



FOR LEASE

Retail

Incredible Downtown Location!

544 S Washington Blvd, Sarasota, FL 34236

Michael Saunders & Company
Licensed Real Estate Broker


1605 Main Street Suite 500 | Sarasota, FL |
941.957.3730 | MSCcommercial.com

PRESENTED BY:

BEN GRAHAM

Senior Commercial Advisor
941.928.1546
bengraham@michaelsaunders.com

**INCREDIBLE DOWNTOWN LOCATION!
RETAIL PROPERTY**

544 S WASHINGTON BLVD, SARASOTA, FL



OFFERING SUMMARY

Available SF:	Fully Leased
Lease Rate:	Negotiable
Lot Size:	0.88 Acres
Year Built:	1995
Building Size:	6,252
Zoning:	DTE (Downtown Edge)
Market:	Sarasota/Manatee
Submarket:	Downtown Sarasota
Traffic Count:	45,000

PROPERTY OVERVIEW

Incredible corner lot site, on a signalized intersection, in the heart of Downtown Sarasota for Lease.

PROPERTY HIGHLIGHTS

- Signalized Intersection
- Corner Lot
- Monument Sign
- Multiple ingress & egress
- Drive Thru
- DTE Zoning



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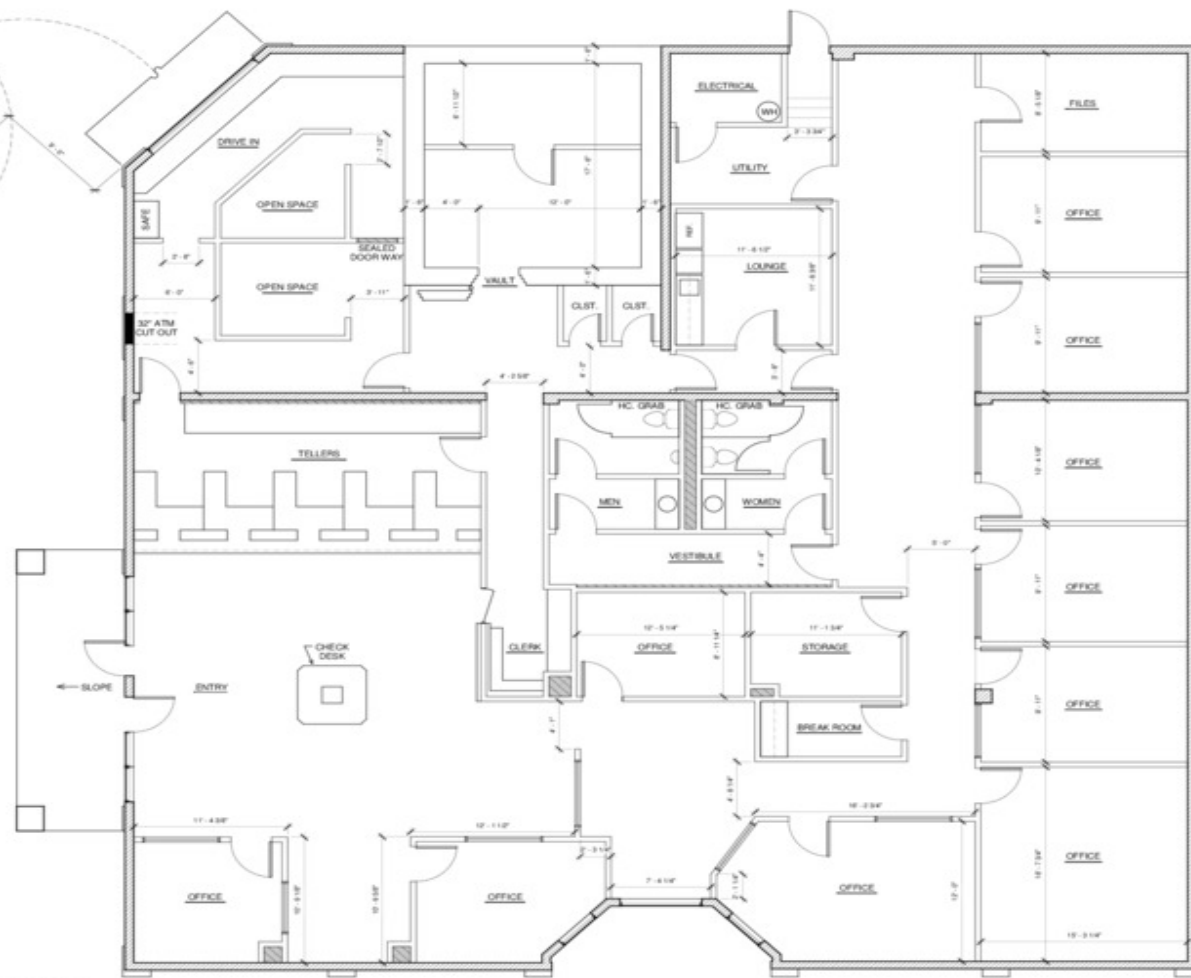
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DRAFTSMEN NOTES:

THIS FLOOR PLAN WAS REDRAWN AS ACCURATELY AS POSSIBLE WITH THE USE OF OLDER PLANS AND SELF MEASURED DIMENSIONS. ROOMS WERE BOTH MISSING AND GONE WITHIN THE ORIGINAL PLANS.

DUE TO THE LACK OF INFORMATION ON INTERNAL CONSTRUCTION FOR NON EXISTING ROOMS, DIMENSIONS MAY VARY.

1) 1st FLOOR PLAN
1/4" = 1'-0"



ZACK R. DRAFTING
QUESTIONS?
941-760-6705

CENTRAL NATIONAL BANK REDRAW
544 SOUTH WASHINGTON BLVD.
SARASOTA, FLORIDA

SHEET
1 OF 1
DATE: 1/3/19
PROJECT: 1
DRAWN BY:
ZACHARY
ROBINSON
A-1

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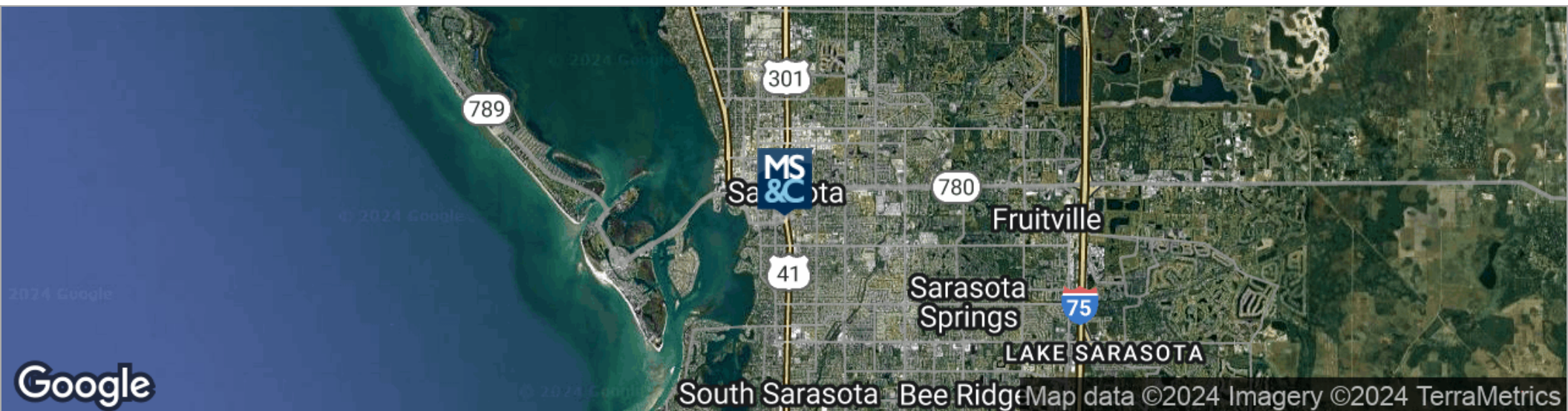
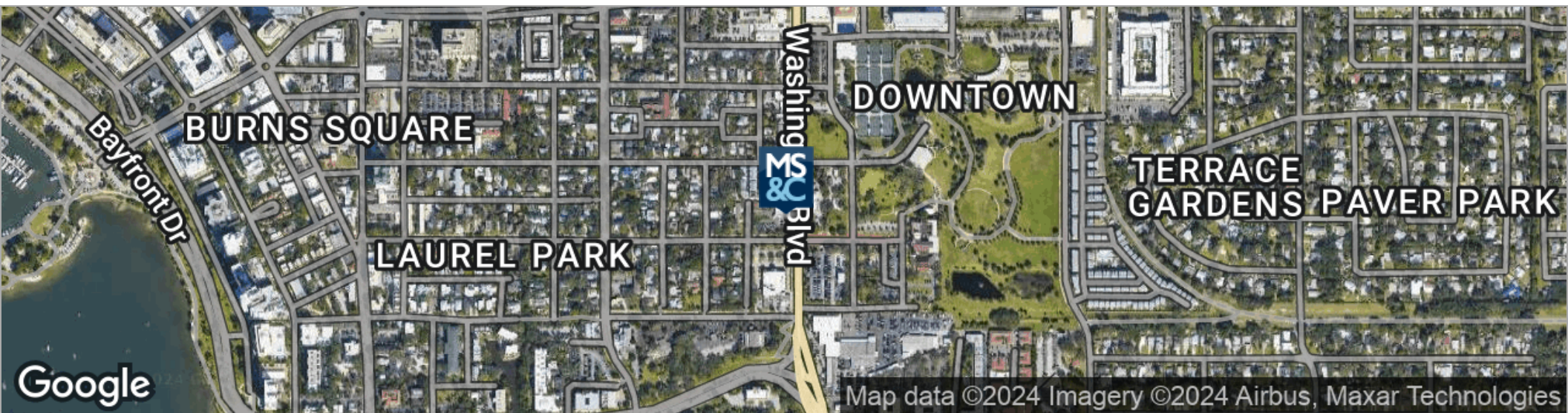
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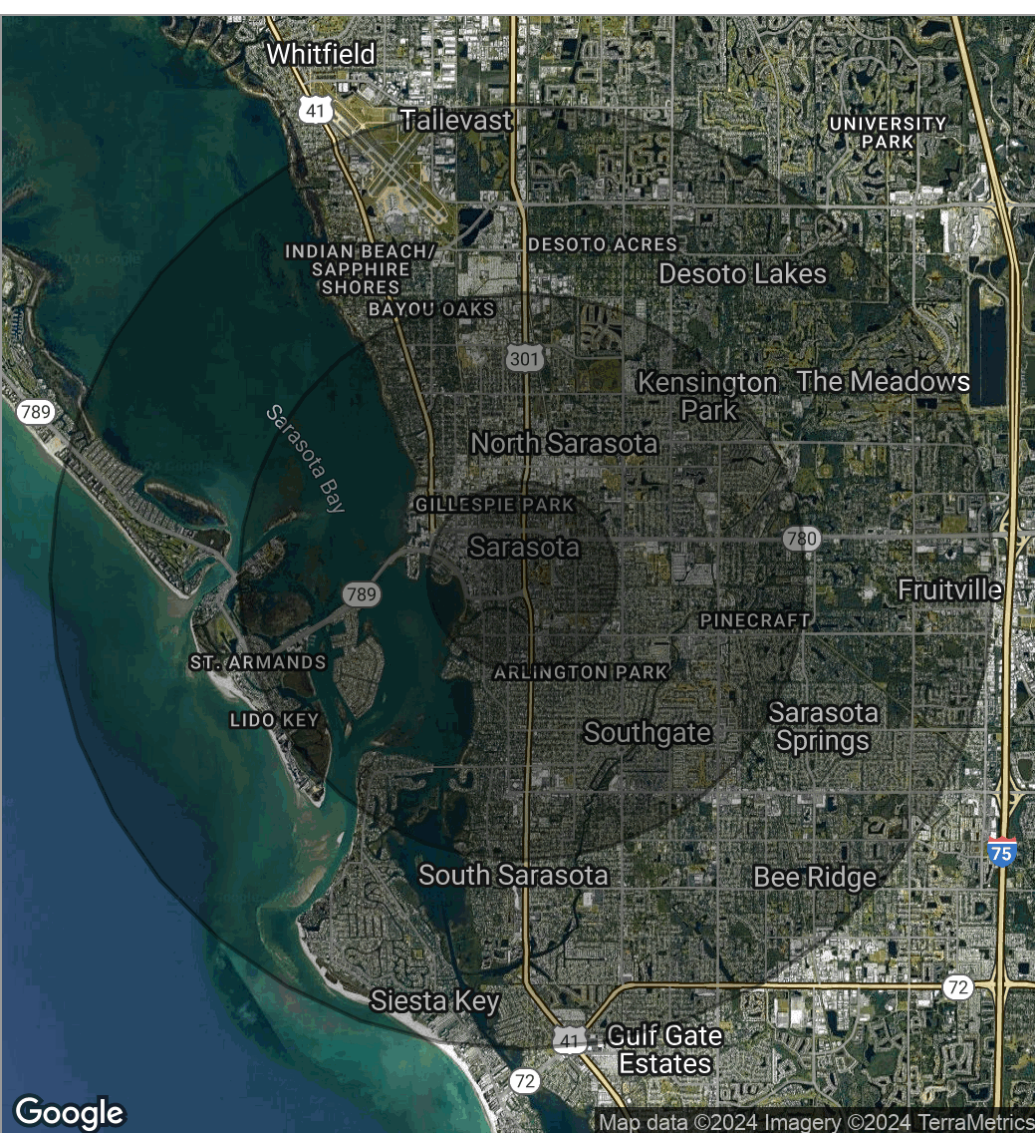
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	11,460	74,646	156,278
Median age	41.6	44.4	46.2
Median age (male)	39.1	42.5	44.5
Median age (Female)	44.1	46.7	47.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	5,031	32,377	68,693
# of persons per HH	2.3	2.3	2.3
Average HH income	\$64,830	\$64,007	\$68,730
Average house value	\$414,907	\$354,219	\$299,432

* Demographic data derived from 2020 ACS - US Census



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PROFESSIONAL BACKGROUND

As a United States Marine, Ben, learned the value of honor, courage and commitment early in life and these core values have translated into all aspects of his business career. His passion for client care and providing the highest levels of service create a genuine trust in his relationships that go beyond simply “doing the deal”.

In addition to his service in the military, Ben has enjoyed positions and excelled in several of Sarasota’s top firms. The Ritz Carlton, PGA Fed-Ex Tour Sponsorship sales and SRQ Magazine are where he learned and polished the fundamentals of customer service and the art of the sale. His easy going yet professional approach to the clientele he works with creates a sense of confidence that translates into continued business and a mutually beneficial relationship.

Travel, friends, volunteering, golf, beaches and musical entertainment are a few of his favorite pastimes.

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