTY DESCRIPTION

Historic MiraMar Plaza offers retail space close to restaurants, art galleries, and boutiques on Palm Avenue. High ceilings and lots of windows for good natural lighting and the Plaza has a peaceful courtyard with a gorgeous fountain. Plenty of parking available in the parking garage for tenants and guests. Lease rate includes all expenses except electric and \$50 per month per unit for HVAC maintenance, repairs and replacement. SF represents Rentable SF.

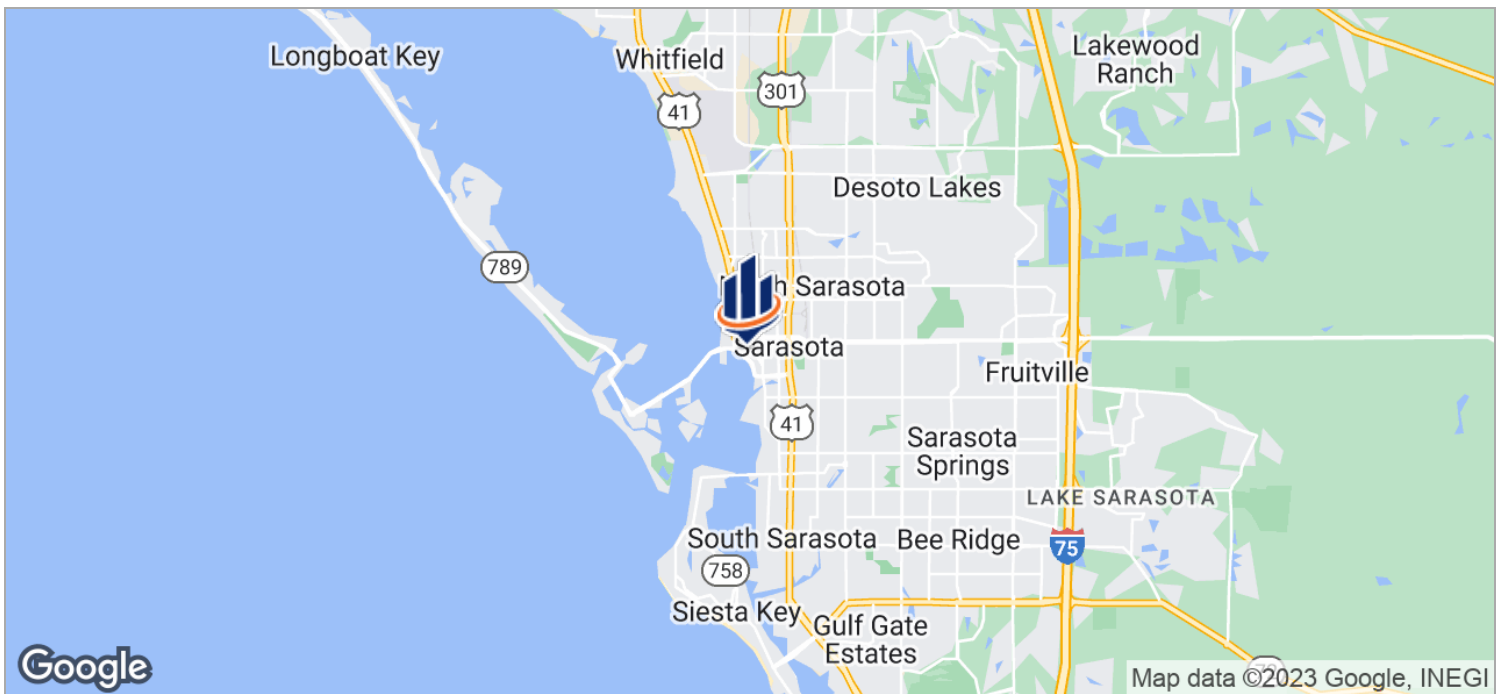
Available Spaces

LEASE TYPE		- TOTAL SPACE		Fully Leased		LEASE TERM		Negotiable		CAM & TAX		Negotiable	
SUITE		TENANT		SIZE {SF}		LEASE TYPE		LEASE RATE					

Additional Photos



Location Maps



Demographics Report

	1 MILE	3 MILES	5 MILES
Total households	4,772	26,639	60,619
Total persons per hh	2.0	2.3	2.3
Average hh income	\$83,669	\$68,772	\$69,756
Average house value	\$575,701	\$398,243	\$315,343

	1 MILE	3 MILES	5 MILES
Total population	9,428	61,606	138,146
Median age	48.9	43.9	46.2
Median age (male)	46.8	42.1	44.6
Median age (female)	51.0	46.3	47.9

* Demographic data derived from 2020 ACS - US Census

Architectural floor plan of the 1st Floor North. The plan shows a long corridor with multiple rooms, including bathrooms, elevators, and a restaurant area. Rooms are numbered 41, 43, 45, 49, 51, and 53. The plan includes a north arrow, a scale bar (1/4" = 1'-0"), and a title block with the text "1ST FLOOR NORTH", "41-77 SOUTH PALM AVE.", "SARASOTA, FL", and "DESIGNED JULY 15, 2001".

41-77 SOUTH PALM AVE.
SARASOTA, FL.

Advisor Bio & Contact 1



Diane Lawson, CCIM

Senior Advisor

SVN | Commercial Advisory Group

Diane Lawson has been in the commercial real estate industry for over 27 years, specializing in the sales and leasing of office and retail space. Starting out in property management and leasing she has extensive experience in managing over 750,000 sf of office space and closed over 500 lease transactions. In 2005 she was recognized as one of Gulf Coast Business Review's Top 40 under 40 for her expertise in this industry in Sarasota and Manatee counties. She holds a broker's license and is one of only 6% of commercial brokers nationwide to be honored as a Certified Commercial Investment Member [CCIM] designee.

Diane lives in Bradenton and enjoys spending time with family, traveling and enjoying the gulf waters and beaches.

Memberships & Affiliations

Realtor Association of Sarasota and Manatee
Counties

Florida Realtors

National Association of Realtors

Sarasota Chamber of Commerce

CCIM

International Counsel of Shopping Centers

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DISCLAIMER

PRIME DOWNTOWN RETAIL | 50,000 SF | SARASOTA, FL

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