



ADDRESS

3976 Destination Dr., Ste. 204
Osprey , FL 34229

PROPERTY FEATURES

- Daily traffic count: +/- 40,000 vehicles
- 1,350/SF Suite
- Shell Space
- Sold As Condominium
- Emerging Market

	1 Mile	5 Miles	10 Miles
Total Households:	1,169	24,288	97,484
Total Population:	2,618	48,875	211,025
Average HH Income:	\$122,307	\$85,007	\$75,626

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.



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Commercial

WORK AND PLAY AT BAY STREET TOWN CENTER OFFICE BUILDING

3976 DESTINATION DR., STE. 204, OSPREY, FL



OFFERING SUMMARY

Sale Price:	\$162,000
Price / SF:	\$120.00
Year Built:	2008
Building Size:	1,350 SF
Zoning:	CG
Market:	North Port-Sarasota- Bradenton

PROPERTY OVERVIEW

Bay Street Town Center is a well-located mixed-use retail/office development, where the daily traffic count averages 40,000 vehicles. Suite 201 comprises 1,350 SF of second floor office space facing south and overlooking the main entry to the center. The space is in a cold dark shell condition. Should you choose, the property could be expanded to encompass adjacent space, creating a total of approximately 1,850 SF of office space. All units are sold as condominiums as part of the Bay Street Town Center condominium association.

LOCATION OVERVIEW

From downtown Sarasota take US-41/Tamiami Trail south nine (9) miles to the Bay Street intersection. Turn left onto Bay Street and then turn right into the Town Center.

From downtown Venice take US-41/Tamiami Trail north nine (9) miles to the Bay Street intersection. Turn right onto Destination Drive and enter into the Town Center.

For more information, visit the Bay Street Village homepage at <http://www.baystreetvillage.com/>

Michael Saunders & Company



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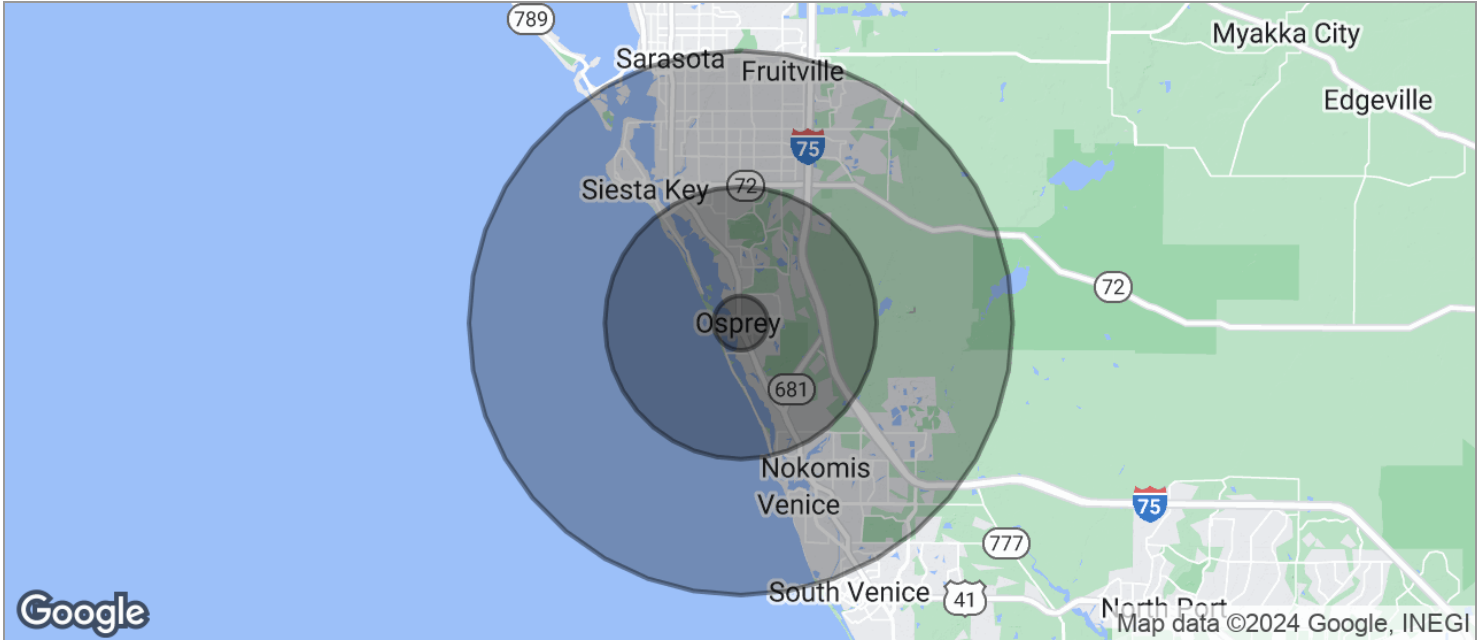
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WORK AND PLAY AT BAY STREET TOWN CENTER

OFFICE BUILDING

3976 DESTINATION DR.,STE. 204, OSPREY, FL



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	2,618	48,875	211,025
MEDIAN AGE	56.0	60.0	53.2
MEDIAN AGE (MALE)	55.6	59.9	52.0
MEDIAN AGE (FEMALE)	56.4	59.5	54.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,169	24,288	97,484
# OF PERSONS PER HH	2.2	2.0	2.2
AVERAGE HH INCOME	\$122,307	\$85,007	\$75,626
AVERAGE HOUSE VALUE		\$392,570	\$330,350

* Demographic data derived from 2020 ACS - US Census

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