



# 1,300 SF PROFESSIONAL OFFICE SUITE

7202 S Beneva, Sarasota, FL 34231



## PROPERTY OVERVIEW

- \* Move-in ready office suite located in a serene, park-like setting, lined with beautiful oak trees.
- \* This office suite has 4 small offices clustered together (together but separate), plus three larger offices (one with ensuite bathroom), conference room, kitchenette and newly remodeled bathroom.
- \* Refreshed carpeting, paint and lights.
- \* Signage available on both S. Beneva and Curtis Avenue.
- \* Very well maintained complex by owner run association.
- \* Convenient south of Clark Road location, close to Siesta Key, between Gulf Gate & Palmer Ranch. Easy access from US 41,

## PROPERTY SUMMARY

Lease Rate:	\$16.50 SF/yr (NNN)
NNN:	\$5.45/SF
Available SF:	1,300 SF
Year Built:	1982
Building Size:	5,923
Zoning:	Office Professional Institution - OPI
Market:	Sarasota



Presented By:

**AMY LYON MACDOUGALL, CCIM**  
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Information deemed reliable but not guaranteed. Prices subject to change without notice.

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Hallway



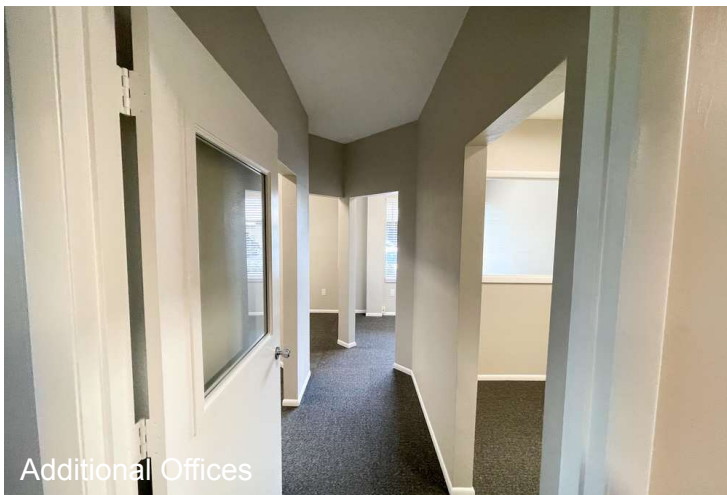
Back Entrance



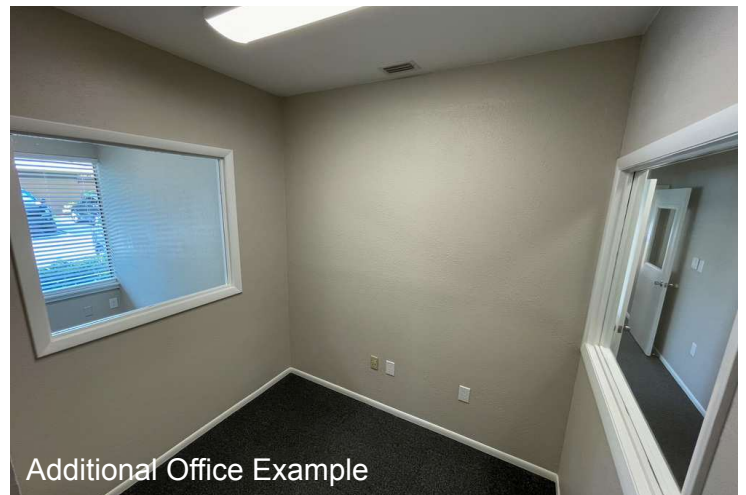
Executive Suite



Executive Bathroom



Additional Offices



Additional Office Example

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REAL ESTATE

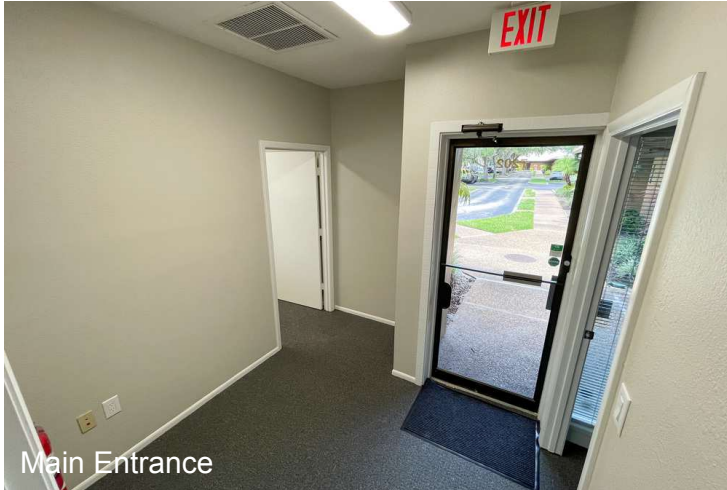
THE PLACE FOR SPACE

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Ian Black Real Estate | 1 South School Avenue | Suite 600 | Sarasota, FL 34237 | [ian-black.com](http://ian-black.com)

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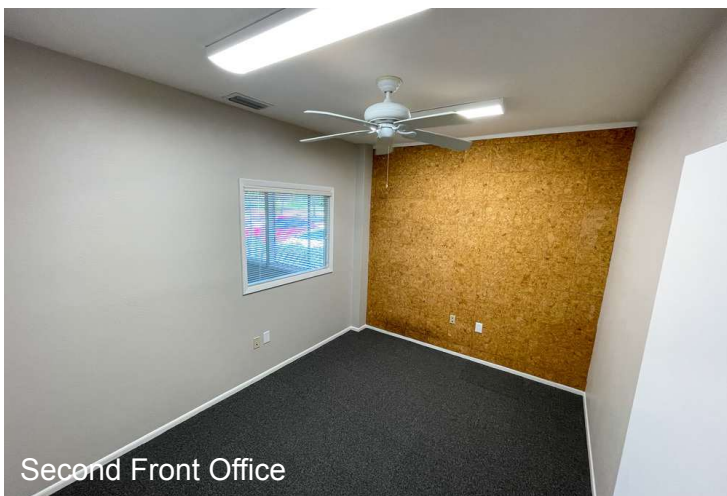
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Main Entrance



Front Office



Second Front Office



Bathroom



Conference Room



Kitchenette

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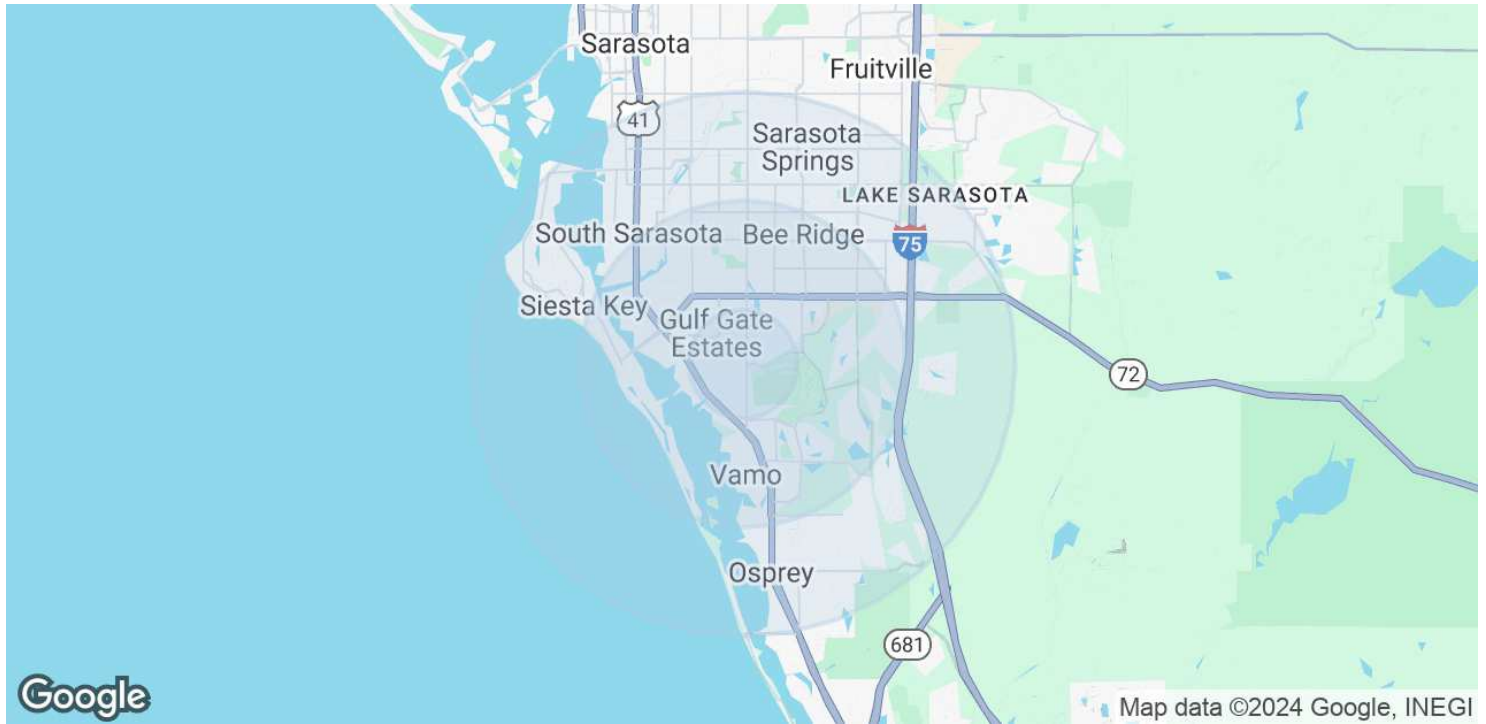
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	7,771	53,063	117,673
Average Age	56.4	54.5	52.1
Average Age (Male)	52.7	53.2	50.8
Average Age (Female)	57.1	55.0	53.0
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	3,936	25,800	54,328
# of Persons per HH	2.0	2.1	2.2
Average HH Income	\$65,559	\$74,233	\$77,454
Average House Value	\$278,738	\$340,777	\$318,606

\* Demographic data derived from 2020 ACS - US Census

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