

FOR SALE 7.5% CAP RATE

\$418,604.40



NRT



34288, FL NORTH PORT
2580 COMMERCE PARKWAY

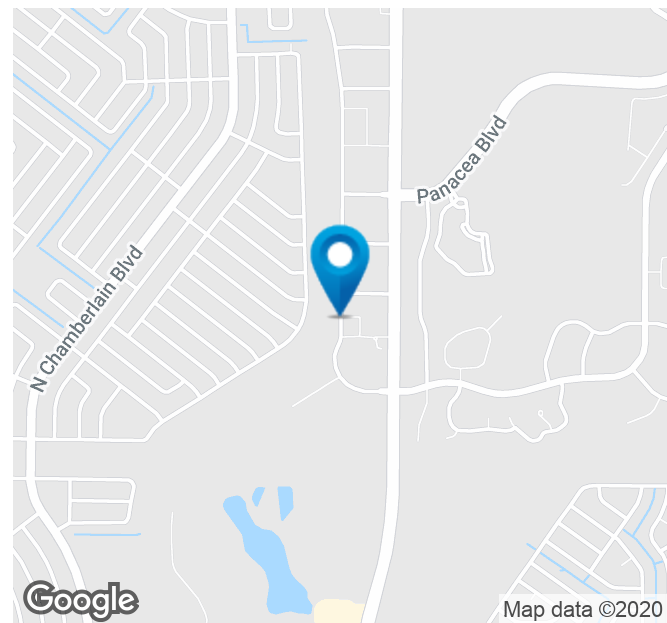
Property Description

Investment opportunity in Sarasota County with a 7.5% Cap Rate. This building is split into 3 units. The 3 tenants at this building are Edward Jones, Atomic Dog, and Porcelains Unlimited.

Less than 2 miles from the highway. Freestanding office condominium building located in Toledo Blade Professional Center, off of Toledo Blade Blvd. Located among other small professional and medical offices.

Property Highlights

- Edward Jones lease ends 8/31/2025
- Atomic Dog lease ends 11/31/2023
- Porcelains Unlimited lease ends 7/3/2021
- 7.5% Cap Rate
- Gross income \$43,434.05



Ronald Struthers, CCIM

941.769.3316

FL #BK275268

ron.struthers@cbcprt.com

www.commercialrealtyfl.com



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COLDWELL BANKER COMMERCIAL
 NRT
 200 WEST MARION AVE
 PUNTA GORDA, FL 33950
 941-769-3316

34288, FL NORTH PORT

2580 COMMERCE PARKWAY



OFFERING SUMMARY

Sale Price:	\$418,604.40
Cap Rate:	7.5%
NOI:	\$31,395
Year Built:	2007
Building Size:	3,000 SF
Renovated:	2020
Price / SF:	\$139.53

PROPERTY OVERVIEW

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PROPERTY HIGHLIGHTS

- Edward Jones lease ends 8/31/2025
- Atomic Dog lease ends 11/31/2023
- Porcelains Unlimited lease ends 7/3/2021
- 7.5% Cap Rate
- Gross income \$43,434.05
- Expenses \$12,038.72
- Net operating income \$31,395.33
- CONTACT KAYLA WEISS (941) 268-4423 FOR MORE INFORMATION

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2580 Commerce Parkway

Tenant	Sq. Ft.	Rent PSF	Annual Rent	Monthly Rent	Lease Start Date	Lease End Date
Edward Jones	1000	\$ 14.04	\$ 14,035.80	\$ 1,169.65	9/1/2020	8/31/2025
Atomic Dog	1000	\$ 14.42	\$ 14,420.00	\$ 1,201.67	12/1/2018	11/31/2023
Porcelains Unlimited	951	\$ 15.75	\$ 14,978.25	\$ 1,248.19	8/1/2019	7/31/2021

Expenses

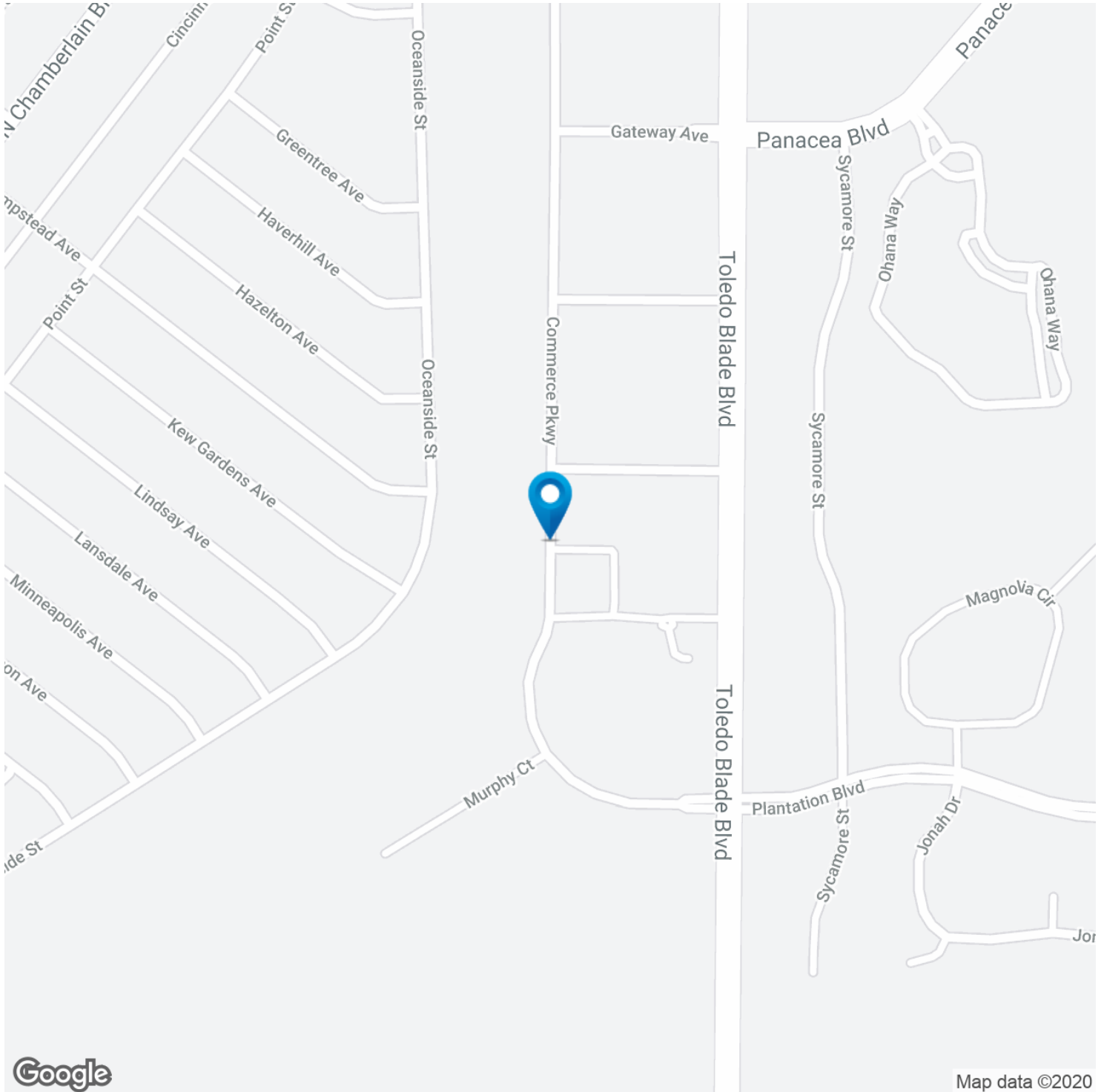
Taxes	\$ 4,329.66
Maintenance	\$ 2,850.00
Management	\$ 4,645.06
Liability Insurance	\$ 214.00
	<u>\$ 12,038.72</u>

Gross Income	\$ 43,434.05	Cap Rate	7.50%
Expenses	\$ 12,038.72	Price	\$418,604.40
Net Operating Income	\$ 31,395.33		

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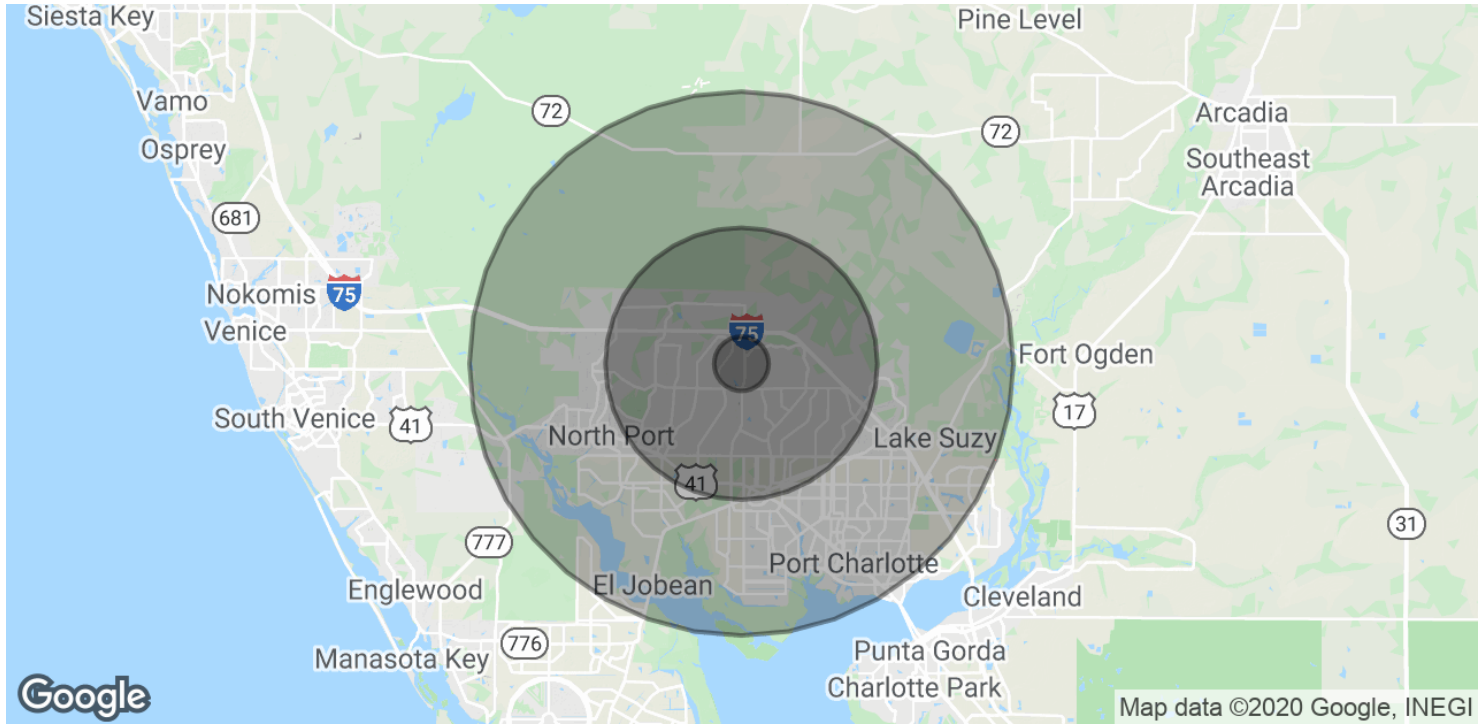
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,074	42,140	142,426
Average age	36.9	42.4	47.9
Average age (Male)	36.1	41.2	46.0
Average age (Female)	37.2	43.1	49.1

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	744	16,427	60,468
# of persons per HH	2.8	2.6	2.4
Average HH income	\$62,271	\$59,257	\$55,004
Average house value	\$212,880	\$218,420	\$207,377

* Demographic data derived from 2010 US Census

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THE STRUTHERS NETWORK

Dedicated to sharing our education and experience to maximize our clients' return on their commercial real estate investments.



RON STRUTHERS, CCIM | BROKER ASSOCIATE



Ron Struthers achieved the CCIM (Certified Commercial Investment Member) in 2002. He has been a board member of SWFL CCIM since 2003 and was President for two separate terms. Ron remains an active member of the CCIM network.

Ron joined Coldwell Banker Commercial in 2012 and has been a top commercial agent since joining the firm ranked as one of the Top 10 Agents for Florida for 8 years. In 2016, Ron started to mentor junior agents and assemble a team, "The Struthers Network". The team works together with the mission of providing excellent customer service and satisfaction for the commercial real estate investment community in Florida.

Contact Ron: (941) 769-3316 | rstruthers@ccim.net



KAYLA WEISS | COMMERCIAL ASSOCIATE



Kayla Weiss earned her Florida real estate license when she was 18 years old. Kayla joined Coldwell Banker Commercial and "The Struthers Network" in 2018. Kayla has participated in transactions exceeding \$10,000,000 working with investors and tenants in the community. To enhance her commercial real estate education, Kayla has enrolled in the CCIM Designation Curriculum Program which consists of a general Foundations course and three one-week core CRE segments. Kayla has successfully completed the Foundations course and CCIM 101: Financial Analysis for Commercial Investment Real Estate with plans to complete the program.

Contact Kayla: (941) 268-4423 | kayla.weiss@commercialrealtyfl.com

