

# Harbor At Lemon Bay

ENGLEWOOD, FL



## OFFERING MEMORANDUM

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**PRESENTED BY:**

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## ENGLEWOOD, FL

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HARBOR AT LEMON BAY

# PROPERTY INFORMATION

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EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

COMPLETE HIGHLIGHTS

SPECTACULAR LOCATION / ROBUST BOATING COMMUNITY

HIGH & DRY STORAGE

ADA COMPLIANT MARINA OFFICE

DRIVE-BY PRESENCE, MARINA OFFICE AND PARKING

UNIQUELY AFFLUENT CUSTOMER BASE

FIRE PUMP ROOM, BULKHEAD & CAPS, ADA ACCESS



## Executive Summary



**SALE PRICE:** N/A

**LOT SIZE:** 3.36 Acres

**BUILDING SIZE:** 47,300 SF

**ZONING:** CG - Commercial General

### FACILITY OVERVIEW

This meticulous Dry Rack Storage facility is located in Englewood Florida (Sarasota County) between Venice and Ft. Myers. The marina lies directly on the eastern bank of the ICW where it owns the bottoms to its own channel and basin, and where protected water makes for safe and convenient boating. Rec 90 fuel and Diesel fuel are available at the facility with all of the dockside conveniences. The ocean is accessible less than three miles south through Stump Pass where white sand beaches and crystal waters abound. Further south is the famous Boca Grande Pass where five regular season events and one Championship Event in the Professional Tarpon Tournament Series are held throughout the year. Venice lies about ten miles to the north with excellent cruising and fishing grounds in between. Waterfront restaurants in close proximity are plentiful.

# Property Description



## SPECIAL ATTRIBUTES AND UNIQUE APPEAL

Both storage buildings are in excellent condition with over 192 spaces overall (including 6 wet slips). The 38 remaining "condo racks" are all located in the original building on the east side of the property, and each occupant pays a monthly maintenance fee. The balance of 60 racks in the east building and all 88 in the newer building on the west side of the property are occupied by an exceptional group of storage customers. The buildings, the docks, the electric and lighting, the grounds, the equipment and the attitudes are all in excellent shape.

The Harbor at Lemon Bay has four separate truck ramps for haul & launch. The load-bearing concrete pads at each of the locations are in excellent condition, as are the bulkhead and seawalls along the full bulkhead. Sheet pile was installed on the west side of the basin and floating concrete docks extend outward from the haul-out pit providing stable and convenient transitional dockage. Customers are able to park their cars immediately aft of the dockage area which affords unique convenience for loading and unloading gear.

The marina office was completely refurbished in 2007. Individual offices are available for customer use (computers, printers, etc.) and a conference room is available for private meetings. The Marina is ADA compliant and very well kept. Quality and attention to detail is apparent at every turn.

The Boat Club is a fairly recent addition where the opportunity for folks who do not own a vessel can still call the marina home. An outstanding fleet of vessels is available to each of them in blocks of time that maximize utility and profitability. The Boat Club continues to grow at a steady pace at the marina and is quickly becoming a significant and reliable income stream.



## Property Details

**PROPERTY NAME:** Harbor At Lemon Bay

**STREET ADDRESS:** 890 S McCall Rd

**CITY, STATE, ZIP:** Englewood, FL 34223

**APN:** 412006503000

**ZONING:** CG - Commercial General



# Complete Highlights

## PROPERTY HIGHLIGHTS

- Dry Rack Storage up to 42'
- 10,000 gallon above ground double-walled tank installed in 2008 with capacity for 6,000 gallons of Rec 90 ethanol-free gasoline and 4,000 gallons of diesel
- Fuel pump positioned on the corner dock to better accommodate multiple vessels alongside
- Experienced crew & secure boat storage
- General draft is 4 to 5 feet in the basin and channel at low tide
- Fish cleaning station available to guests
- Fork Truck is in excellent condition and is well maintained
- Dockside showers for customer convenience

## ECONOMIC HIGHLIGHTS

- Storage is currently priced below competitive facilities
- Opportunity to incorporate service and parts for additional income streams. Currently, service is performed by sub-contractors
- Notably high-end professional customer base with no obnoxious activity on or around the facility
- Perfect location to add ships' store under existing concrete framework next to docks and attached to the new building
- Recently added boat club that is growing and will continue to grow. The boat club model is doubly profitable per standard slip
- Big opportunity to provide mobile service
- Home across the street is also available for purchase
- Located on high traffic roadway, possible boat sales





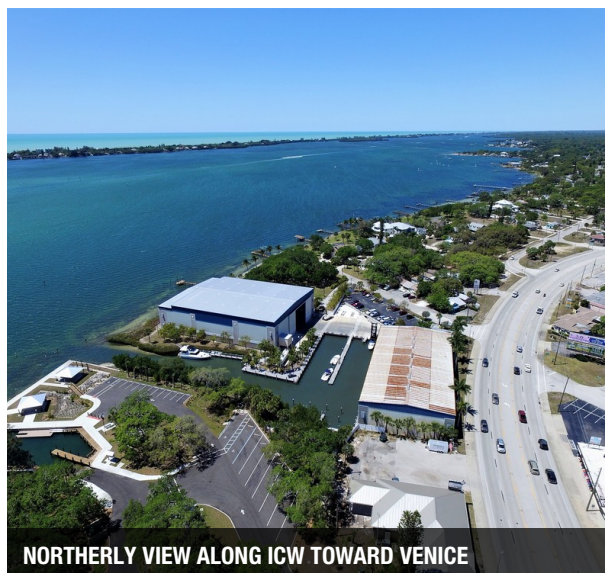
## Spectacular Location / Robust Boating Community



APPROXIMATE PROPERTY BOUNDARY LINES INCLUDING A SINGLE FAMILY HOME ACROSS THE STREET (SEPARATELY FOR SALE AS WELL)



SOUTHERLY VIEW ALONG ICW TOWARD STUMP PASS



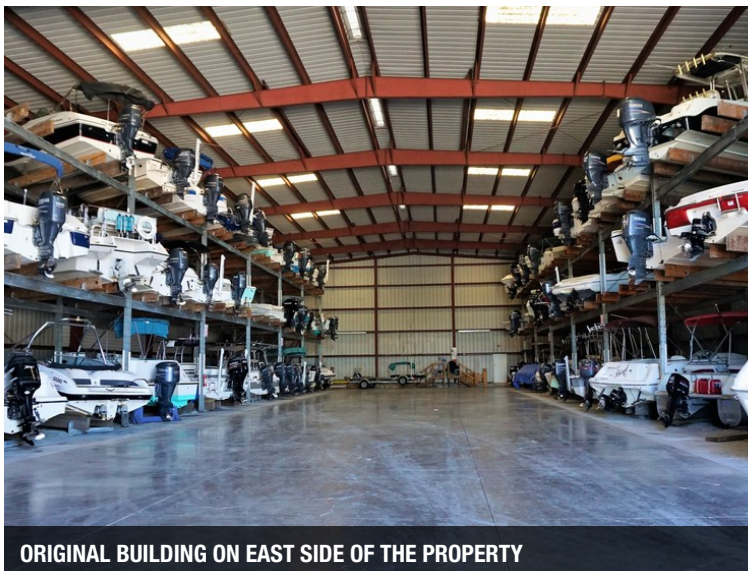
NORTHERLY VIEW ALONG ICW TOWARD VENICE



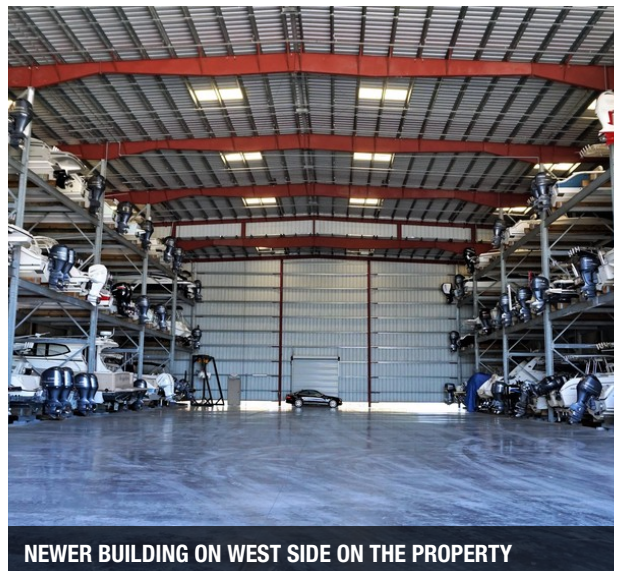
## High & Dry Storage



TWO STORAGE BUILDINGS WITH 182 RACKS. 38 CONDO RACKS IN ORIGINAL BUILDING (LEFT) PAY A MONTHLY MAINTENANCE FEE.



ORIGINAL BUILDING ON EAST SIDE OF THE PROPERTY



NEWER BUILDING ON WEST SIDE ON THE PROPERTY



## ADA Compliant Marina Office

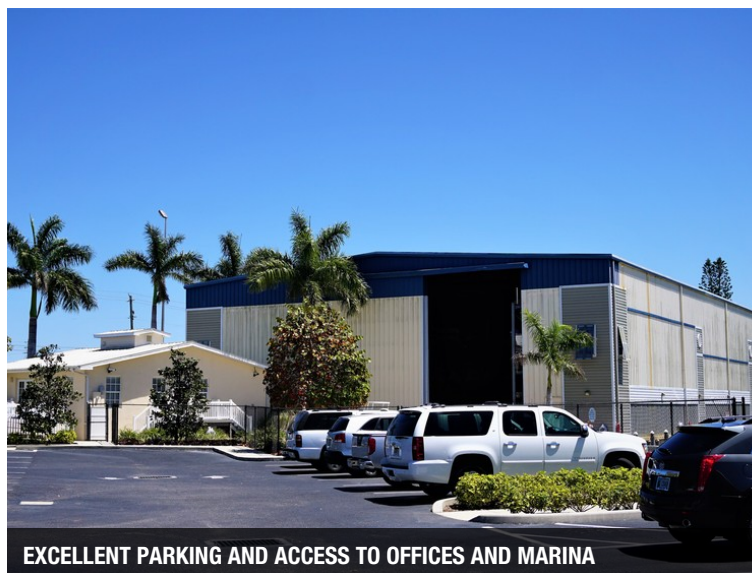




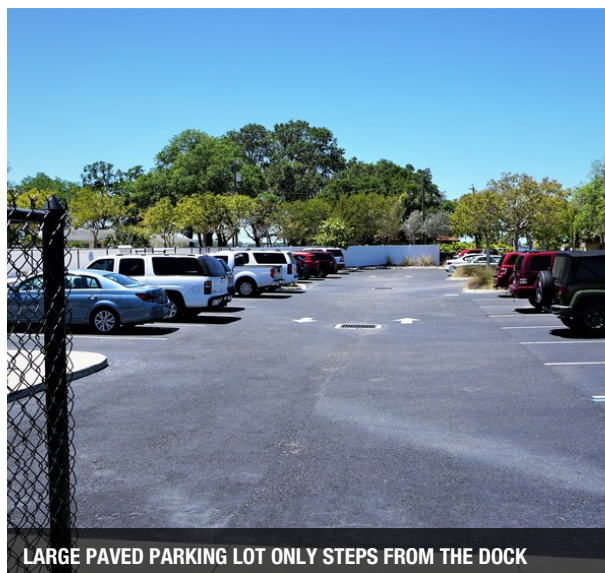
## Drive-By Presence, Marina Office And Parking



MARINA OFFICE AND BLDG #1 ON HEAVY DRIVE-BY TRAFFIC CORRIDOR



EXCELLENT PARKING AND ACCESS TO OFFICES AND MARINA



LARGE PAVED PARKING LOT ONLY STEPS FROM THE DOCK



## Uniquely Affluent Customer Base



TRIPS, QUADS AND OTHER HIGH-END INDICATIONS OF A DESIREABLE CUSTOMER BASE



BOSTON WHALER BOATS



HIGH PERF YELLOWFIN BOATS



WORLD CAT POWER CATS



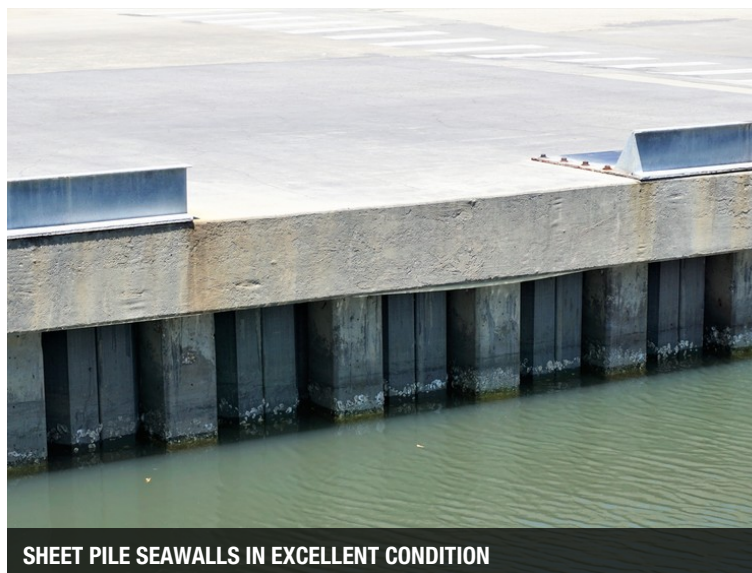
GRADY WHITE CRUISERS



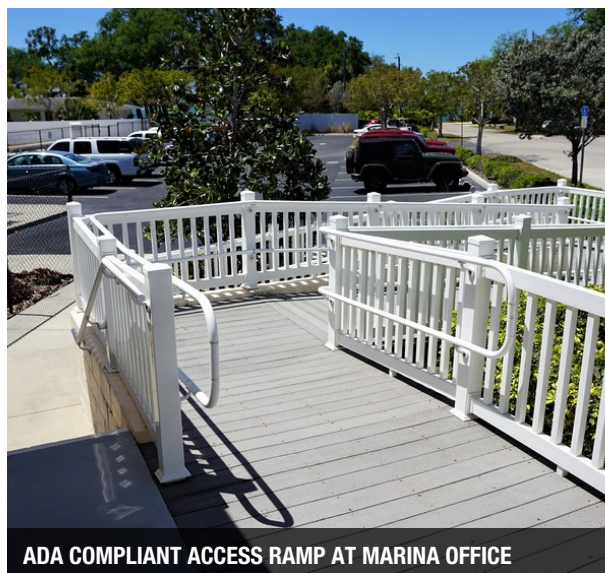
## Fire Pump Room, Bulkhead & Caps, ADA Access



**METICULOUS FIRE PUMP ROOM AND EQUIPMENT**



**SHEET PILE SEAWALLS IN EXCELLENT CONDITION**



**ADA COMPLIANT ACCESS RAMP AT MARINA OFFICE**

HARBOR AT LEMON BAY

# LOCATION INFORMATION

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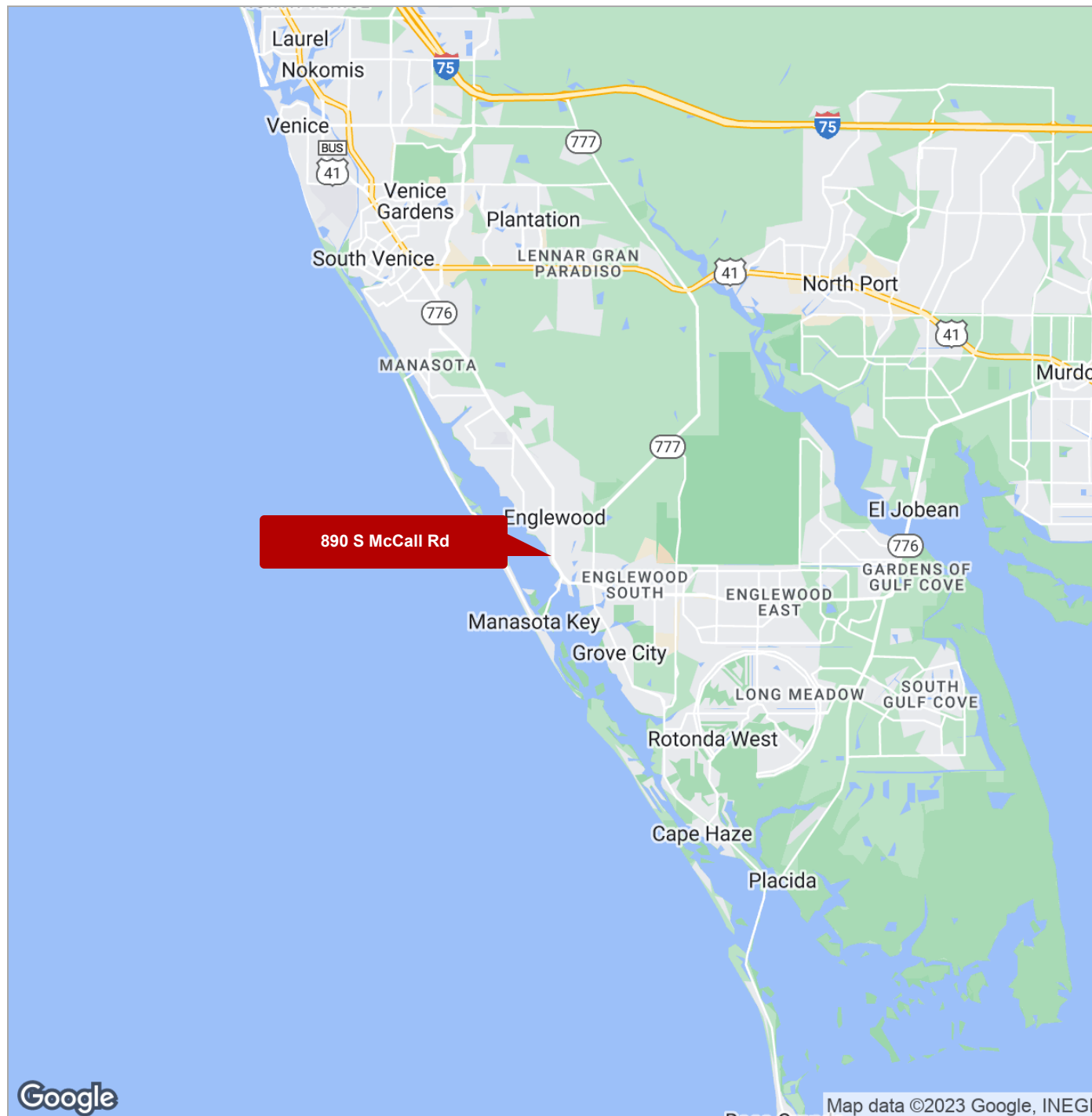
REGIONAL MAP

LOCATION MAPS

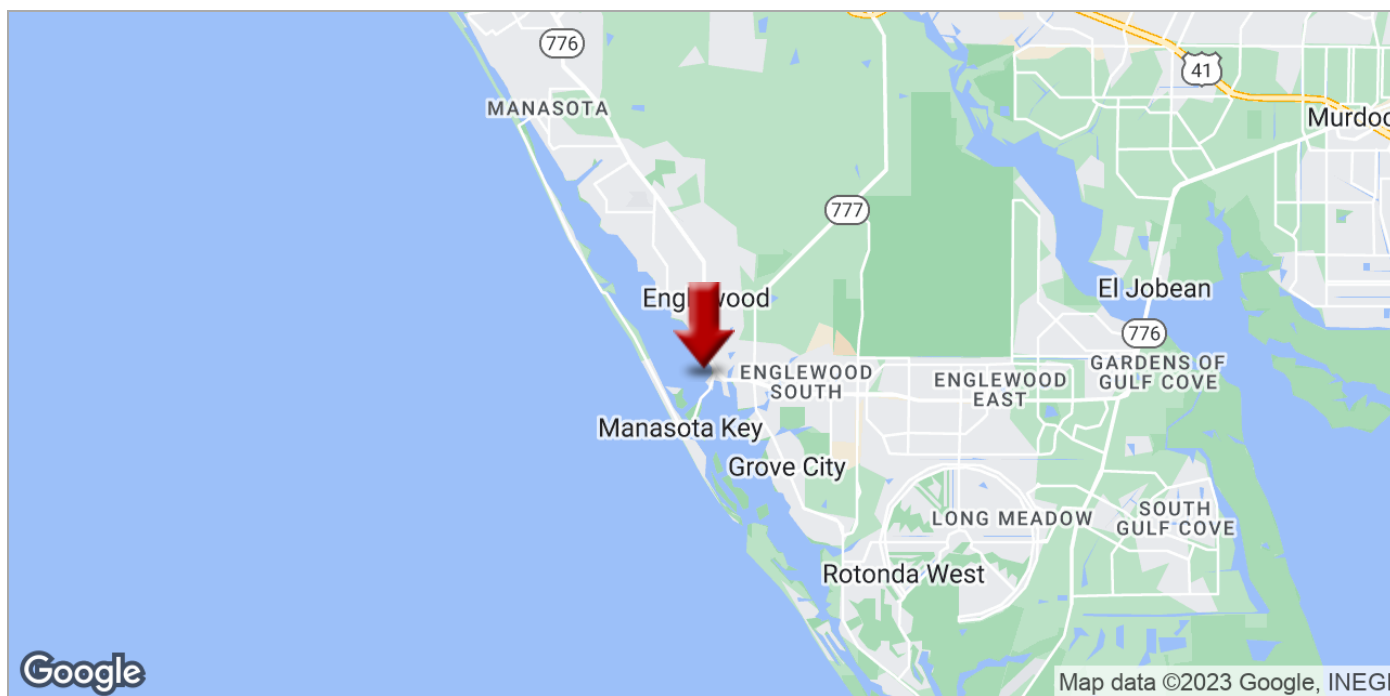
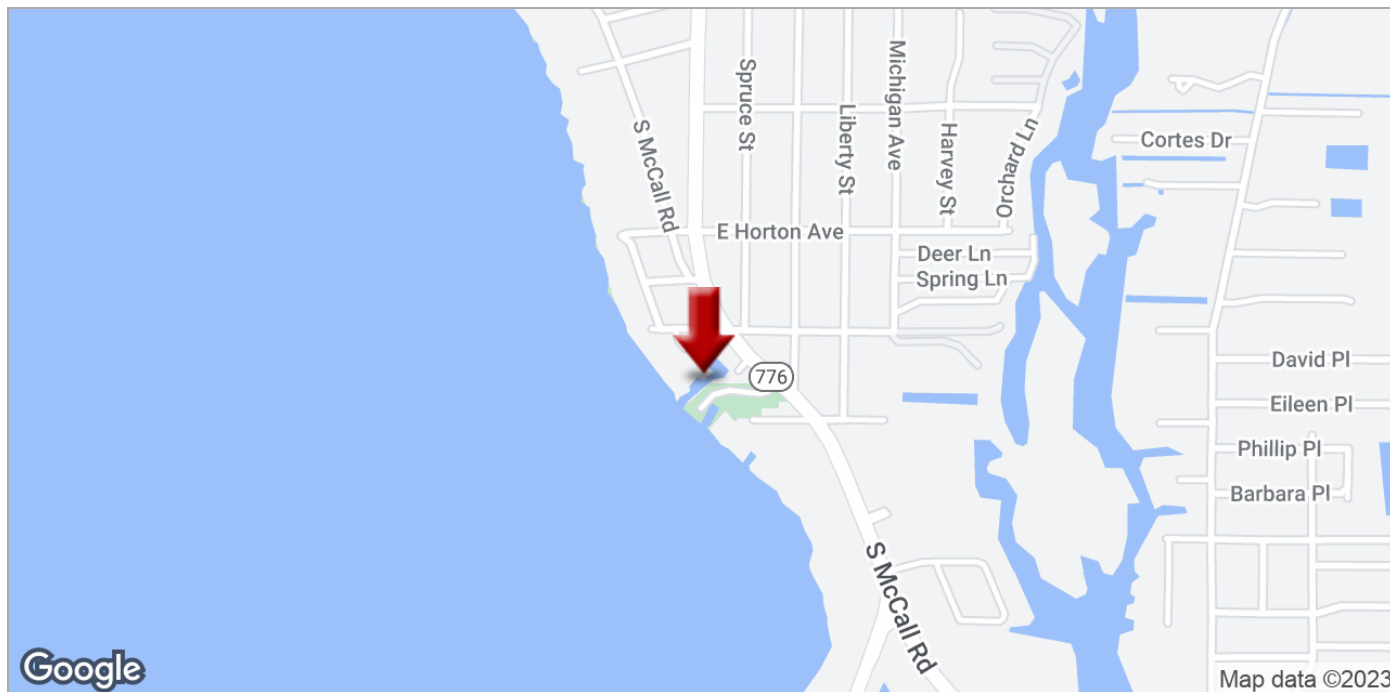
AERIAL MAP



## Regional Map

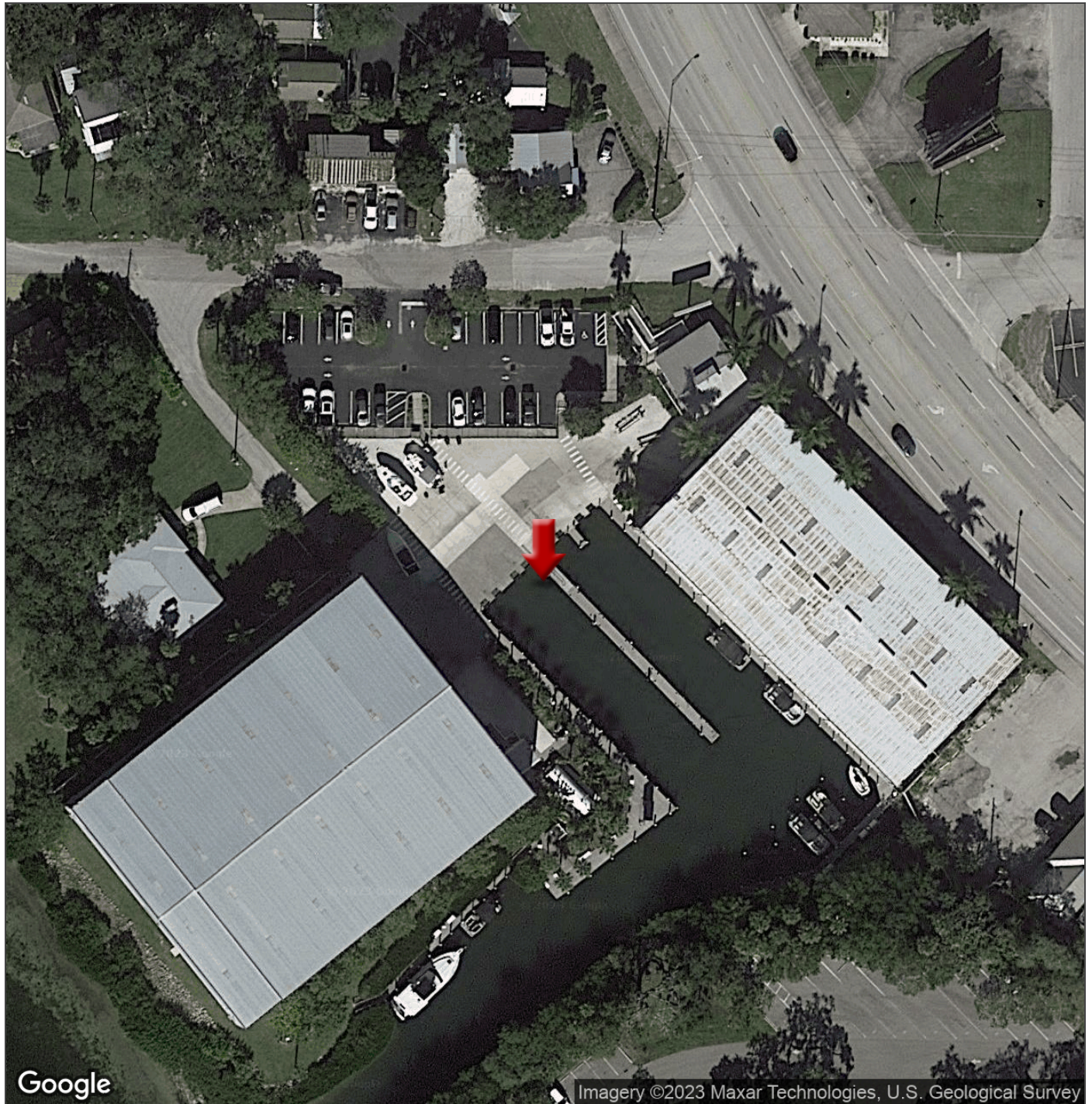


## Location Maps





## Aerial Map



HARBOR AT LEMON BAY

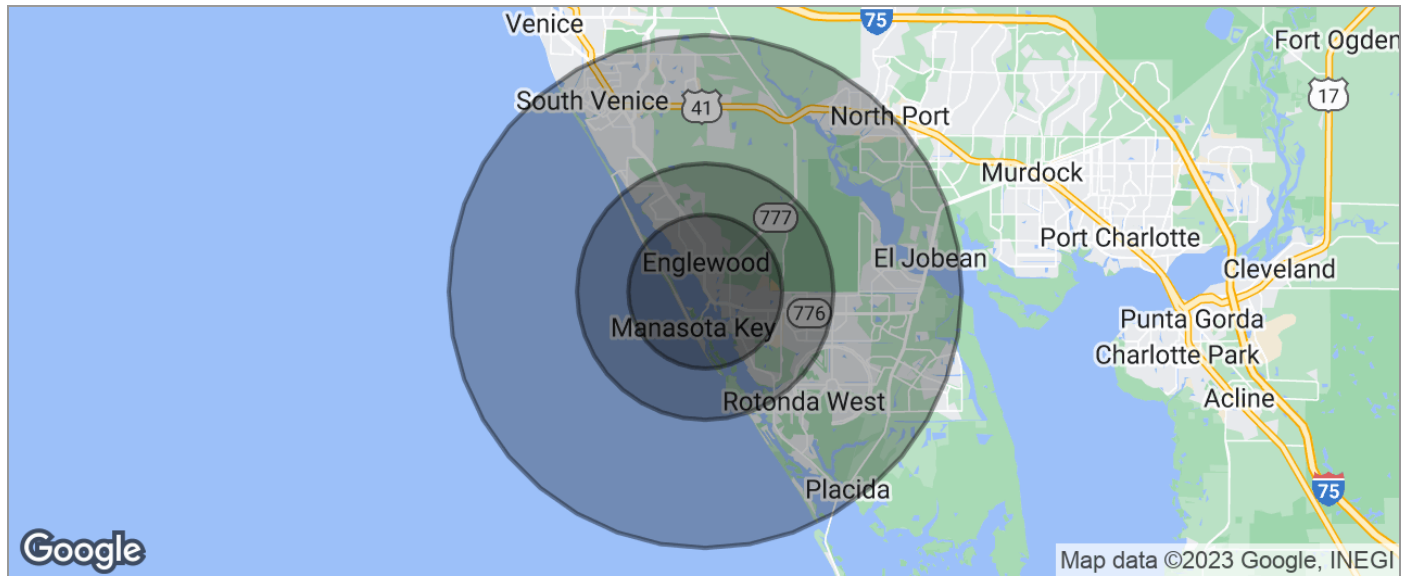
DEMOGRAPHICS

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DEMOGRAPHICS MAP



# Demographics Map



POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	16,443	30,555	103,946
MEDIAN AGE	64.1	61.4	58.7
MEDIAN AGE (MALE)	64.0	60.9	57.7
MEDIAN AGE (FEMALE)	64.3	62.1	59.7
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	8,710	15,254	49,559
# OF PERSONS PER HH	1.9	2.0	2.1
AVERAGE HH INCOME	\$51,750	\$55,456	\$57,099
AVERAGE HOUSE VALUE	\$271,259	\$265,610	\$234,079
RACE	3 MILES	5 MILES	10 MILES
% WHITE	97.4%	97.5%	96.8%
% BLACK	0.2%	0.3%	0.9%
% ASIAN	0.4%	0.5%	0.8%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.3%	0.2%	0.1%
% OTHER	0.2%	0.3%	0.4%
ETHNICITY	3 MILES	5 MILES	10 MILES
% HISPANIC	1.4%	1.8%	2.2%

\* Demographic data derived from 2020 ACS - US Census