



**COLDWELL
BANKER
COMMERCIAL**

NRT

FOR SALE

SAN MARCO PLAZA

\$486,000

8225 Natures Way Unit 111
Lakewood Ranch, FL 34202

AVAILABLE SPACE

1,620 SF

FEATURES

- Currently the Condo is Very Nicely Built out as a wine store/tasting room with well above average finishes. Lighting Automation, Sound system with two flat screen televisions. Fire alarm, Security system with several cameras.

AREA

This is a Condominium in the San Marco Plaza. Lakewood Ranch is the Number 1 Master Planned community in the USA. Close to Siesta Key Beach and many other beaches in the area. Sarasota is the also number 1 on the list of places to live.



OFFICE

David Neff
941.448.1500
david.neff@cbcncrt.com

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100 N Tamiami Trl, Sarasota, FL 34236
941.925.8586

CBCWORLDWIDE.COM



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SALE



OFFERING SUMMARY

Sale Price:	\$486,000
Lot Size:	0.04 Acres
Building Size:	1,620 SF
Zoning:	PDMU
Market:	Tampa
Submarket:	Sarasota
Price / SF:	\$300.00

PROPERTY OVERVIEW

Rare Corner unit in handsomely built San Marco Plaza. This 1,620 Square foot retail condominium is priced at its original shell space cost when built and is priced to sell. Great deal on a great space for your new business!

PROPERTY HIGHLIGHTS

- Currently the Condo is Very Nicely Built out as a wine store/tasting room with well above average finishes. Lighting Automation, Sound system with two flat screen televisions. Fire alarm, Security system with several cameras.

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Building Name	San Marco Plaza
Property Type	Retail
Property Subtype	Community Center
APN	587930509
Building Size	1,620 SF
Lot Size	1,620 SF
Free Standing	No
Number of Buildings	1

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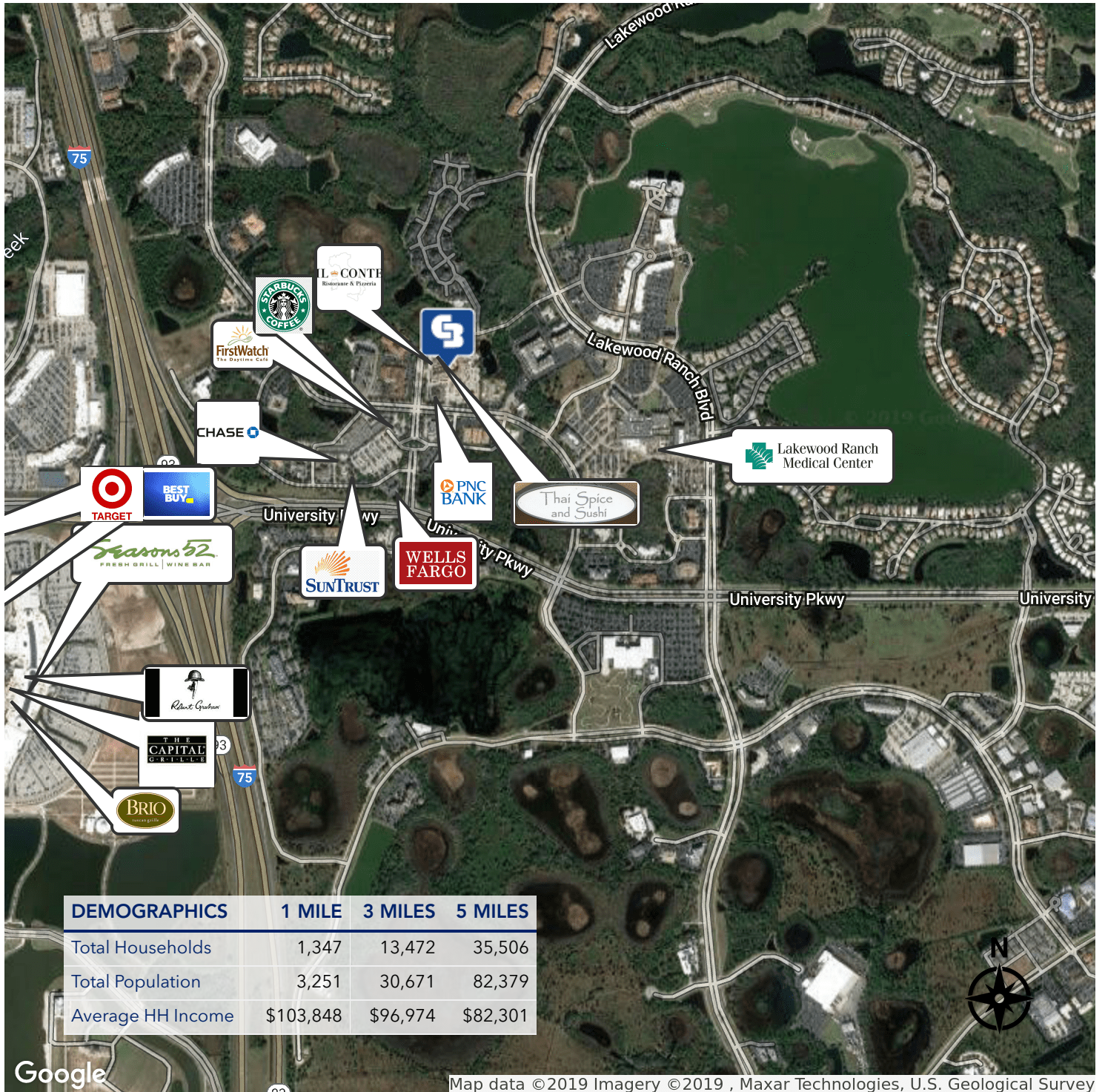
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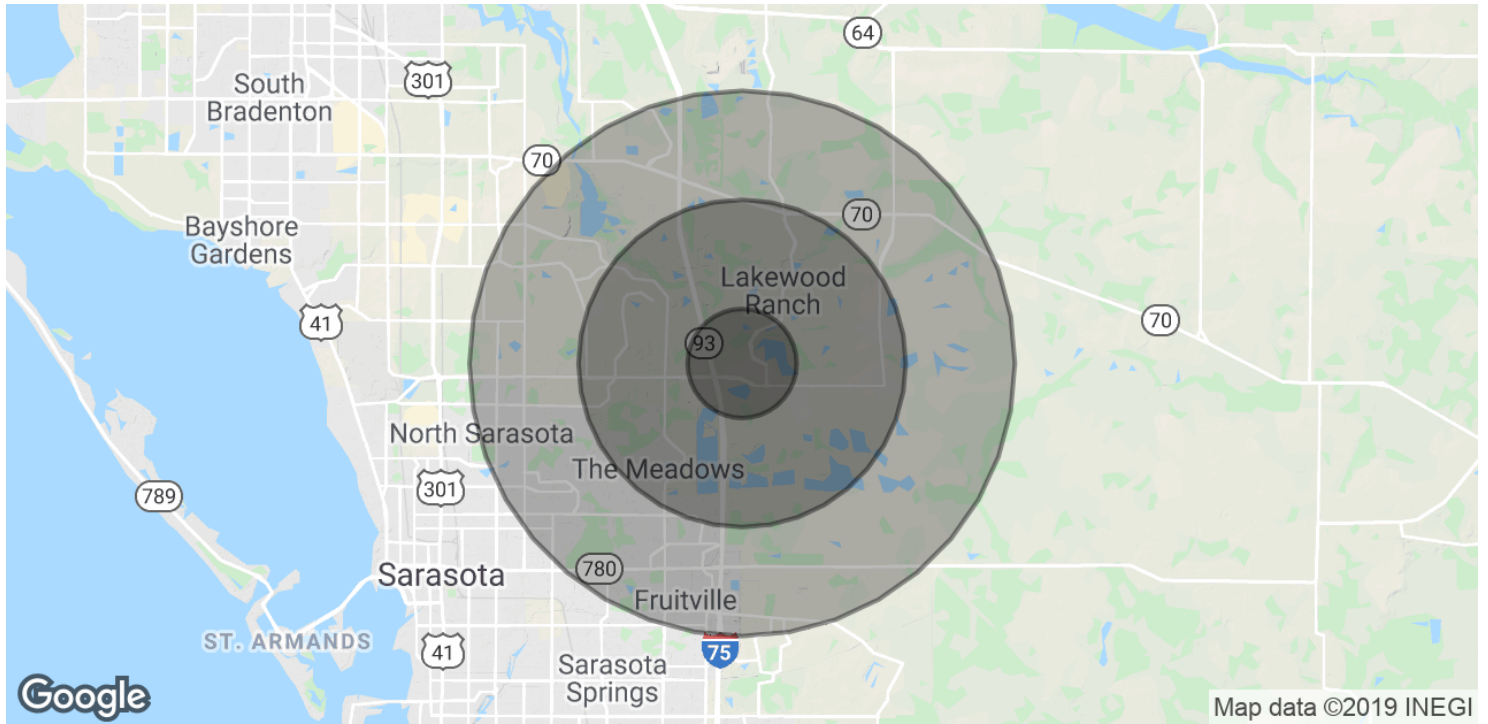
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,251	30,671	82,379
Median age	46.7	50.1	48.1
Median age (Male)	44.2	50.5	47.9
Median age (Female)	46.9	49.4	48.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,347	13,472	35,506
# of persons per HH	2.4	2.3	2.3
Average HH income	\$103,848	\$96,974	\$82,301
Average house value	\$555,840	\$473,614	\$392,909

* Demographic data derived from 2010 US Census

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