

Hotel Available for  
Corporate Accommodations

# HOTEL AVAILABLE

1425 S TAMiami TRAIL,  
SARASOTA, FL 34239





## PROJECT OVERVIEW

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Opportunity to purchase operational 99 room Baymont by Windham hotel with plans in place to develop a Sheraton flag hotel. May also be converted to corporate housing to fill strong need of ever developing downtown and county of Sarasota.

This opportunity is located on S. Tamiami Trail (US 41) - walking distance to restaurants, shops and Sarasota Memorial Hospital main campus. Very close to Selby Botanical Gardens, downtown Sarasota. Only 15 minutes to Sarasota-Bradenton International Airport (SRQ), St. Armand's Circle, Lido Key, Longboat Key, Siesta Key and easy access to US 301 and I-75.

The property features 99 accommodating guest rooms with desks, flat screen TVs and coffeemakers. Amenities include an expansive heated outdoor pool with patio lounging area, business center, fitness room, large meeting room for events, breakfast area, laundry service and ample parking.

# PROPERTY SUMMARY

**Sale Price:** \$8,900,000

**Lease Price:** Ask Listing Agents

**Lease Term:** 60 Months

**Lot Size:** 2.26 Acres

**Total Building Size:** 47,099 SF

**Parcel ID:** 2035050042

**Market:** Bradenton-Sarasota-Venice

**Governing Municipality:** City of Sarasota

**Sub Market:** Midtown Sarasota

**Cross Streets:** Prospect St., Floyd St.

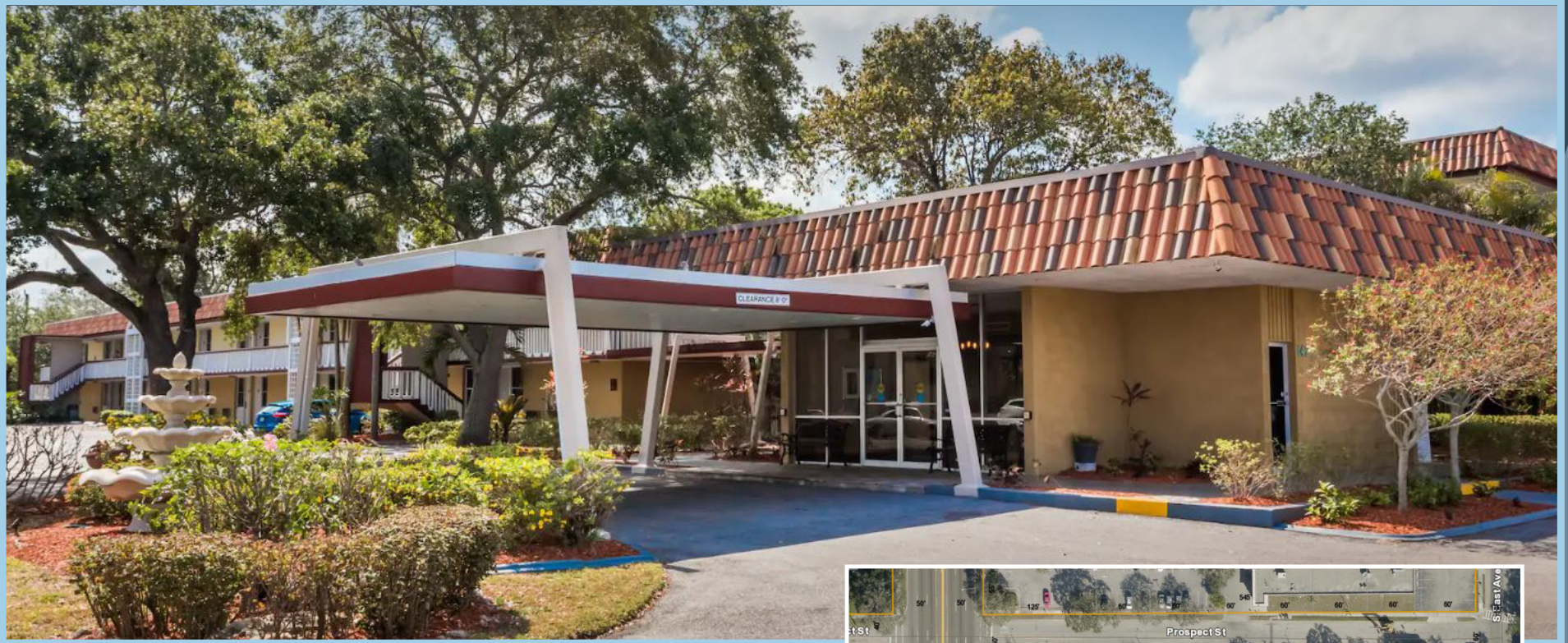
Directly across  
the street from  
Sarasota Memorial  
Hospital Campus

## DETAILS

- 99 room Baymont by Windham hotel that may be converted to corporate housing
- Plans in place to develop a Sheraton flag hotel (contact listing agents for details)
- Located on S. Tamiami Trail (US 41) - walking distance to restaurants, shops, Sarasota Memorial Hospital main campus. Very close to Selby Botanical Gardens, downtown Sarasota. Only 15 minutes to Sarasota-Bradenton International Airport (SRQ), St. Armand's Circle, Lido Key, Longboat Key, Siesta Key and easy access to US 301 and I-75.
- Rooms with desks, flat screen TVs and coffeemakers.
- Amenities include heated outdoor pool, business center, fitness room, large meeting room, breakfast area, laundry service accommodations
- 118 parking spaces plus 5 handicap spaces
- Traffic Counts - AADT: 60,000 +

[www.ian-black.com](http://www.ian-black.com) | 941.906.8688 | 1 South School Ave Sarasota, FL 34237





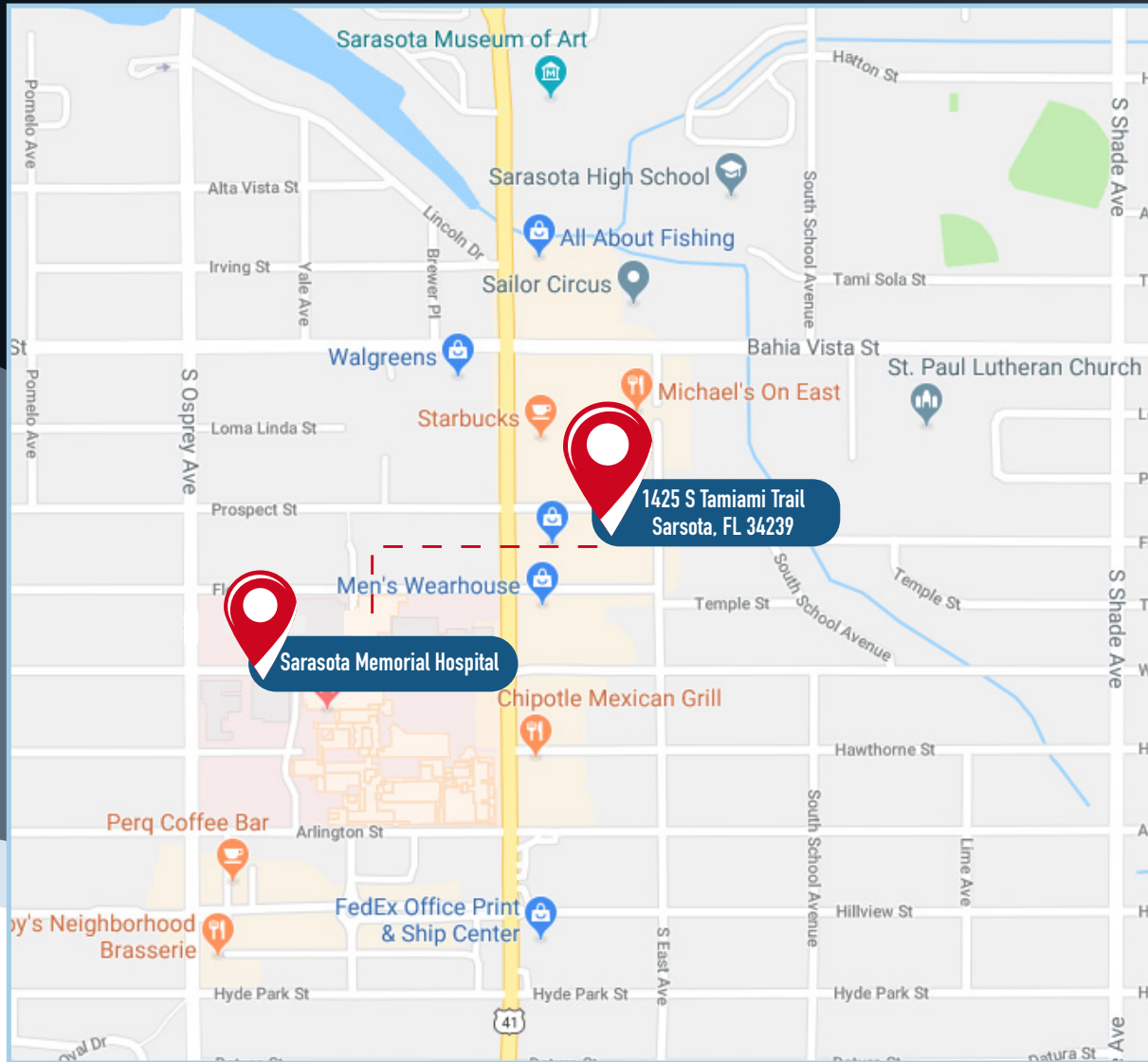
## LOCATION DESCRIPTION

The property is located on the east side of S. Tamiami Trail across from Sarasota Memorial Hospital's main campus, adjacent to Midtown Plaza retail center including Starbucks. Minutes south of Downtown Sarasota, FL.





# LOCATION SURROUNDINGS



- SARASOTA MEMORIAL HOSPITAL
- STARBUCKS
- PANERA BREAD
- WALGREENS
- LIBBY'S NEIGHBORHOOD BRASSERIE
- CHIPOTLE MEXICAN GRILL
- PERQ COFFEE BAR
- SARASOTA MUSEUM OF ART
- SAHARA MEDITERANEAN AND CAFE
- FEDEX OFFICE PRINT & SHIP CENTER
- TIJUANA FLATS



# SARASOTA COUNTY

## COST OF LIVING

100 = U.S. AVERAGE

NEW YORK, NY	(242.9)
WASHINGTON, DC	(157.4)
ORANGE COUNTY, CA	(152.4)
BOSTON, MA	(145.7)
SAN DIEGO, CA	(144.1)
NEWARK, NJ	(121.4)
FT LAUDERDALE, FL	(119.8)
BALTIMORE, MD	(116.7)
PHILADELPHIA, PA	(116.4)
WILMINGTON, DE	(109.2)
SARASOTA, FL	(107.2)

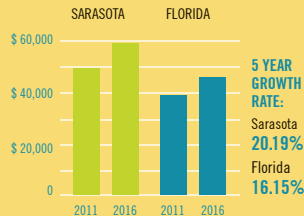
Source: www.coli.org

## AVERAGE SAT SCORES

	READING / WRITING	MATH
DISTRICT	572	558
STATE	518	494
NATIONAL	538	533

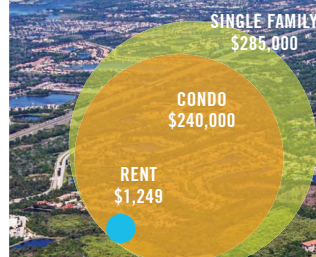
Source: Sarasota County Schools

## PER CAPITA INCOME



Source: US Department of Commerce

## HOUSING



Source: Sarasota Board of Realtors



# FAST FACTS 2018

## SARASOTA COUNTY

### THIS BROCHURE

provides a snapshot of Sarasota County's vital statistics. It contains important information on population, workforce, schools, and other aspects of our vibrant community.

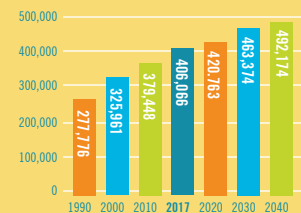
AREA: 573 SQUARE MILES

COASTLINE: 35 MILES

AVERAGE ANNUAL TEMPERATURE: 72°

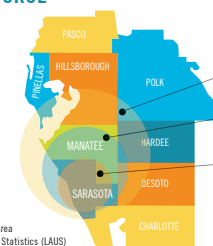
AVERAGE ANNUAL RAINFALL: 54"

## POPULATION PROJECTIONS



Source: FL Demographic Estimating Conference, Feb. 2017, & UF, BEBR

## WORKFORCE



REGIONAL WORKFORCE  
1,677,613

MSA WORKFORCE  
365,381

COUNTY WORKFORCE  
189,760

Source: Local Area  
Unemployment Statistics (LAUS)

## POPULATION JURISDICTIONS

TOTAL: 412,569

Unincorporated (261,893)

North Port (64,275)

Sarasota (56,610)

Venice (22,465)

Longboat Key (7,326)

Source: US Census Population Estimates

## ACCOLADES

- Sarasota Region ranked **Sixth Best Performing City in the U.S.**  
Source: TipikAdvisor
- Pine View School ranked **#1 in State of Florida, #13 Nationally**  
Source: US News & World Report
- Sarasota County Schools receive **"A+" Rating for 14th Consecutive Year**  
Source: Florida Department of Education
- Sarasota-Bradenton ranked **#1 on list of Best Cities to Launch a Small Business in the U.S.**  
Source: Bizjournals.com

- Siesta Key Beach ranked **#1 in the U.S.**  
Source: TripAdvisor
- North Port-Sarasota-Bradenton region ranked as the country's **10th Fastest-Growing Metropolitan Area**  
Source: US Census Bureau
- Sarasota ranked **#1 as Best Place to Live in the State of FL**  
Source: US News & World Report
- The Sarasota Metro area has the **9th Highest Growth Rate for the Millennial Population (11.1%; from 2010-2015)**  
Source: Brookings Institute Study: The Millennial Generation: A demographic bridge to America's diverse future.



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# INTERIOR PHOTOS



# JAG GREWAL, CCIM BIOGRAPHY



**IAN BLACK, CCIM**

BROKER/PARTNER

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## Professional Background

A long, winding road brought Jag Grewal to Sarasota sixteen years ago. Born in West Malaysia, he finished elementary school and the family then moved to Singapore. At 14, they immigrated to Australia, where Jag completed high school at 16 and won a scholarship to the University of South Australia. After successfully completing a rigorous degree program in Electrical Engineering, Jag decided to join his father's property development company and learned the business. In the late 90's, his entrepreneurial spirit brought him to America. After a short stint in Arizona in property development, Jag discovered Sarasota as he was flying to Africa on a mission assignment. He completed that assignment and moved to Sarasota in December 2000. Jag is married with four children and enjoys squash and golfing, when time permits.

Prior to forming a partnership with Ian Black at Ian Black Real Estate, Jag had been with Coldwell Banker Commercial and was recognized as one of the top 5 producers worldwide, since the firm purchased Arvida Realty in 2001. Mr. Grewal has been involved in a multitude of transactions from investment grade and development to industrial properties, as well as representing Real Estate Investment Trusts, such as The Lightstone Group and Prime Retail. A well respected commercial real estate broker, Jag has completed sales and leases over \$350 million in this region and has earned numerous distinctions throughout his career.

## Memberships & Affiliations

National, Florida, Sarasota/Manatee Associations of Realtors

Sarasota & Manatee Chambers of Commerce

Current Board Member of the Lakewood Ranch Business Alliance

Past President of the Commercial Investment Division – an organization that serves all of the commercial real estate practitioners /affiliates in Sarasota County

Prestigious Commercial Realtor of the Year, awarded by his peers in December 2007

## Education

Obtained CCIM designation in March 2015, awarded by the Certified Commercial Investment Member Institute.



# AMY MACDOUGALL BIOGRAPHY



**AMY MACDOUGALL**

BROKER ASSOCIATE

T 941.906.8688 X 108

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amy@ian-black.com

## Professional Background

Amy MacDougall was born and raised on Long Island in Huntington, New York. After graduation, Amy worked as a school psychologist and later spent five years on the east end of Long Island working as a broker / associate with the high-end residential real estate company Allan M. Schneider & Associates, later known as the Corcoran Group. Amy moved to Sarasota in 2007 and worked in the neurology department at USF through a grant with the Parkinson Research Foundation. Amy wanted to segue back into real estate and become part of the exciting Sarasota market and joined Ian Black Real Estate in October of 2013. In her free time Amy enjoys exploring Sarasota with her son, Trey.

Amy was named IBRE Broker of the Year in 2015 and 2016.

## Memberships & Affiliations

National, Florida and Sarasota/Manatee Associations of Realtors  
Commercial Investment Division  
Sarasota/Manatee Chambers of Commerce

## Education

Amy obtained a Bachelor's degree with a double major in Economics and Psychology from Ohio Wesleyan University and went on to obtain her Master's degree in Clinical Psychology. She is a CCIM candidate, completing coursework for the Certified Commercial Investment Division designation, given by the Certified Commercial Investment Member Institute.