

Executive Summary



LEASE OVERVIEW

AVAILABLE SF:

LEASE RATE: Negotiable

BUILDING SIZE: 3,370 SF

BUILDING CLASS: B

PROPERTY DESCRIPTION

Like-new office space with a very efficient layout, wood floors. Enjoy 4 nice offices and in-suite restroom. Great visibility/signage on US 301 and on-site parking.

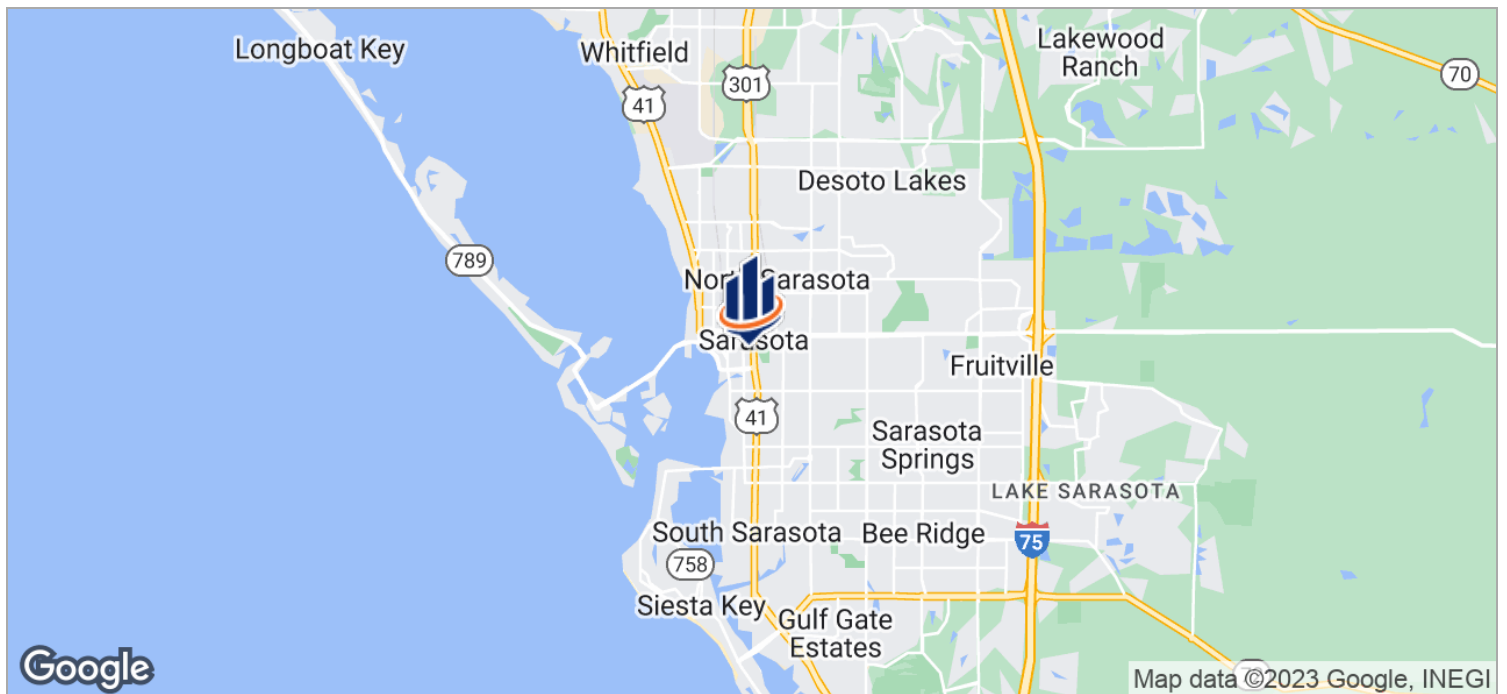
Act now!! The landlord is offering one month of free rent with each year of lease!

Rent includes electric, water, sewer and trash.

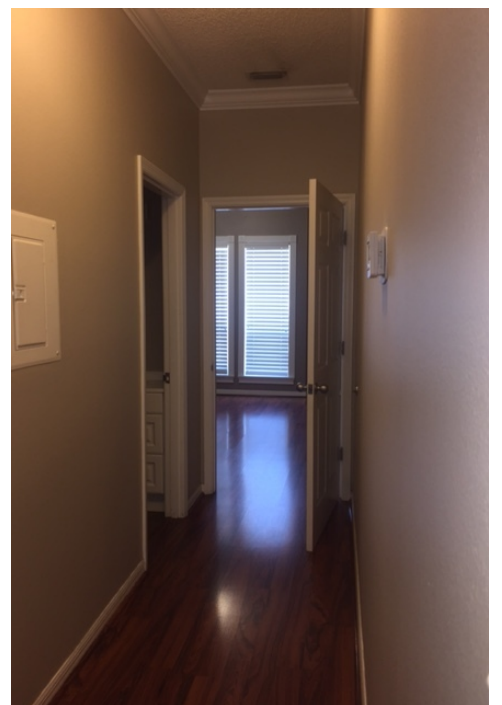
Tenant pays its share of RE tax.

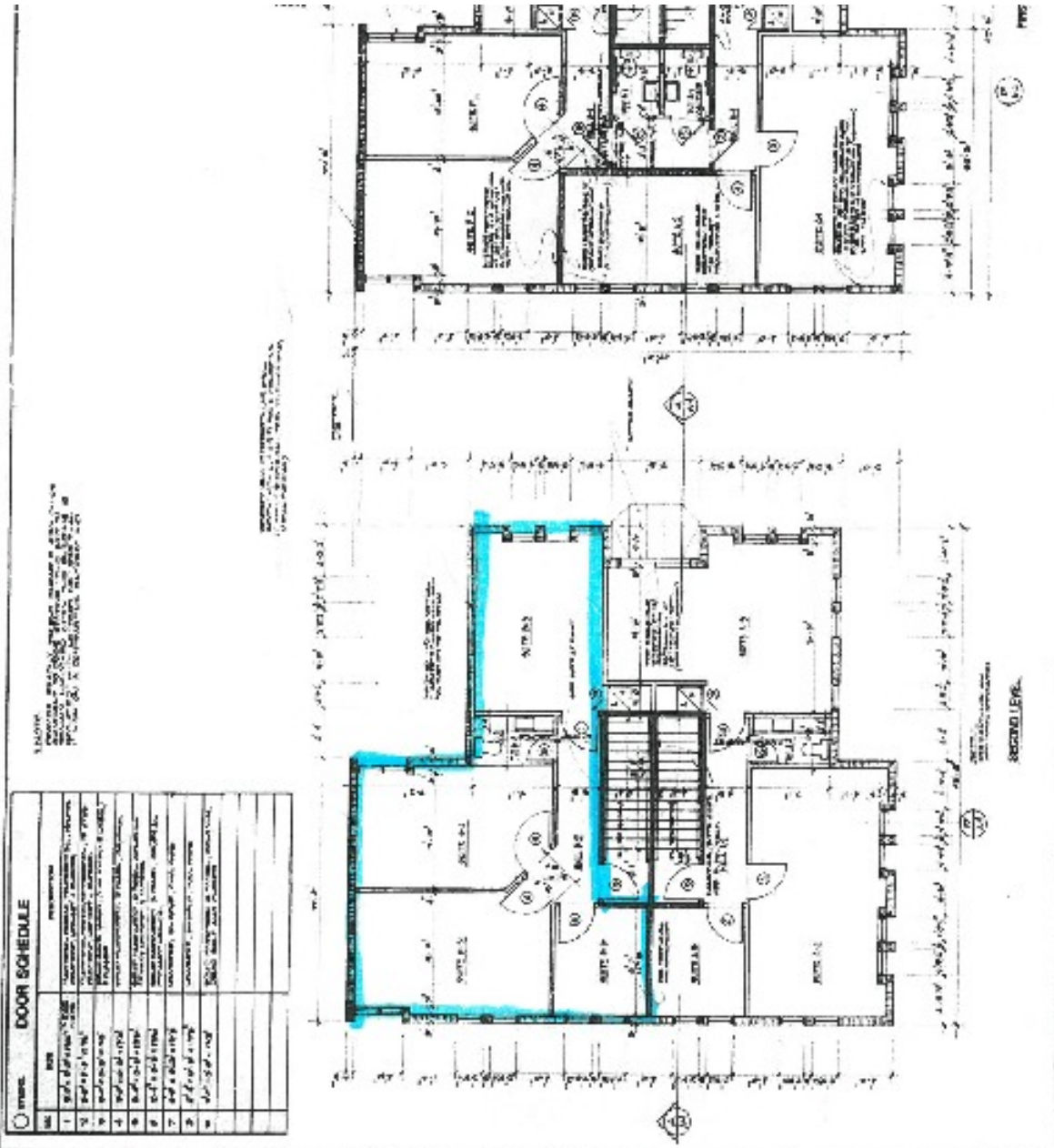
Also, small 200 sf suite available on the ground floor with shared restroom and conference rooms. All this for \$500/month with signage on US 301!

Location Maps

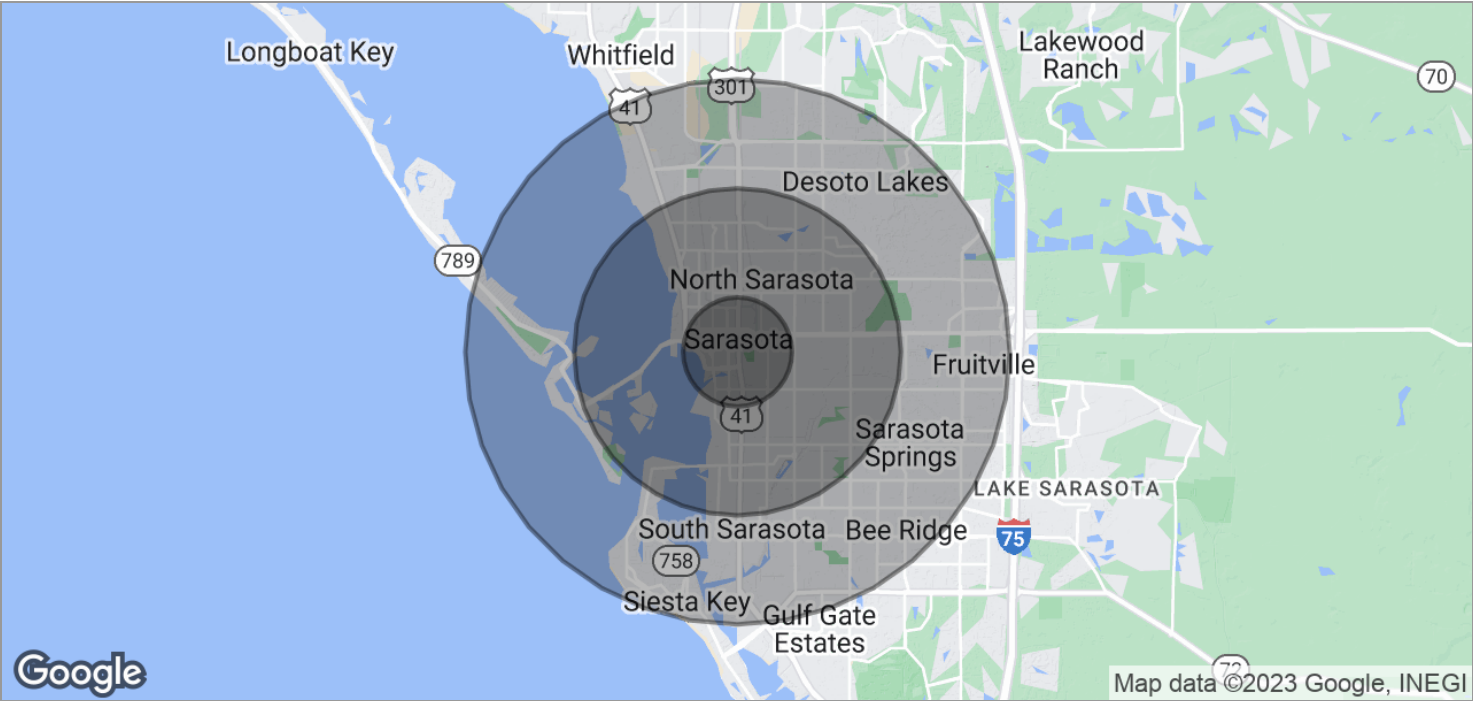


Additional Photos





Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,519	74,554	156,085
MEDIAN AGE	41.2	44.3	46.2
MEDIAN AGE (MALE)	38.6	42.3	44.5
MEDIAN AGE (FEMALE)	43.8	46.6	47.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,035	32,253	68,504
# OF PERSONS PER HH	2.3	2.3	2.3
AVERAGE HH INCOME	\$64,405	\$63,683	\$68,658
AVERAGE HOUSE VALUE	\$390,739	\$353,097	\$297,946

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

NICE OFFICE SUITE WITH US 301 SIGNAGE | 3,370 SF | SARASOTA, FL

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