

For Lease

6595 MIDNIGHT PASS RD

6595 Midnight Pass Rd, Sarasota, FL 34242



OFFERING SUMMARY

Lease Rate:	\$45.00 SF/yr (NNN)
Building Size:	10,253 SF
Available SF:	9,053 SF
Lot Size:	44,027 SF
Year Built:	1975
Zoning:	CG

PROPERTY OVERVIEW

Incredible Rare Large Footprint Retail Opportunity. Great office or retail space for lease in Crescent Plaza...across the street from the famous Siesta Key Beaches, Sarasota, FL. Floor plan is bright and open with glass partitions. Locals and visitors are attracted to this convenient plaza on Midnight Pass Rd. just south of Stickney Point Rd. Walk to the beach on your lunch break.

PROPERTY HIGHLIGHTS

- Spacious interior
- Modern and updated building features
- Ample parking
- High visibility with great signage potential

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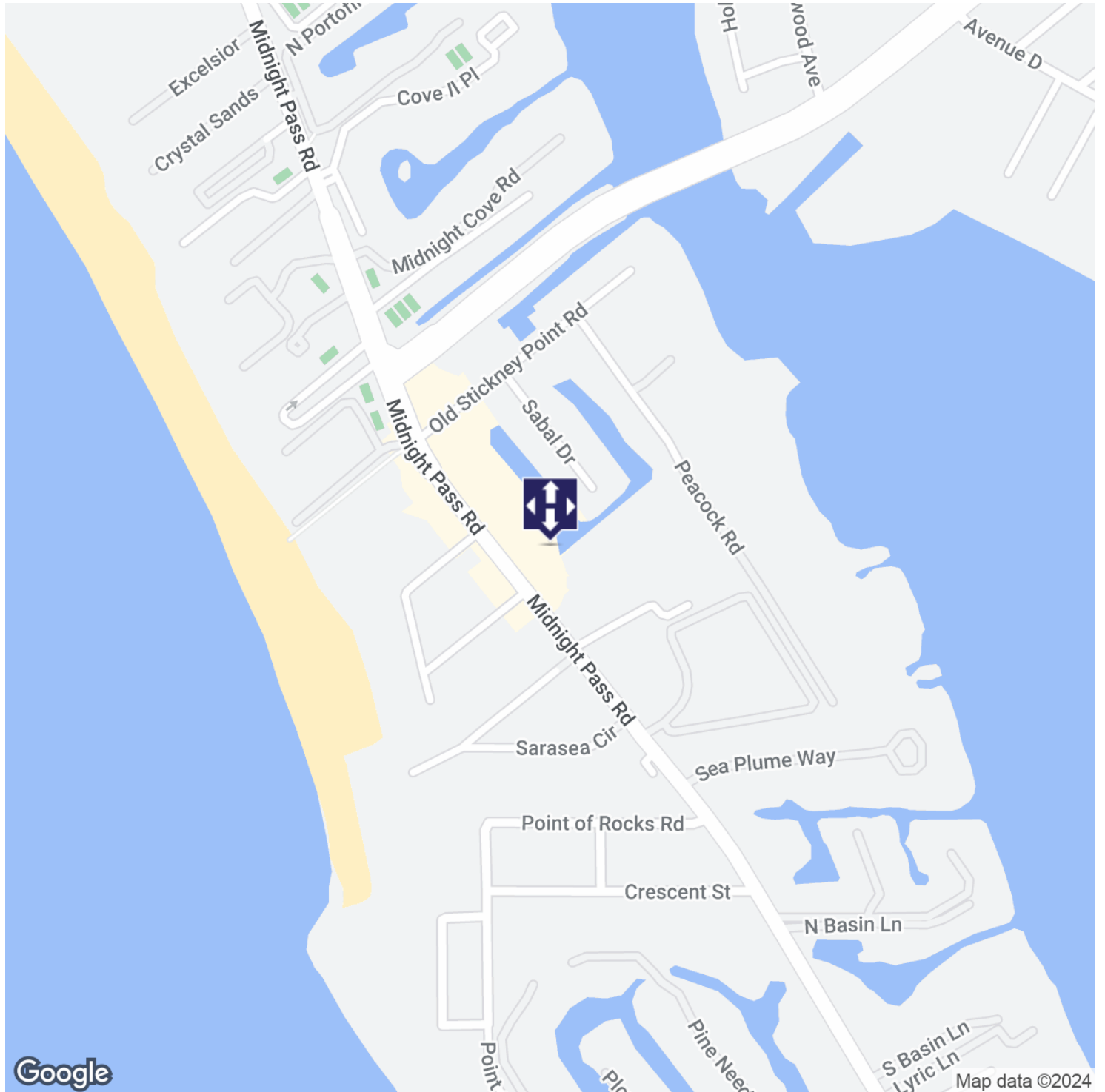
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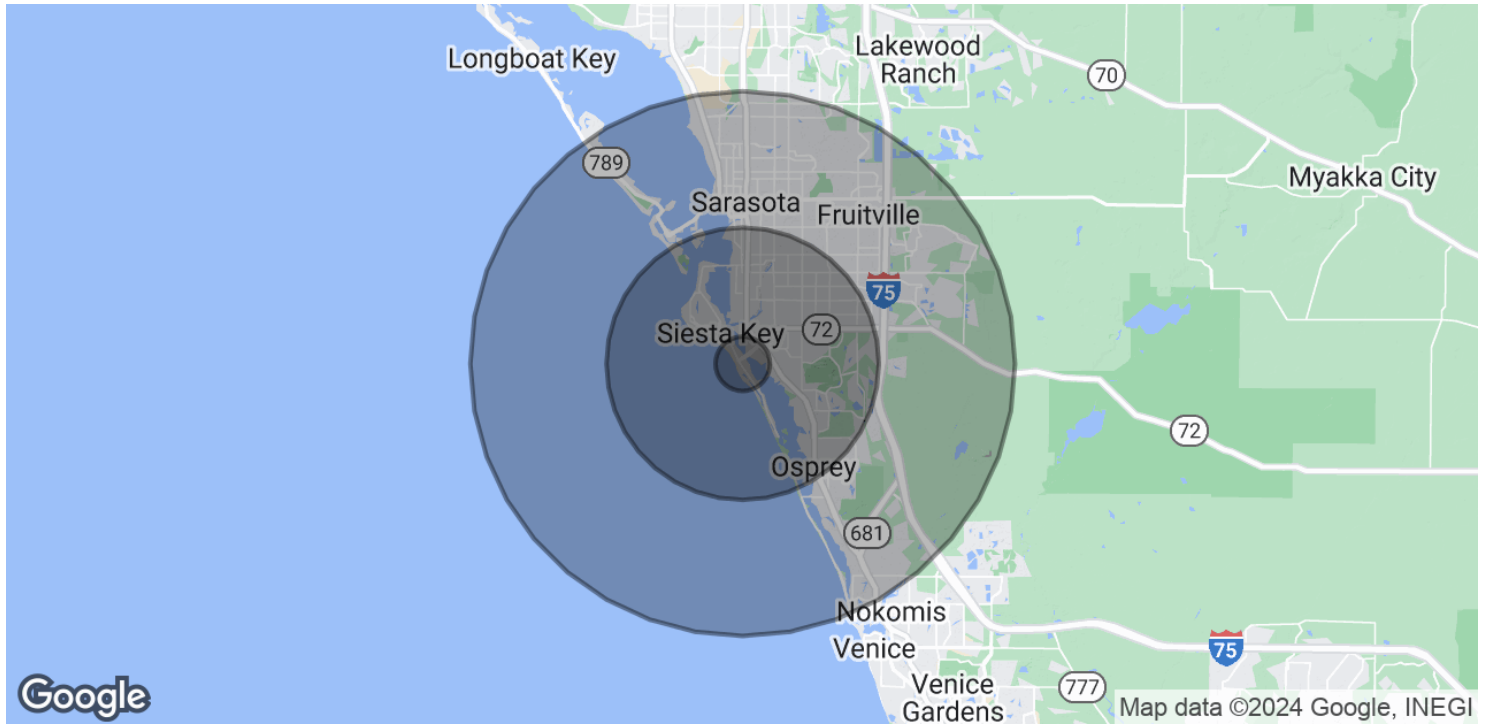
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,127	91,628	249,203
Average Age	61.9	54.9	52.1
Average Age (Male)	60.6	52.7	50.1
Average Age (Female)	61.9	56.2	53.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,914	58,767	142,451
# of Persons per HH	0.8	1.6	1.7
Average HH Income	\$44,795	\$76,924	\$77,139
Average House Value	\$548,120	\$398,358	\$363,773

* Demographic data derived from 2020 ACS - US Census

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