

LEASE
Coral Cove Mall

7350 SOUTH TAMIAMI TRAIL

Sarasota, FL 34231

PRESENTED BY:

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PROPERTY SUMMARY



LEASE RATE	\$1,475.00 - 3,250.00 PER MONTH
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OFFERING SUMMARY

BUILDING SIZE:	11,600 SF
AVAILABLE SF:	800 - 2,300 SF
LOT SIZE:	3 Acres
YEAR BUILT:	1976
RENOVATED:	2015

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PROPERTY HIGHLIGHTS

- High visibility neighborhood center for retail or office use
- Very busy South Tamiami Trail location with over 33,000 cars per day
- Convenient for residents of Siesta Key, Gulf Gate, Palmer Ranch and surrounding Bayfront communities

PROPERTY DESCRIPTION



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Nice units for lease in the popular Coral Cove Mall with great visibility and exposure along high traffic South Tamiami Trail (U.S. 41). Excellent neighborhood retail plaza for retail uses, but can also be for office uses.

Very convenient location to service south Sarasota from downtown Sarasota to Venice. Current tenants include a nail salon, yoga studio, fitness trainer, coffee shop, art dealer and interior decorator.

LOCATION DESCRIPTION

Convenient location on South Tamiami Trail just south of the new proposed Siesta Promenade at Stickney Point Road, the south bridge to Siesta Key. Area neighborhoods include Siesta Key, Gulf Gate, Palmer Ranch and the high-end waterfront communities of Coral Cove and Southpointe Shores.

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LEASE SPACES

LEASE INFORMATION

LEASE TYPE:	MG	LEASE TERM:	36 months
TOTAL SPACE:	800 - 2,300 SF	LEASE RATE:	\$1,475.00 - \$3,250.00 per month

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ 7360 S. Tamiami Trail	800 SF	Modified Gross	\$1,475 per month	AVAILABLE JANUARY 1, 2025. Nice unit at the front & main entrance to Coral Cove Mall. End unit has lots of windows and natural light.
■ 7374 South Tamiami Trail	2,300 SF	Modified Gross	\$3,250 per month	AVAILABLE NOVEMBER 1, 2024. Nice unit near Garden Creations for retail or office use. Perfect for a businesses wanting a great South Trail location in the popular Coral Cove Mall. Plenty of visibility from Tamiami Trail.

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ADDITIONAL PHOTOS



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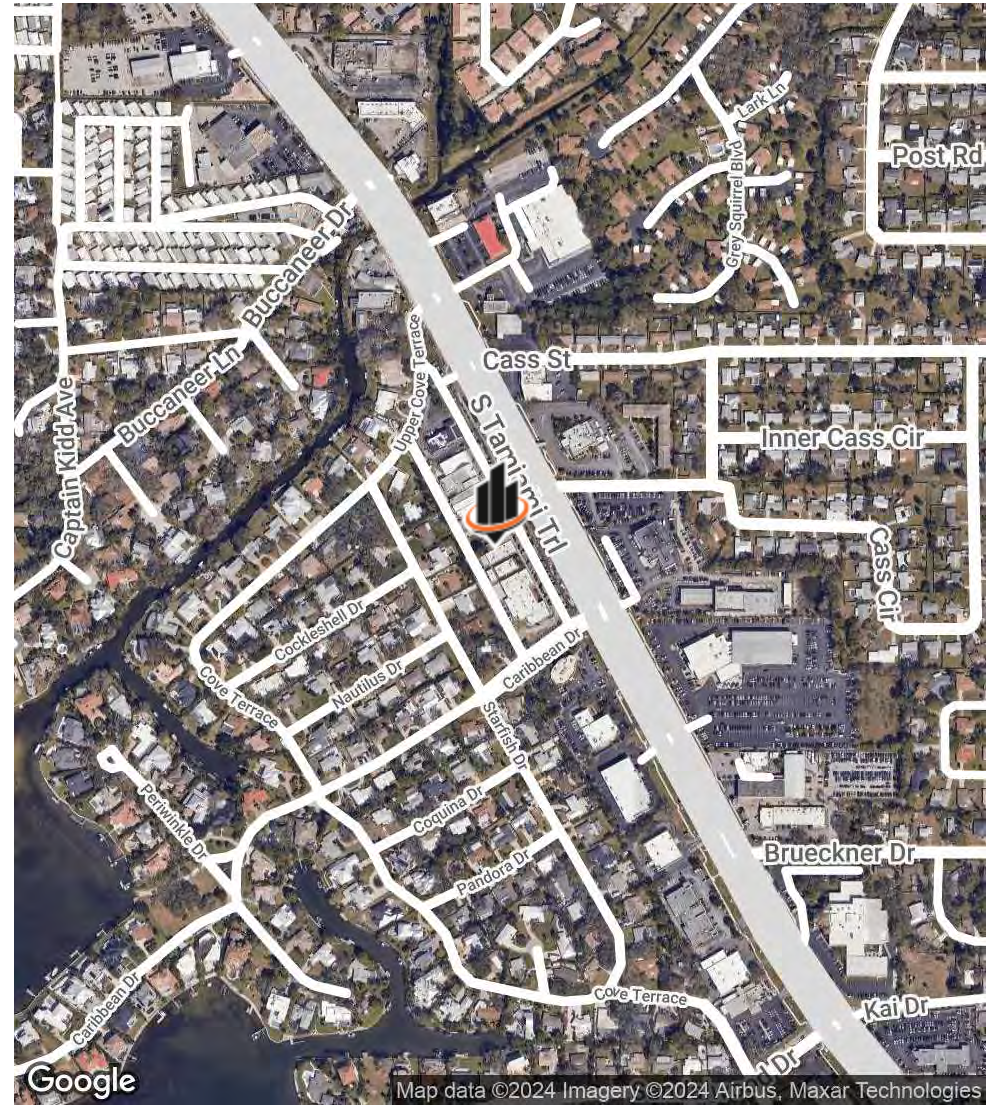
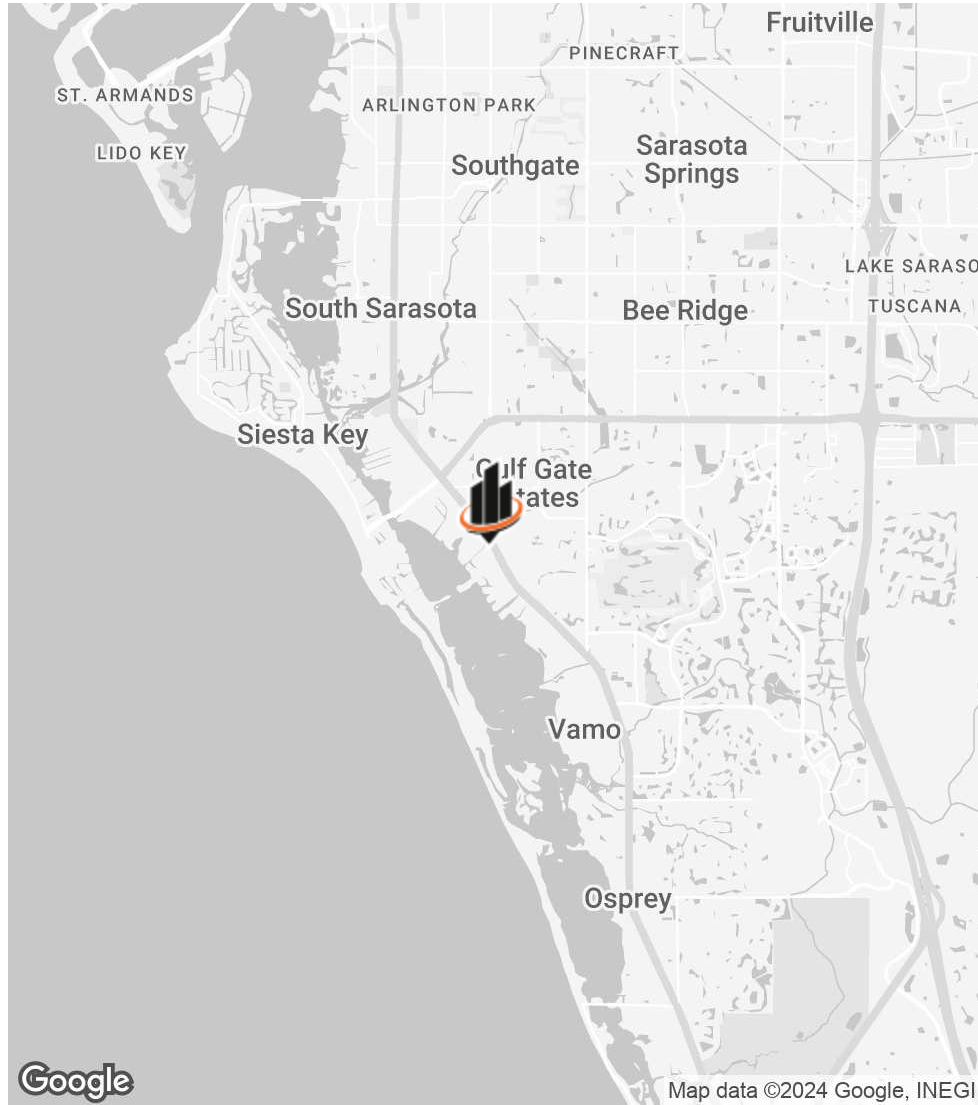
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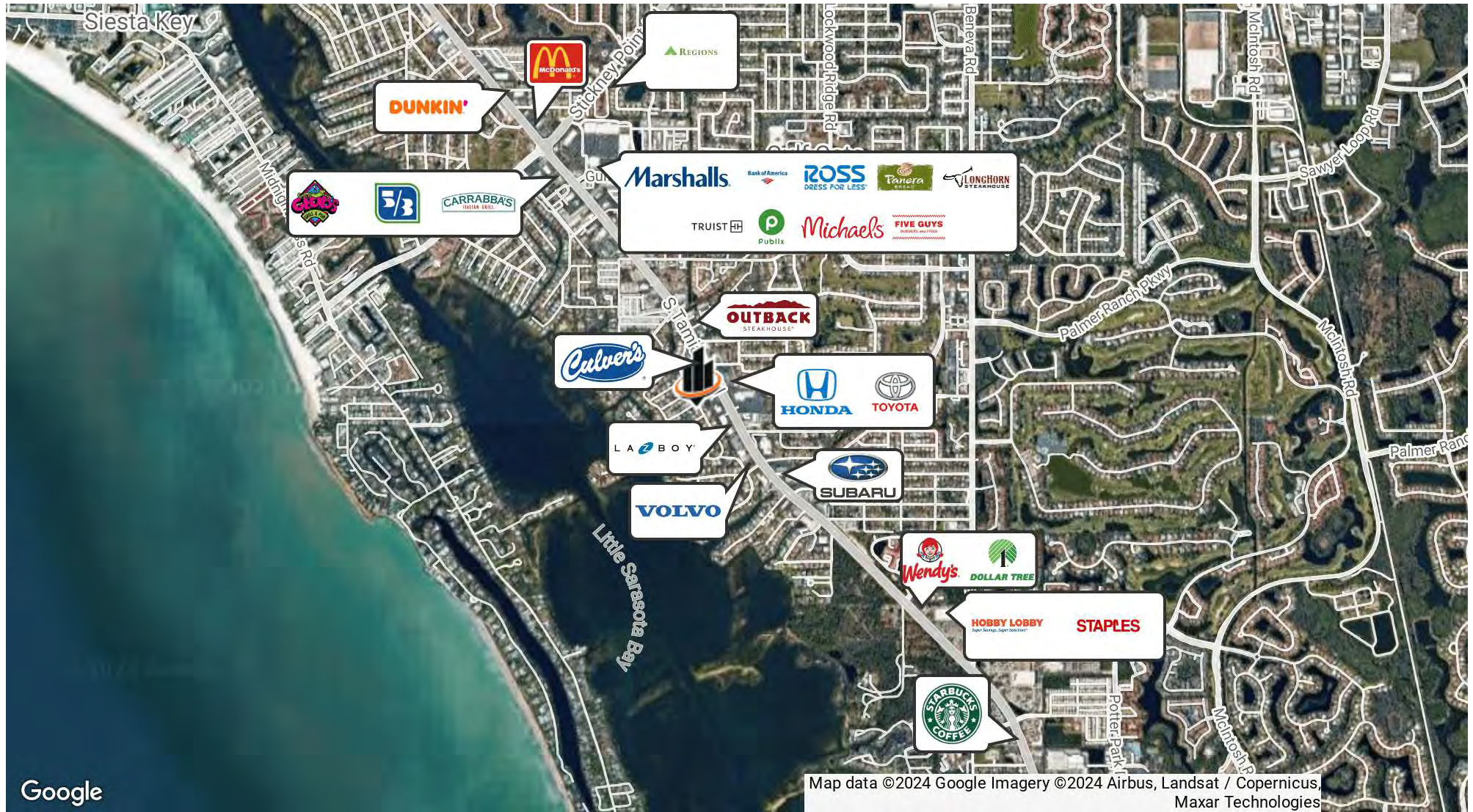
LOCATION MAP



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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

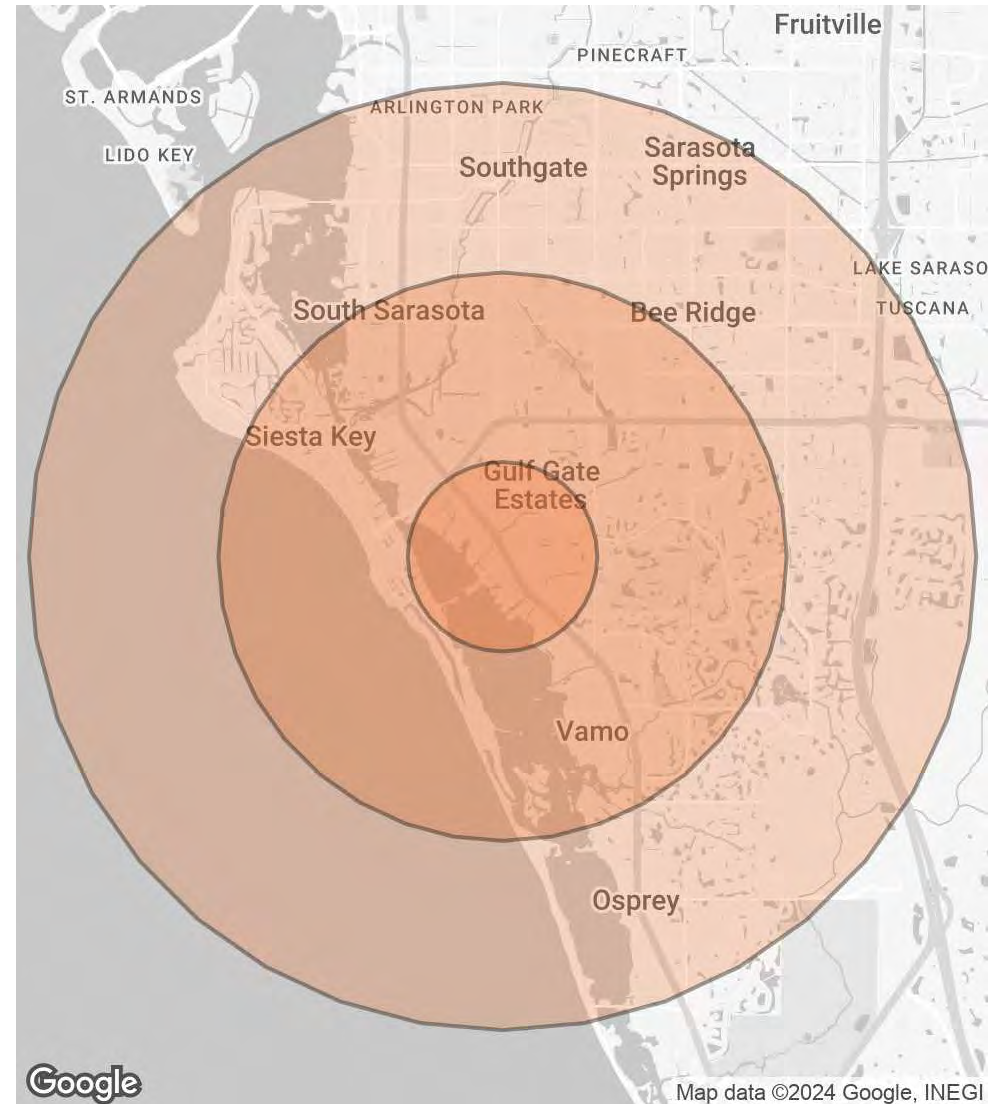
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,050	39,810	91,479
AVERAGE AGE	51.7	56.9	54.5
AVERAGE AGE (MALE)	49.1	53.4	52.4
AVERAGE AGE (FEMALE)	52.7	58.8	55.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,187	28,630	57,764
# OF PERSONS PER HH	1.4	1.4	1.6
AVERAGE HH INCOME	\$52,850	\$64,314	\$72,181
AVERAGE HOUSE VALUE	\$487,586	\$446,309	\$395,791

* Demographic data derived from 2020 ACS - US Census



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ALL ADVISOR BIOS



Tony Veldkamp, CCIM

Senior Advisor
SVN | Commercial Advisory Group

Tony Veldkamp, CCIM serves as a Senior Advisor at SVN Commercial Advisory Group in Sarasota. His primary focus is on office and industrial investment properties, and all types of vacant land for development in Manatee, Sarasota and Charlotte Counties. With over thirty years of commercial real estate experience exclusively in this area, he has numerous sales and leasing transactions with a career sales volume in excess of \$350 Million. As a graduate of Florida State University with a degree in Real Estate, Tony went on to earn his CCIM designation in 2005, and has been a commercial real estate advisor with SVN Commercial Advisory Group in Sarasota since 2011.

Tony has been very active in the Realtor® community which includes being the 2022 President of the Realtor® Association of Sarasota and Manatee (RASM), 2016 President of the Commercial Investment Division of RASM, and 2023 President of the RASM Realtor® Charitable Foundation. He is also a Florida Realtors® Board Member and serves on their Public Policy Committee, Florida CCIM Committee Chair, and will be Chair of the Florida Realtors® Commercial Alliance in 2025.

Awards & Accolades include 2016 Commercial Realtor® of the Year, President's Award in 2019, and Distinguished Service Award in 2020 all from the Realtor® Association of Sarasota & Manatee. He is recognized annually by SVN International as a top-ranking producer nationwide including 2018 when he was ranked #1 in the State of Florida and #8 in the World with SVN.

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Matt Fenske

Senior Advisor
SVN | Commercial Advisory Group

Matt Fenske serves as a Senior Advisor for SVN Commercial Advisory Group in Sarasota, Florida. Matt's primary focus is on vacant land, as well as retail, office and industrial sales. Matt has been involved in over \$100 million worth of sale and lease transactions thus far since joining SVN. Matt brings a wealth of local market knowledge and digital marketing expertise to best serve his commercial clients and expedite the sales process.

Prior to joining SVN, he worked as a Purchasing Analyst for a construction company, specializing in the construction of single and multi-family homes, which has proven valuable in conversations with contractors and developers.

Matt received his Bachelor's of Science degree from the Florida State University College of Business. During his time there, he was a member of the Alpha Tau Omega National Leadership Development Fraternity and completed numerous internships at high-end private golf courses across the United States.

Matt grew up in New Hampshire, before moving to Bradenton nearly 20 years ago. Matt currently resides in Sarasota and enjoys playing golf and spending time on the water.

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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