



FOR SALE | OFFICE

FORMER NIELSEN HEADQUARTERS

1080 KNIGHTS TRAIL RD | Nokomis, FL 34275



PROPERTY HIGHLIGHTS

- ▶ Room for additional 16,000 +/- sq feet on site
- ▶ Tenant has over \$2M in improvements to interior
- ▶ Motivated Sellers
- ▶ Parking is far more than required for building this size, so land could be used for additional structures
- ▶ Surrounding area is growing with new residential development

PRESENTED BY:

J. Chris Malkin

Senior Advisor
888.892.9890 X200
chris.malkin@svn.com
FL #SL3158478





DISCLAIMER

VACANT CORPORATE HEADQUARTERS | 41,994 SF | NOKOMIS, FL

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This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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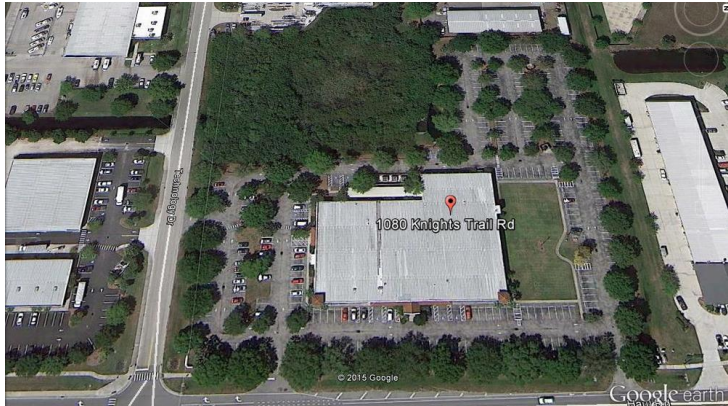
1 | PROPERTY INFORMATION



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The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.



Executive Summary



PROPERTY OVERVIEW

Former Nielsen Building, Tenant in place till 3/31/19

PROPERTY HIGHLIGHTS

- Tenant Just announced it is leaving location, offering well below cost to build..
- Tenant has over \$3MM in improvements to interior
- Motivated Sellers
- Available for Lease as well

PROPERTY SUMMARY

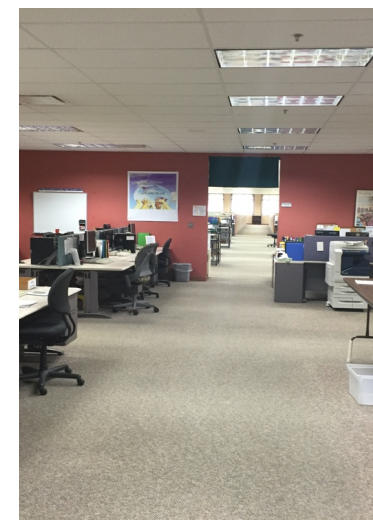
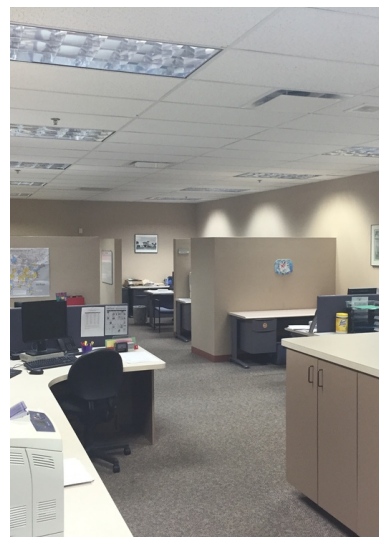
SALE PRICE:	\$5,500,000
CAP RATE:	9.09%
NOI:	\$566,000 Based On Renewal Rate
LOT SIZE:	6.19 Acres
BUILDING SIZE:	41,994 SF
BUILDING CLASS:	B
YEAR BUILT:	1997
ZONING:	PID Planned Indust. Dev.
MARKET:	South Sarasota
SUB MARKET:	Laurel Rd/Knights Trail



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Additional Photos



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Complete Highlights



PROPERTY HIGHLIGHTS

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Property Overview

Physical Description

Property Name:	1080 Knights Trail
Type of Ownership:	Deed
Property Type:	Office
APN:	0378 01 0007
Lot Size:	6.19 AC
Rentable SF:	45,000+/-
Building Class:	B
Zoning:	PID Planned Indust. Dev.

Construction

Year Built:	1997
Construction Type:	Mason Block
Number of Stories:	1
Average Floor Size:	
Foundation:	Slab
Parking Surface:	Asphalt

Interior Finish

Walls:	DryWall
Ceilings:	Drop
Floor Coverings:	Carpet



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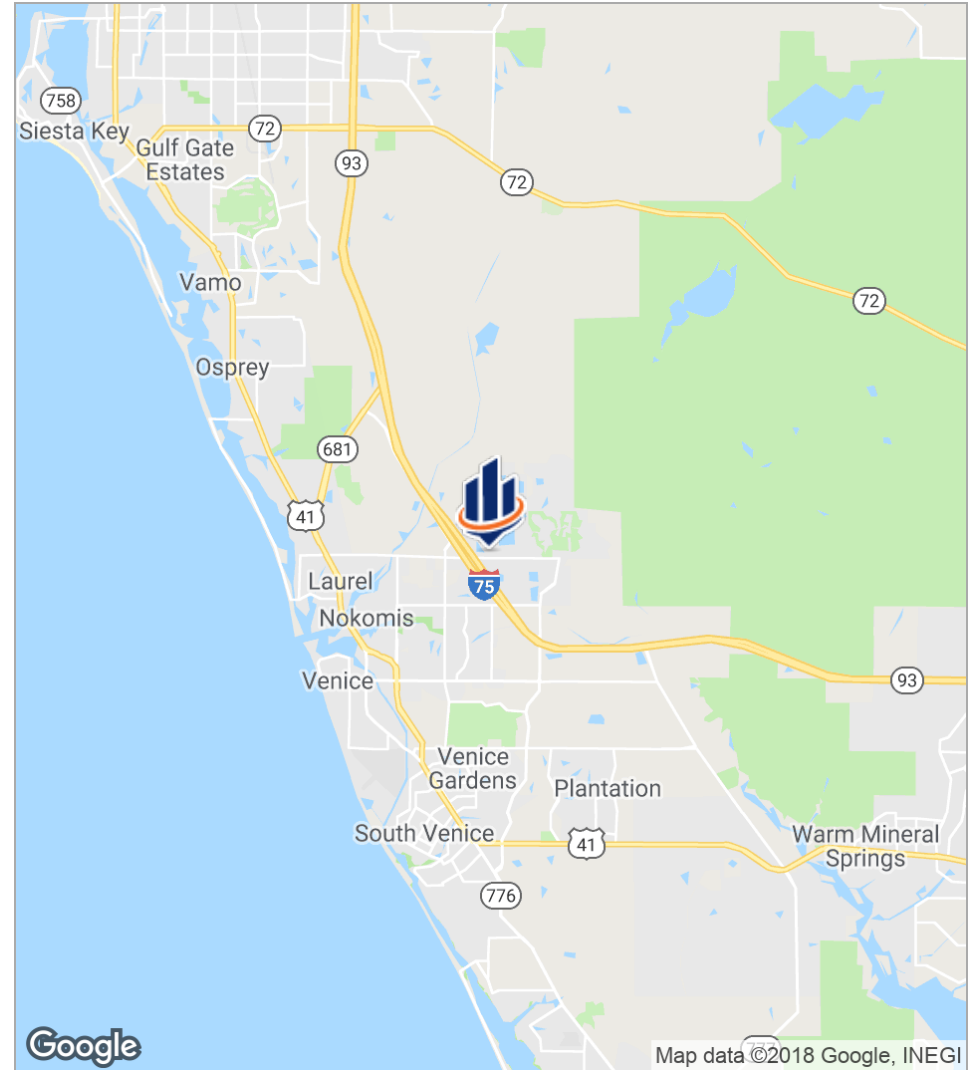
2 | LOCATION INFORMATION



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Location Maps





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3 | DEMOGRAPHICS



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Demographics Report

	1 MILE	3 MILES	5 MILES
Total households	215	7,446	24,722
Total persons per hh	1.9	1.9	2.0
Average hh income	\$75,369	\$66,799	\$65,265
Average house value	\$467,267	\$362,394	\$343,303

	1 MILE	3 MILES	5 MILES
Total population	413	14,438	48,805
Median age	63.2	63.7	62.0
Median age (male)	63.1	63.7	61.9
Median age (female)	63.3	63.9	62.2

* Demographic data derived from 2010 US Census

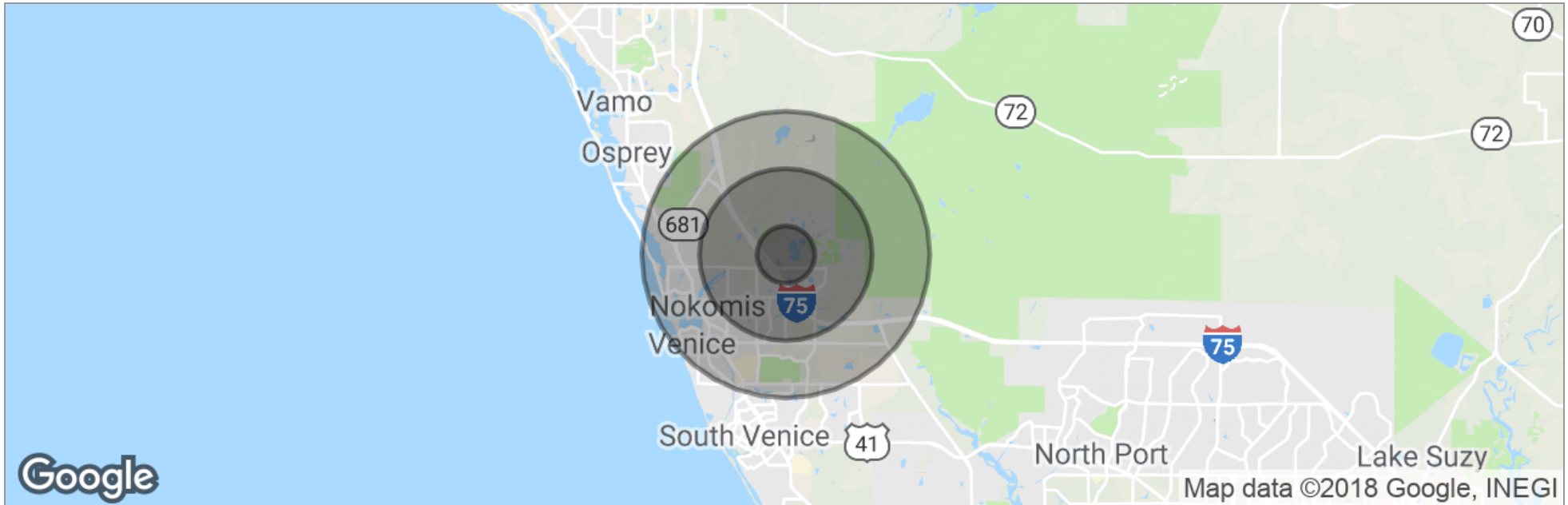


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Demographics Map



	1 Mile	3 Miles	5 Miles
Total Population	413	14,438	48,805
Population Density	131	511	621
Median Age	63.2	63.7	62.0
Median Age (Male)	63.1	63.7	61.9
Median Age (Female)	63.3	63.9	62.2
Total Households	215	7,446	24,722
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4 | ADDITIONAL INFORMATION



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Advisor Bio & Contact 1



J. Chris Malkin

Senior Advisor

SVN | Florida Commercial Real Estate Advisors

A 30-year SW Florida Resident, J. Chris Malkin, joined SVN in Sarasota, Florida in May of 2009, and is now a member of the Statewide SVN Florida Commercial Real Estate Advisors, with business partner Ashley Bloom.

With more than 23 years involvement in the commercial real estate sector nationally, as an investor and a vendor to JMB Realty, Urban Retail Properties, Simon Properties & General Growth to name a few and as a developer along the Gulf Coastal region, Chris brings knowledge and experience that strengthens and elevates SVN within the company and along Florida's Gulf and beyond. With positive results, Malkins' focus has been on Industrial/Flex-warehouse, Hospitality, Self Storage, Land, and multi-family assets, including traditional purchase and sale, note purchase, and acquisition of foreclosure judgments throughout the State of Florida. Additionally, Chris has managed and facilitated Bank Owned transactions related to Industrial, Hospitality, Self-Storage, flex-warehouse and residential subdivisions assets to highlight just a few.

Malkin and partners launched the SVN office whose primary market area covered the local 3 counties. Along with the efforts of his partners, SVN has penetrated the market by providing a wide range of commercial real estate services including sales/leasing, Broker Opinion of Values, property management & stabilization and commercial association management.

This effort has been successful by combining national exposure with local expertise.

Malkin is a Florida Licensed Real Estate Professional, FL Licensed Community Association Manager, and Certified Property Management Specialist.

Memberships & Affiliations

Certified Property Management Specialist (CPMS)
Florida Licensed Community Association Manager (FCAM)

FL #SL3158478

FL #CAM41028

Phone: 888.892.9890 x200

Fax: 941.296.7512

Cell: 941.350.0235

Email: chris.malkin@svn.com

Address: 2044 Constitution Blvd.
Sarasota, FL 34231



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