



Offering Memorandum



New Construction Flex Warehouse For Lease

7010 15TH ST E, SARASOTA, FL 34243

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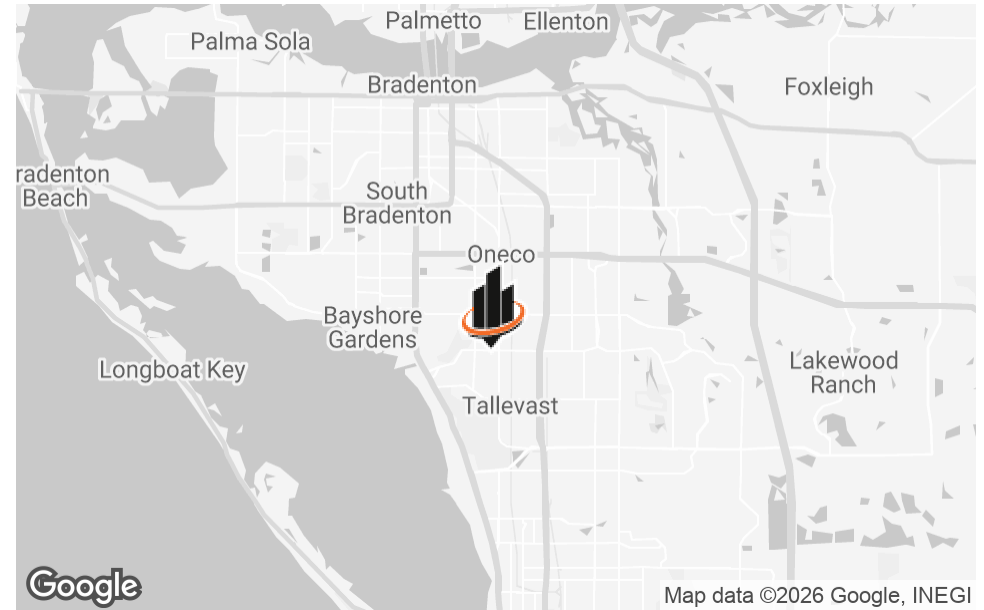
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Property Information

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$18/FT NNN
NUMBER OF UNITS:	4
AVAILABLE SF:	Four 5000 square foot units
LOT SIZE:	109,602 SF
TOTAL SPACE AVAILABLE:	20,000 SF

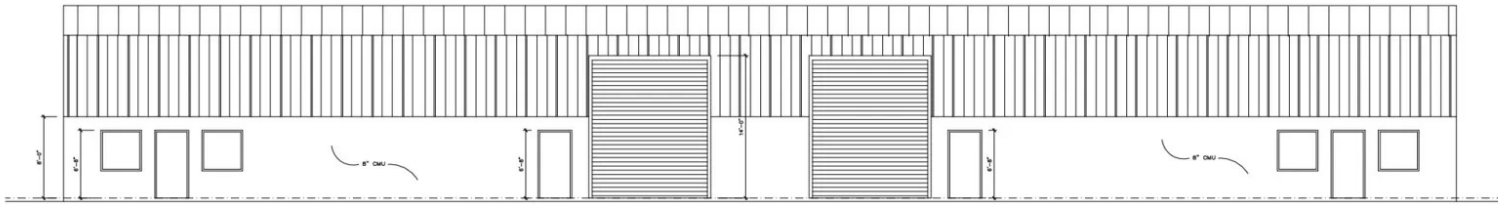
PROPERTY DESCRIPTION

Introducing a prime leasing opportunity at 7010 15th St E in Sarasota, FL. Two 10,000 square foot new construction flex warehouse options near SRQ. Each Building is divided into two 5000 square foot spaces, each with its own 490 square foot air conditioned office space, two dock high doors, restrooms and warehouse.

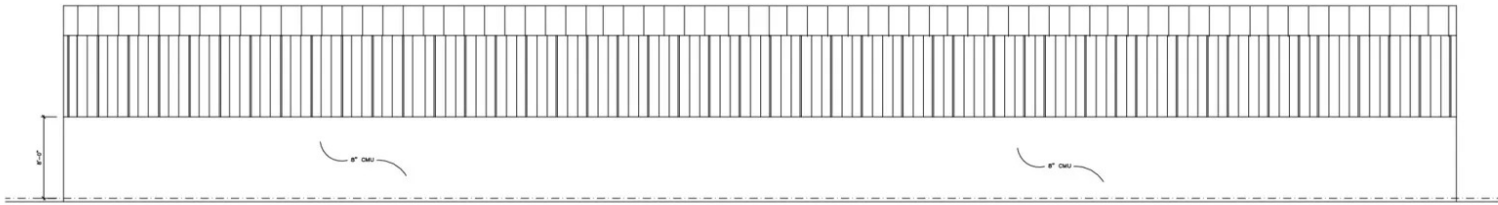
PROPERTY HIGHLIGHTS

- \$18/ft Triple Net Lease
- October 2026 Occupancy
- 20 foot clear height
- Two 12x14 rollup doors
- LED Lighting
- 490 square feet of air conditioned office space
- Three Phase Power
- 13 parking spaces per unit

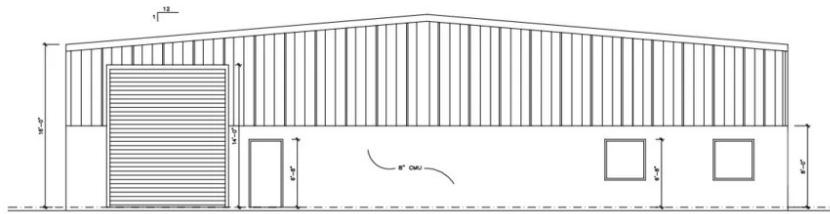
ADDITIONAL PHOTOS



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



SIDE ELEVATION
SCALE: 1/4" = 1'-0"



RICHARD ALLEN INC.
SARASOTA, FL
888 TEMPLE STREET

7010 15TH STREET EAST SPEC BUILDING 1 & 2
BRADENTON FLORIDA
LEASE UNITS 1 & 3

REVISIONS

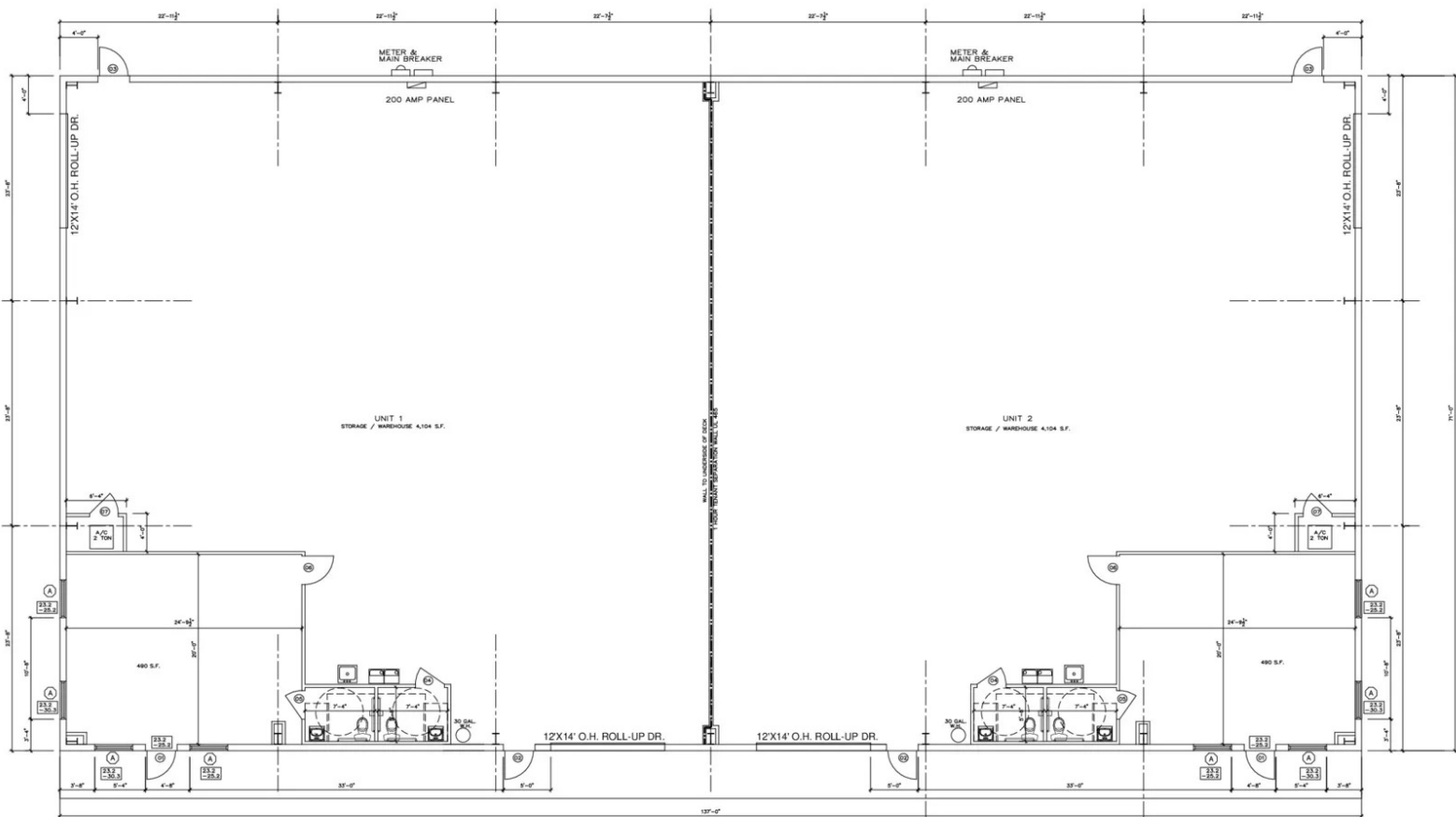
NO.	DATE	DESCRIPTION

DATE: 5 - 6 - 20
DRAWN:
CHECKED:

JOB NO.

SHEET NO.
A3
OF

ADDITIONAL PHOTOS



FLOOR PLAN
SCALE: 3/16" = 1'-0"

- DOOR SCHEDULE
- (1) 7'-0" X 6'-8" FULL LIGHT DOOR
 - (2) 7'-0" X 6'-8" EXTERIOR DOOR
 - (3) 7'-0" X 6'-8" EXTERIOR DOOR
 - (4) 7'-0" X 6'-8"
 - (5) 7'-0" X 6'-8"
 - (6) 7'-0" X 6'-8"
 - (7) 7'-0" X 6'-8"

- WINDOW SCHEDULE
- (A) 4'-0" W X 4'-0" H FIXED IMPACT RESISTANT STOREFRONT GLASS



RICHARD ALLEN INC.
SARASOTA, FL
8885 TEMPLE STREET

7010 15TH STREET EAST SPEC BUILDING 1 & 2
BRADENTON, FLORIDA
LEASE UNITS 1 & 2



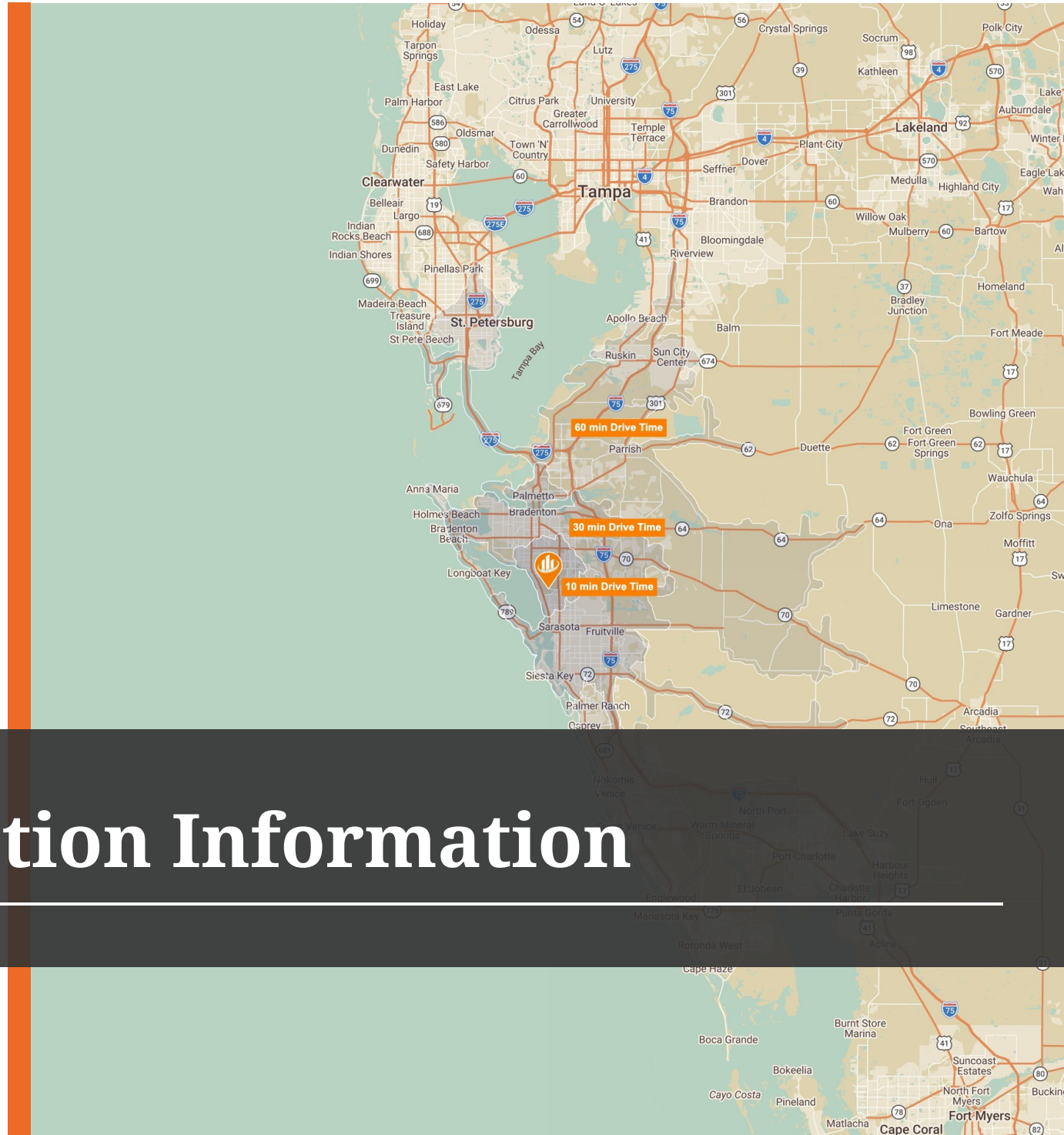
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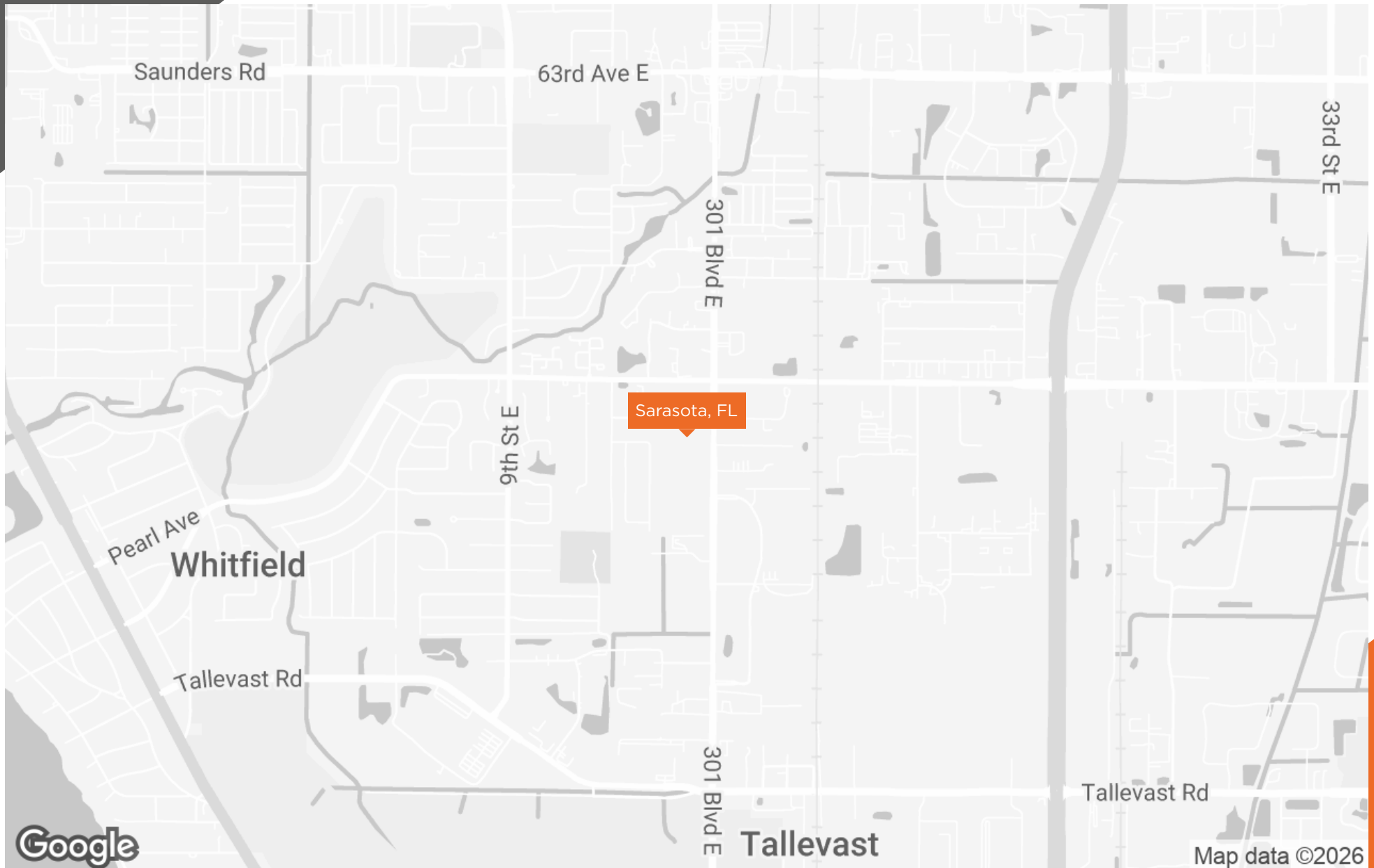
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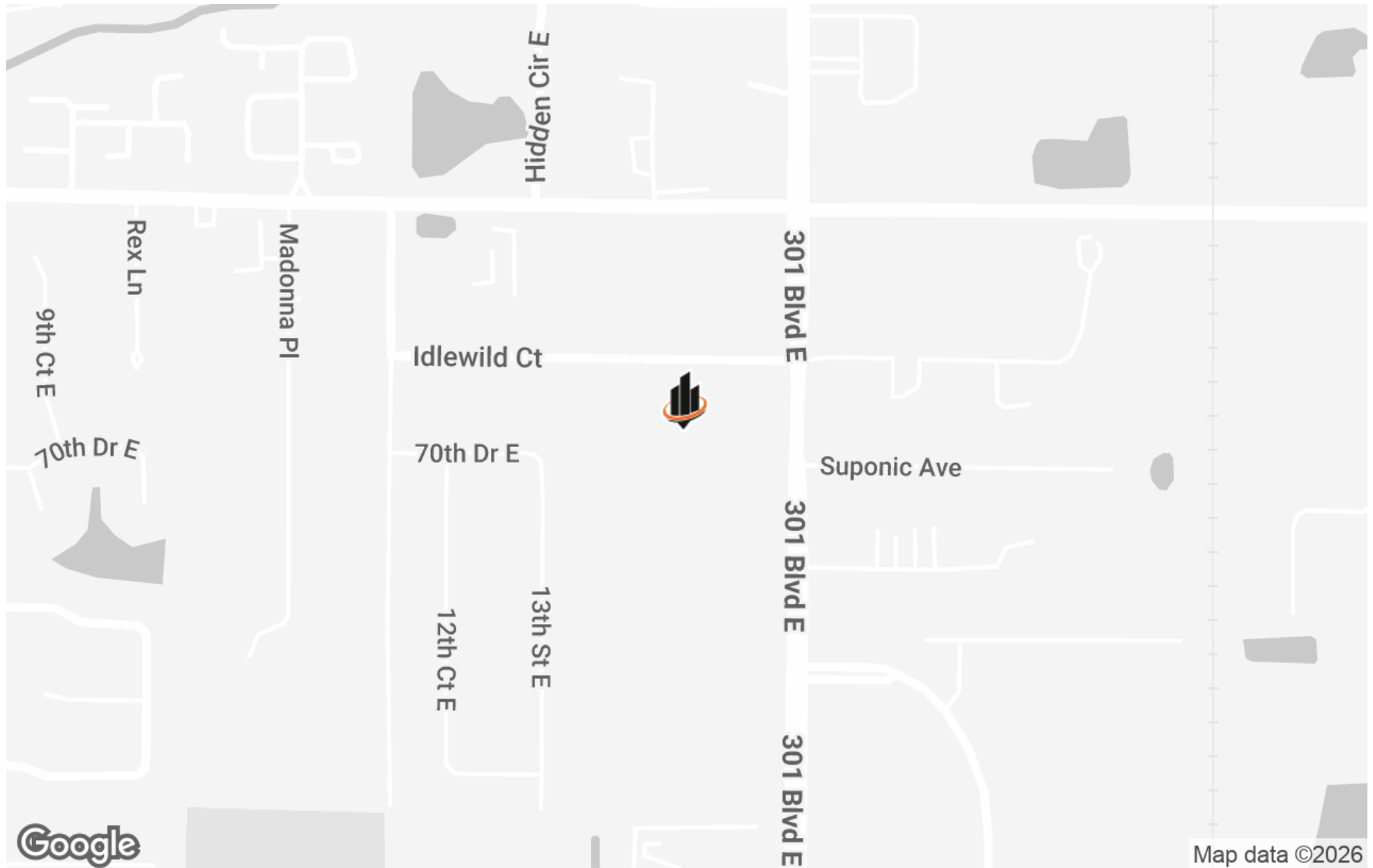


Location Information

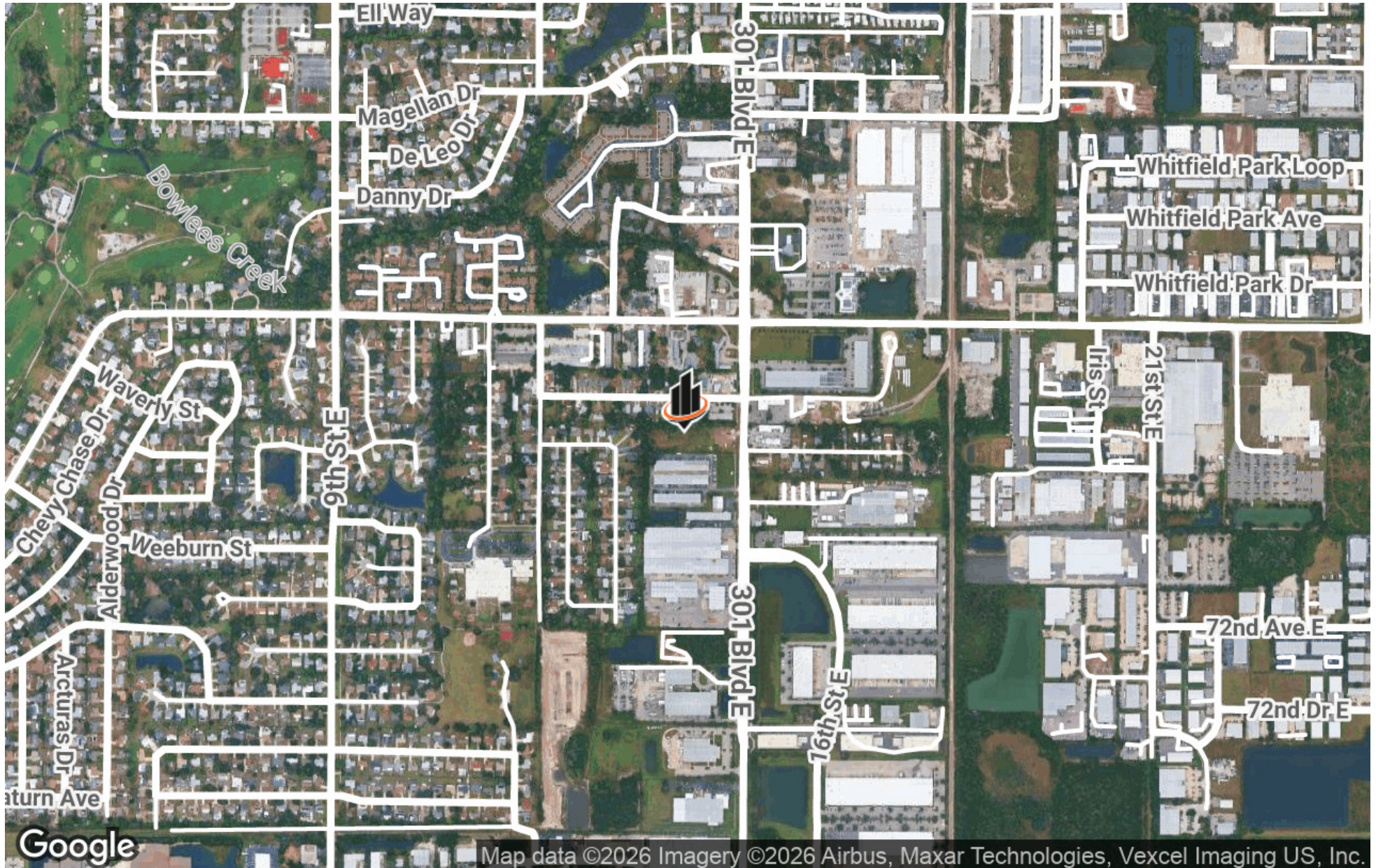
REGIONAL MAP



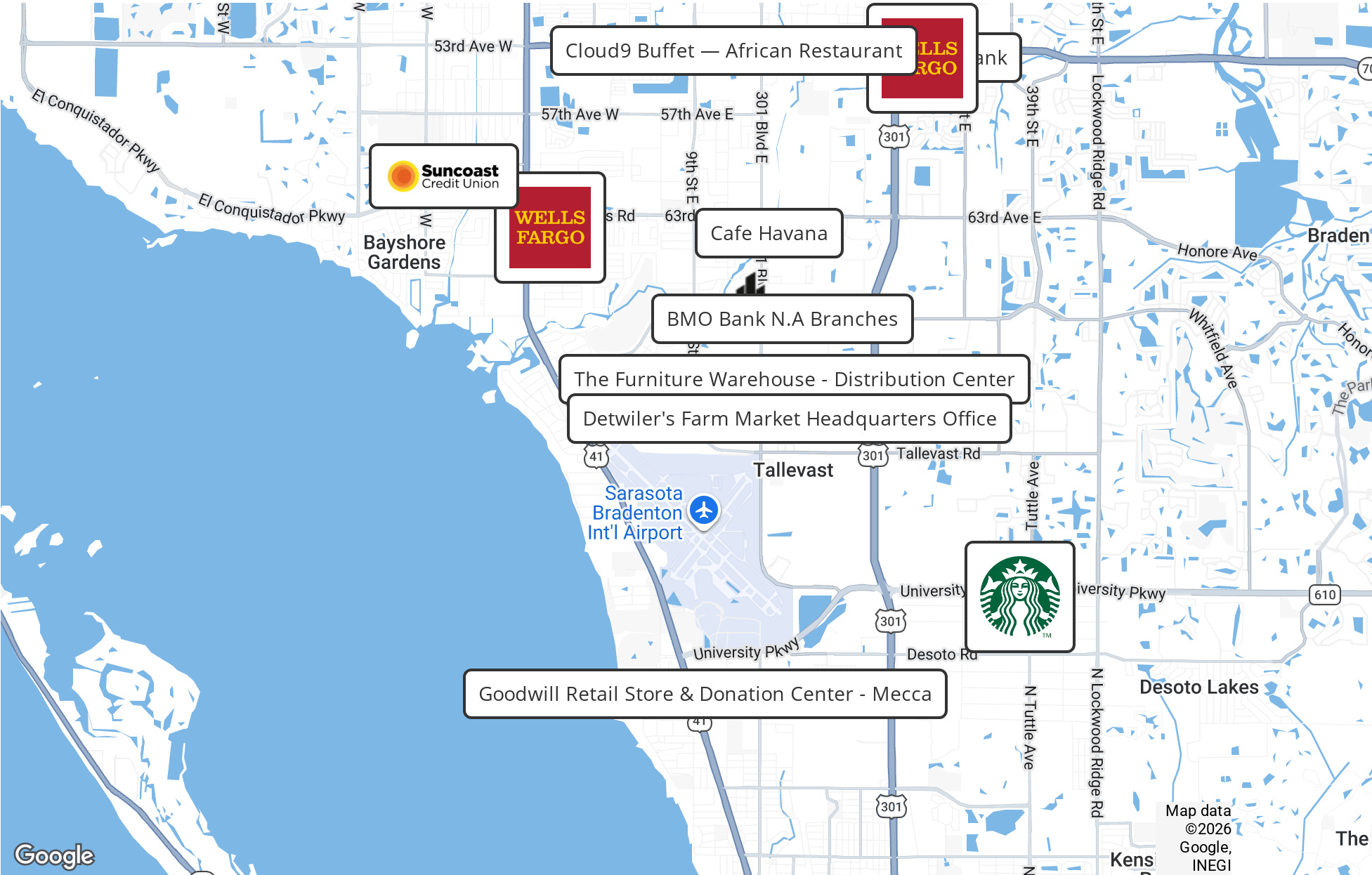
LOCATION MAP



AERIAL MAP



RETAILER MAP





SARASOTA BRANDENTON
INT. AIRPORT

41 (+/-) 45,000 AADT

WHITFIELD
(+/-) 20,100

Demographics

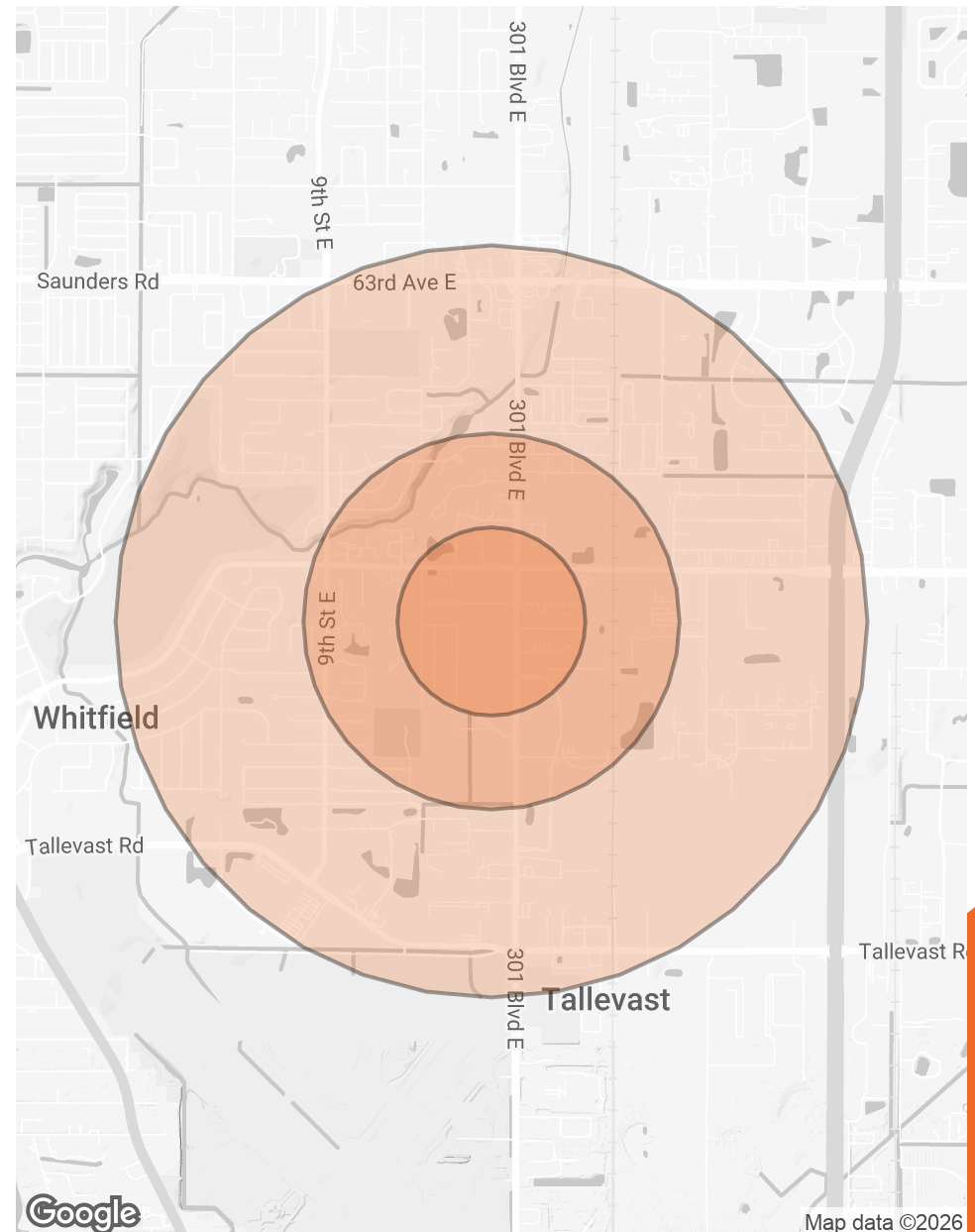
15TH STREET

DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	337	1,284	4,243
AVERAGE AGE	43.7	47.2	44.9
AVERAGE AGE (MALE)	44.2	49.3	46.9
AVERAGE AGE (FEMALE)	56.4	54	45.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	156	631	1,888
# OF PERSONS PER HH	2.2	2	2.2
AVERAGE HH INCOME	\$93,336	\$83,086	\$78,259
AVERAGE HOUSE VALUE	\$311,176	\$281,305	\$293,551

2023 American Community Survey (ACS)



SARASOTA BRANDENTON
INT. AIRPORT



41 (+/-) 45,000 AADT

Collective Strength, Accelerated Growth

(+/-) 44,000 AADT

2044 CONSTITUTION
BOULEVARD
SARASOTA, FL 34321



WWW.SVNCP.COM

WHITFIELD AVE.
(+/-) 20,100 AADT

15TH STREET EAST

Google E