

COMMERCIAL CONDO FOR SALE

SUTRA GALLERY SPACE

RETAIL OR OFFICE



FOR SALE

KW CLASSIC GROUP

3355 Clark Road
Sarasota, FL 34231



Each Office Independently Owned and Operated

PRESENTED BY:

DAVID KINNARD

Director

O: (813) 417-2586

C: (813) 417-2586

dkinnard@kw.com

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 is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

DISCLAIMER

3983 DESTINATION DRIVE, UNIT 104



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

KW CLASSIC GROUP

3355 Clark Road
Sarasota, FL 34231



Each Office Independently Owned and Operated

PRESENTED BY:

DAVID KINNARD

Director

O: (813) 417-2586

C: (813) 417-2586

dkinnard@kw.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

EXECUTIVE SUMMARY

3983 DESTINATION DRIVE, UNIT 104



OFFERING SUMMARY

PRICE:	\$499,000
BUILDING SF:	16,274
PRICE / SF:	\$423.96
RENTABLE SF:	1,177
FLOORS:	1
LOT SIZE:	0 SF
SIGNAGE:	Monument and Building
YEAR BUILT:	2008
RENOVATED:	2015
BUILDING CLASS:	B
ZONING:	CG

Property Description

Discover the perfect blend of functionality and charm in this 1,177 square foot retail office condo now available for sale. Currently utilized as an art gallery, the space offers a unique ambiance with its tall and exposed ceilings, creating a sense of expansiveness that enhances the overall atmosphere. The large front window floods the interior with natural light, providing an inviting environment for both clients and visitors.

The suite is intelligently divided into two distinct areas, catering to various business needs. The front section is dedicated to retail, allowing for an engaging and welcoming display of products or artwork. Meanwhile, the back portion is designed as a private office and workspace, complete with a kitchenette for added convenience. Whether you're looking to showcase your artistic creations or seeking an adaptable space for your business, this retail office condo is a versatile canvas ready for your unique vision. Don't miss the opportunity to own a space that seamlessly combines practicality and aesthetic appeal.

KW CLASSIC GROUP
3355 Clark Road
Sarasota, FL 34231



Each Office Independently Owned and Operated

DAVID KINNARD
Director
O: (813) 417-2586
C: (813) 417-2586
dkinnard@kw.com

PROPERTY PHOTOS

3983 DESTINATION DRIVE, UNIT 104



KW CLASSIC GROUP
3355 Clark Road
Sarasota, FL 34231

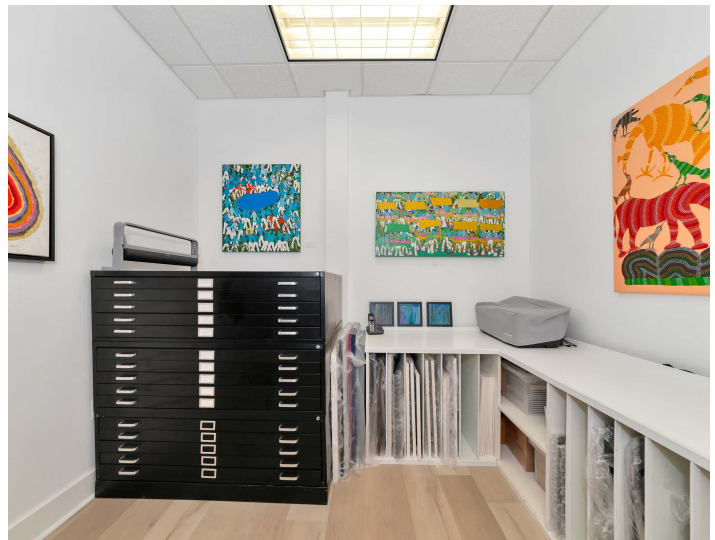
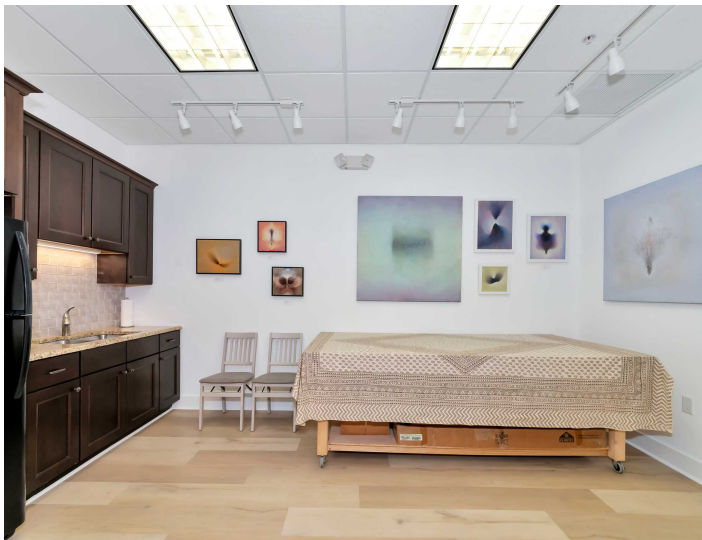


Each Office Independently Owned and Operated

DAVID KINNARD
Director
O: (813) 417-2586
C: (813) 417-2586
dkinnard@kw.com

PROPERTY PHOTOS

3983 DESTINATION DRIVE, UNIT 104



KW CLASSIC GROUP
3355 Clark Road
Sarasota, FL 34231



Each Office Independently Owned and Operated

DAVID KINNARD
Director
O: (813) 417-2586
C: (813) 417-2586
dkinnard@kw.com

LOCATION & HIGHLIGHTS

3983 DESTINATION DRIVE, UNIT 104



LOCATION INFORMATION

Building Name: Sutra Gallery
Street Address: 3983 Destination Drive, Unit 104
City, State, Zip: Osprey, FL 34229
County: Sarasota
Market: Tampa/St. Petersburg
Sub-market: Sarasota/Manatee
Cross Streets: Bay Street
Signal Intersection: Bay Street and US 41

LOCATION OVERVIEW

Presenting an exceptional mixed-use retail complex in the flourishing Osprey, FL, this prime property is strategically situated near the intersection of Bay Street and US 41, ensuring unparalleled visibility and easy accessibility. The complex is backed by a burgeoning residential development, adding to the vibrancy of the area. Moreover, on the west side of US 41, exciting plans for a boutique hotel promise to enhance the overall appeal and foot traffic. This strategically positioned retail complex not only capitalizes on the thriving local market but also offers a forward-looking investment opportunity in a dynamic and rapidly growing community.



Property Overview

Discover two exceptional multi-unit retail buildings in the heart of Central Sarasota, boasting a combined 28,444 square feet of prime commercial space. These well-appointed structures, one spanning 16,274 square feet and the other 12,170 square feet, house a diverse mix of businesses, ranging from physician offices and restaurants to art galleries. This unique combination creates a dynamic and vibrant shopping experience, establishing the properties as sought-after destinations for a wide-ranging clientele. Explore the potential of owning a retail condo unit in these properties, offering the allure of a thriving commercial hub in Central Sarasota.



KW CLASSIC GROUP
3355 Clark Road
Sarasota, FL 34231

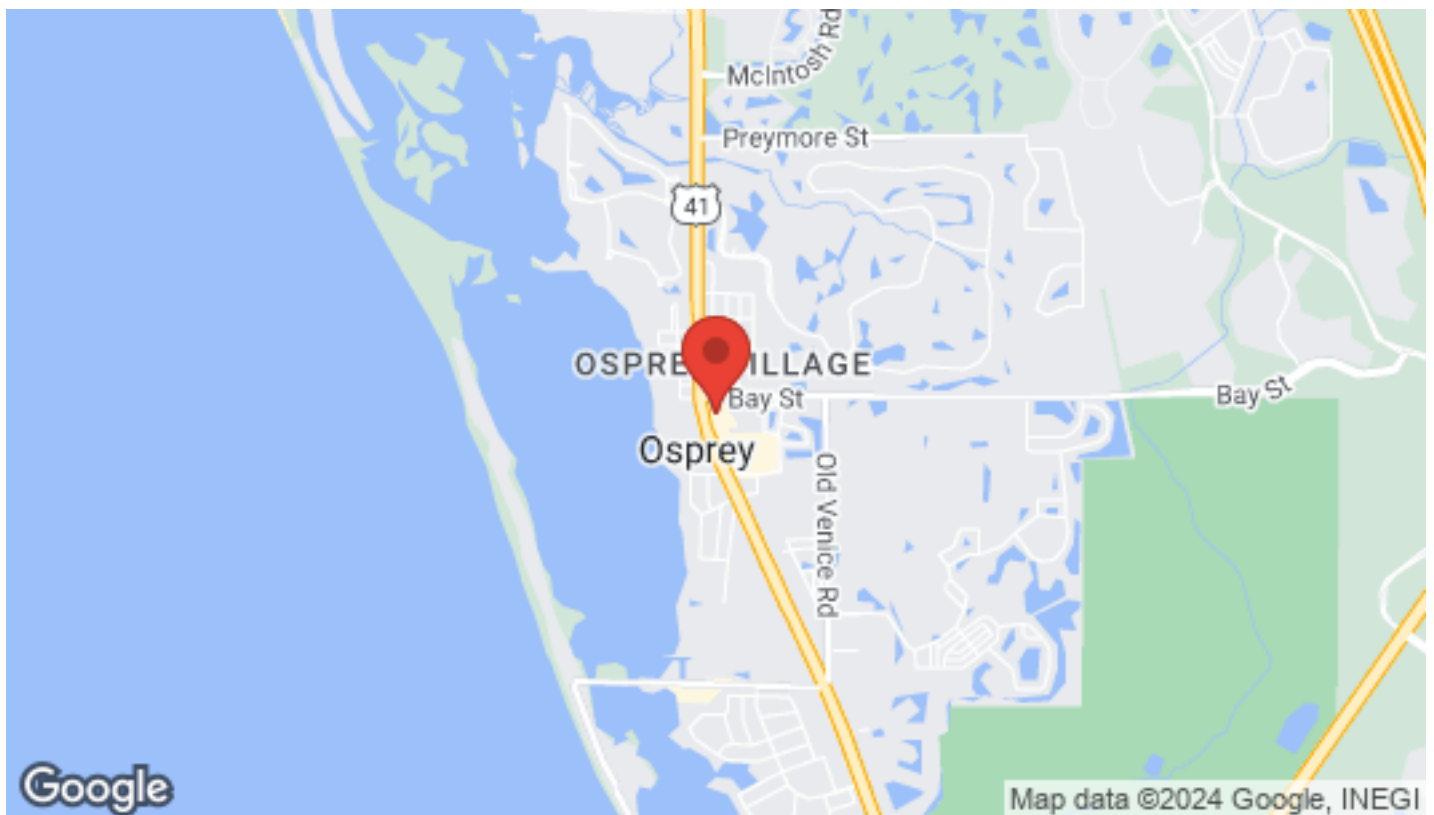
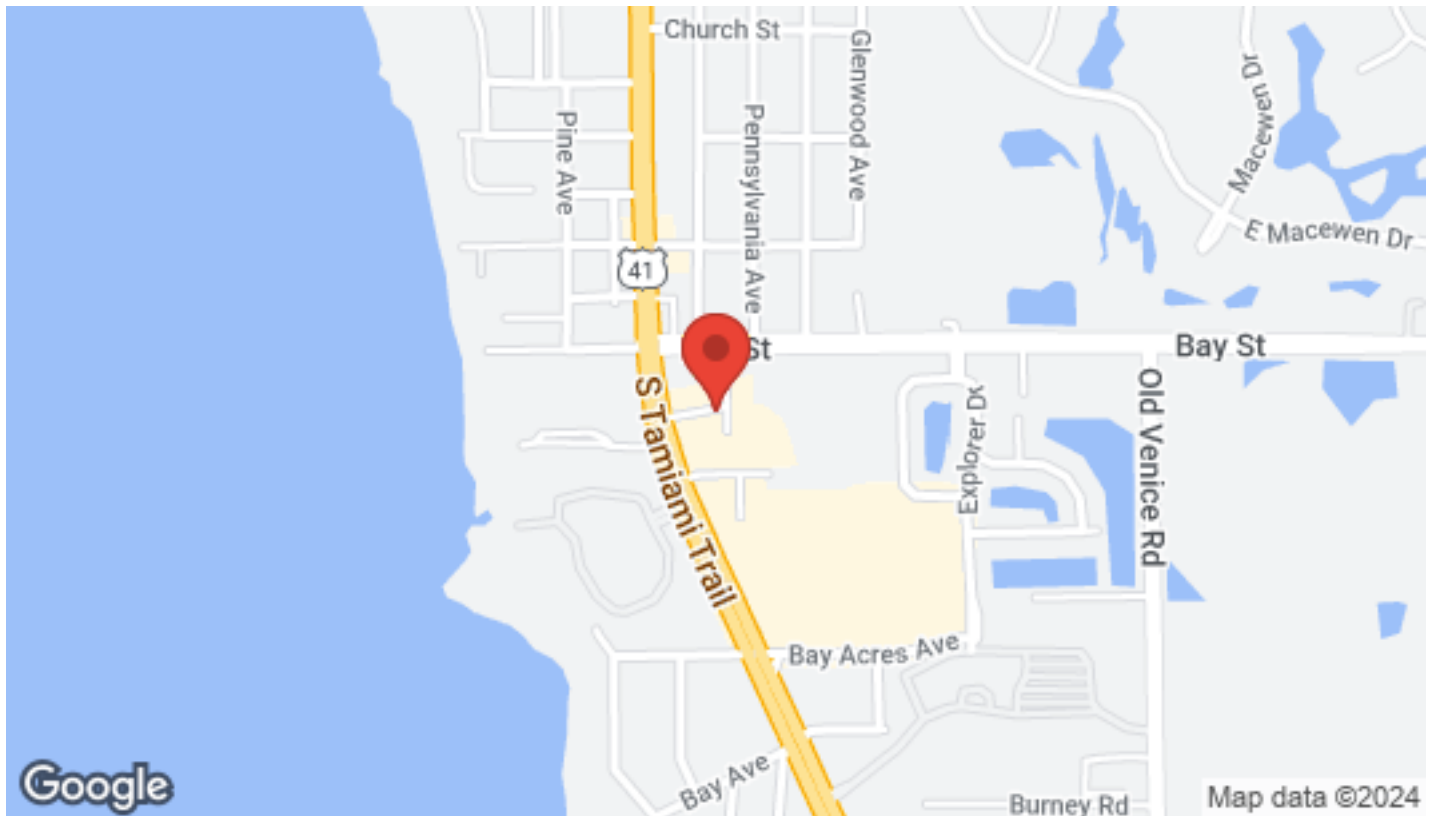


Each Office Independently Owned and Operated

DAVID KINNARD
Director
O: (813) 417-2586
C: (813) 417-2586
dkinnard@kw.com

LOCATION MAPS

3983 DESTINATION DRIVE, UNIT 104



KW CLASSIC GROUP
3355 Clark Road
Sarasota, FL 34231

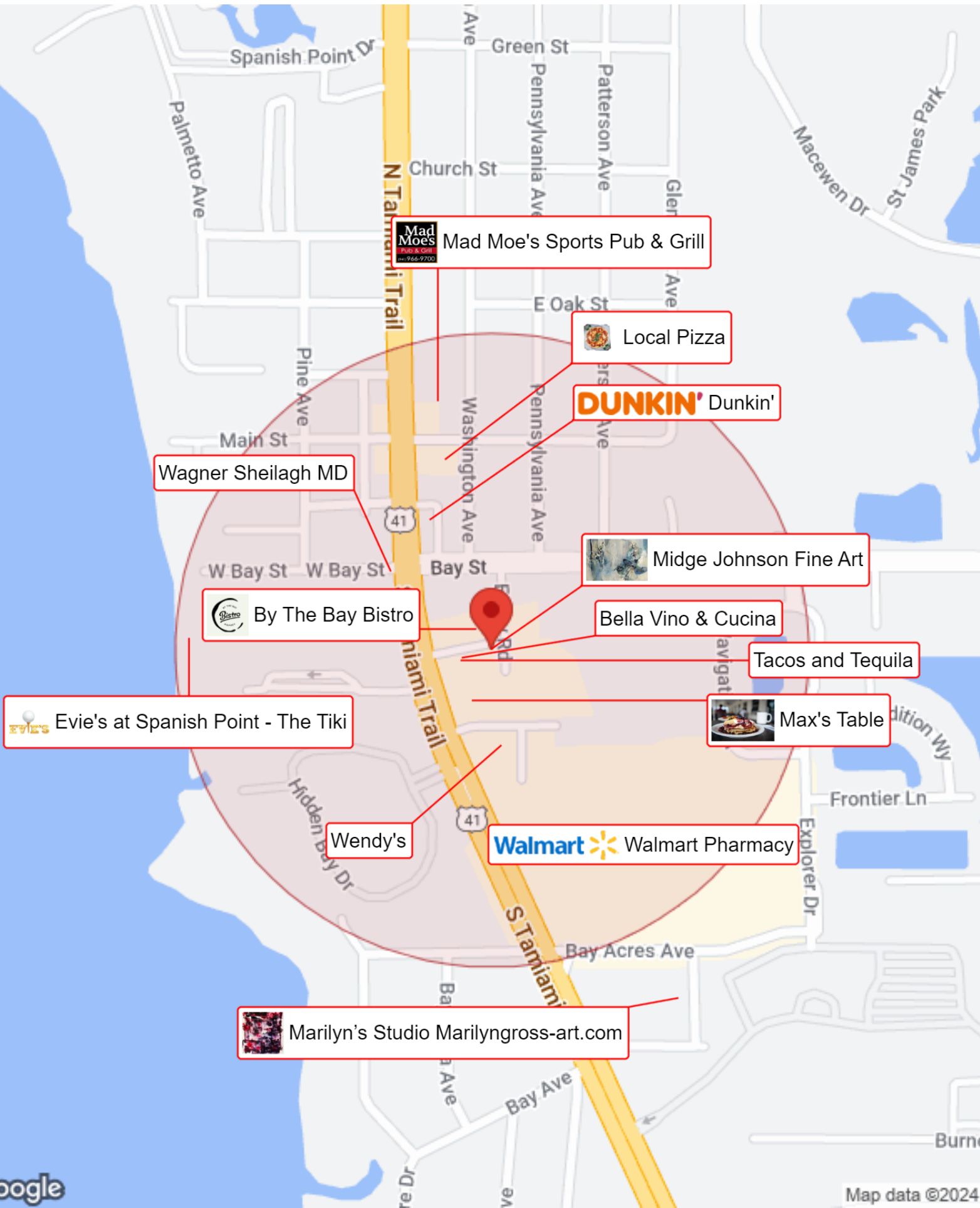


Each Office Independently Owned and Operated

DAVID KINNARD
Director
O: (813) 417-2586
C: (813) 417-2586
dkinnard@kw.com

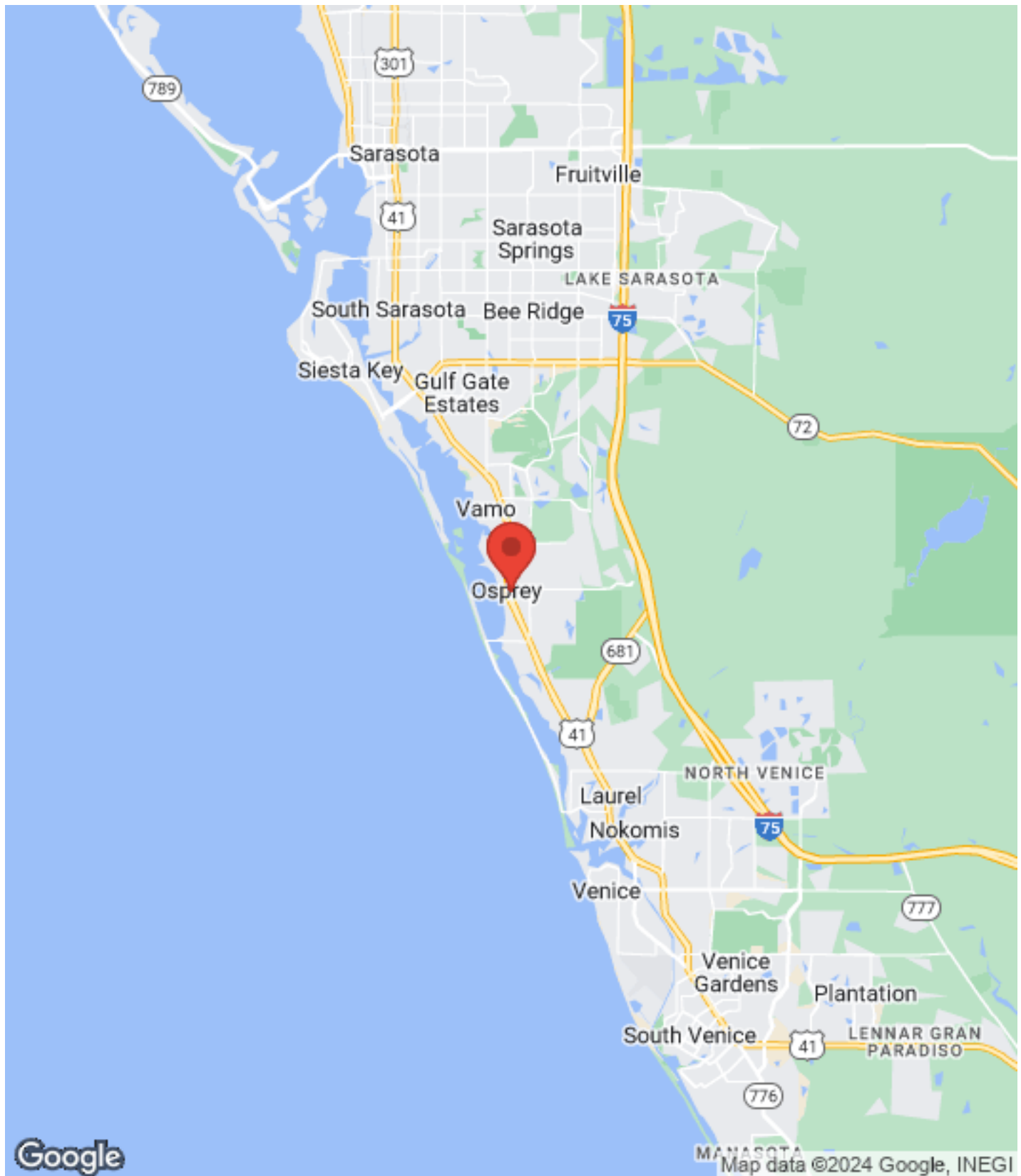
BUSINESS MAP

3983 DESTINATION DRIVE, UNIT 104



REGIONAL MAP

3983 DESTINATION DRIVE, UNIT 104



KW CLASSIC GROUP
3355 Clark Road
Sarasota, FL 34231

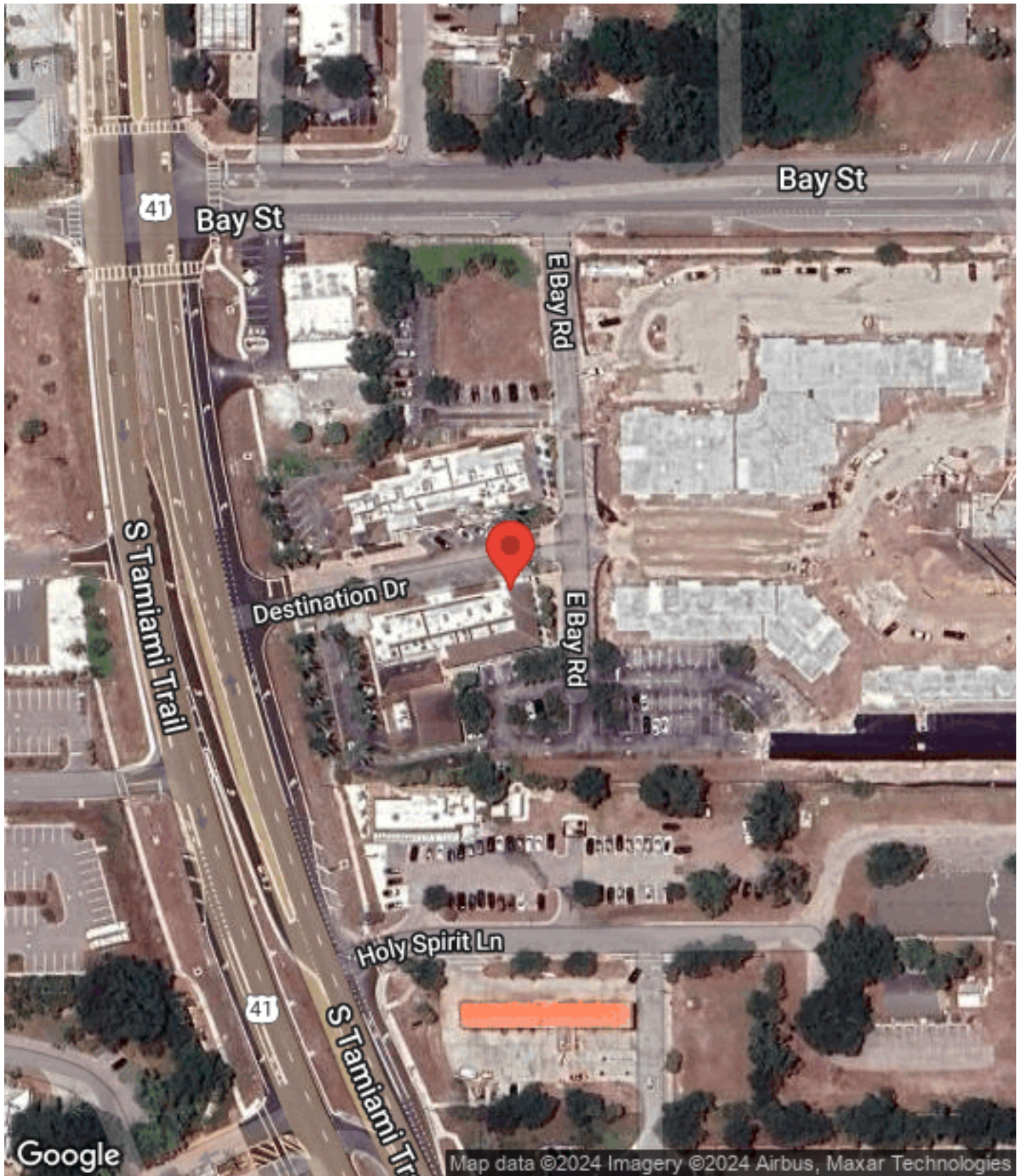


Each Office Independently Owned and Operated

DAVID KINNARD
Director
O: (813) 417-2586
C: (813) 417-2586
dkinnard@kw.com

AERIAL MAP

3983 DESTINATION DRIVE, UNIT 104



KW CLASSIC GROUP
3355 Clark Road
Sarasota, FL 34231

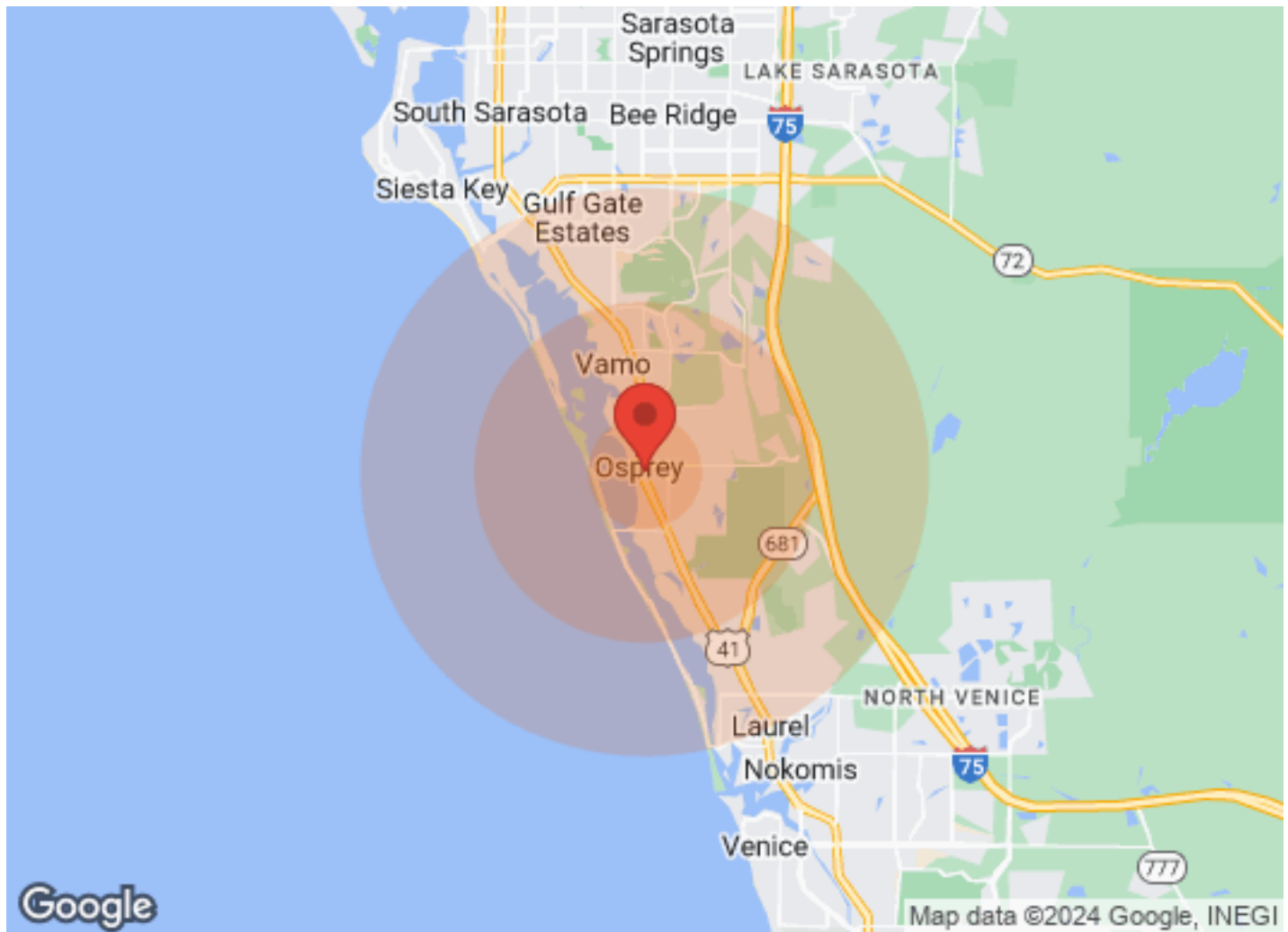


Each Office Independently Owned and Operated

DAVID KINNARD
Director
O: (813) 417-2586
C: (813) 417-2586
dkinnard@kw.com

DEMOGRAPHICS

3983 DESTINATION DRIVE, UNIT 104



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	3,080	11,958	22,578	Median	\$64,903	\$62,441	\$61,621
Female	3,084	13,840	26,379	< \$15,000	255	1,296	2,651
Total Population	6,164	25,798	48,957	\$15,000-\$24,999	249	1,024	2,241
				\$25,000-\$34,999	325	967	2,131
				\$35,000-\$49,999	201	1,703	3,616
				\$50,000-\$74,999	480	2,509	4,612
				\$75,000-\$99,999	329	1,630	2,836
				\$100,000-\$149,999	438	2,003	3,593
				\$150,000-\$199,999	226	769	1,441
				> \$200,000	320	1,076	1,851
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	643	2,258	4,235	Total Units	3,299	16,847	33,241
Ages 15-24	622	1,963	3,501	Occupied	2,665	12,947	25,272
Ages 25-54	1,900	6,354	11,827	Owner Occupied	2,350	9,976	19,571
Ages 55-64	956	3,499	6,612	Renter Occupied	315	2,971	5,701
Ages 65+	2,043	11,724	22,782	Vacant	634	3,900	7,969
Race	1 Mile	3 Miles	5 Miles				
White	6,051	25,221	47,967				
Black	5	70	102				
Am In/AK Nat	2	3	6				
Hawaiian	N/A	N/A	N/A				
Hispanic	138	783	1,302				
Multi-Racial	54	482	1,022				

KW CLASSIC GROUP
3355 Clark Road
Sarasota, FL 34231



Each Office Independently Owned and Operated

DAVID KINNARD
Director
O: (813) 417-2586
C: (813) 417-2586
dkinnard@kw.com