



FOR SALE

For Sale | Office

Lakewood Ranch Office Condo Customizable For Your Business

8916 77th Terr E #103, Sarasota, FL 34202



100 SOUTH WASHINGTON BLVD | SARASOTA, FL | 941.957.3730

PRESENTED BY:

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OFFERING SUMMARY

Sale Price:	\$350,000
Year Built:	2008
Building Size:	2,336
Zoning:	PDMU
Submarket:	Sarasota/Bradenton
Price / SF:	\$149.83

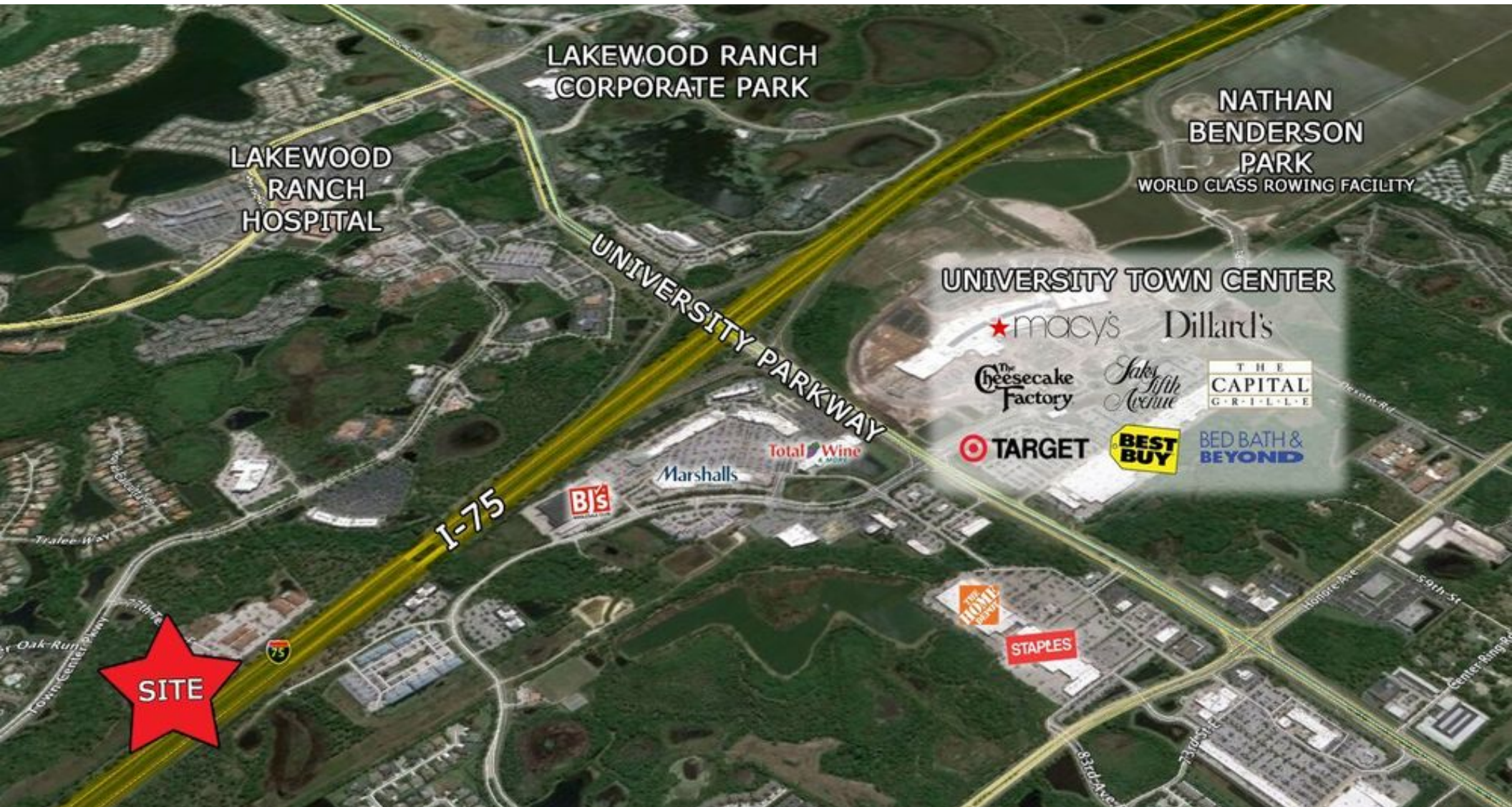
PROPERTY OVERVIEW

Whether it's medical, professional, or anything in between, this well-located property can accommodate the possibilities. Located right off Town Center Parkway, the space itself accentuates versatility and adaptability for those seeking an economical and efficient choice in their day-to-day operations.

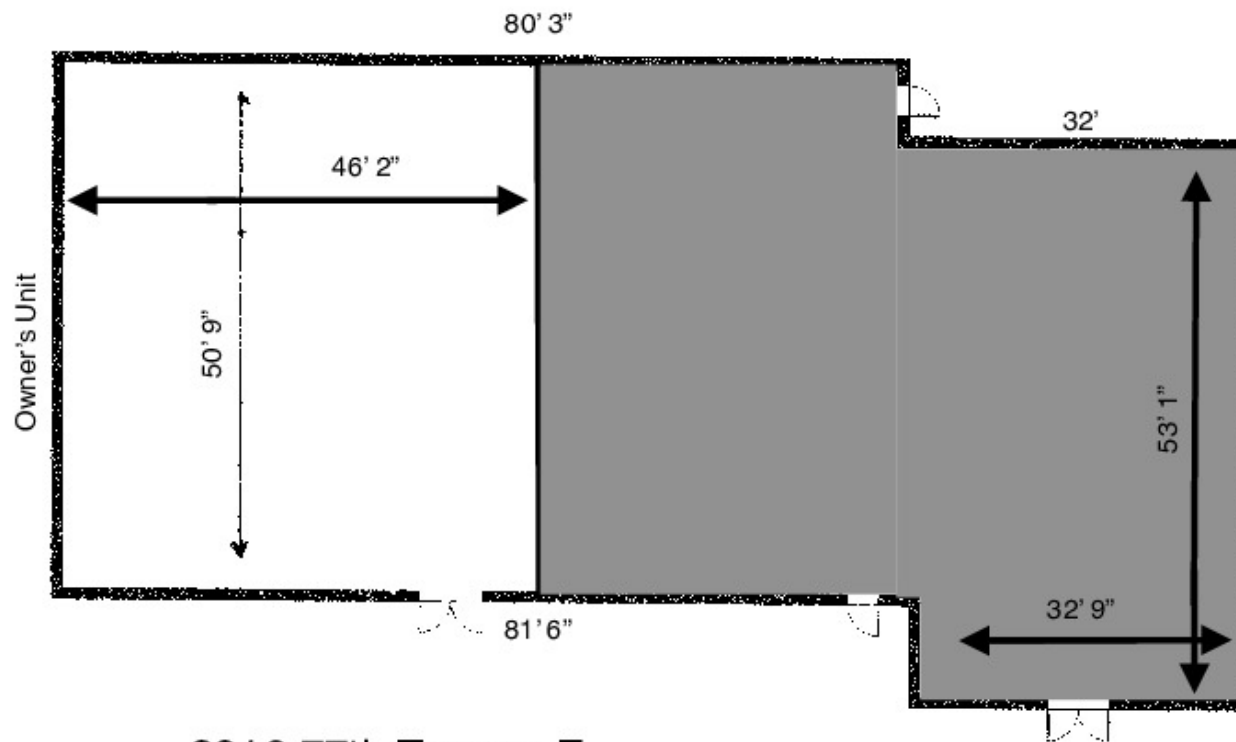
This unit is part of a larger office park consisting of four separate buildings occupied by a variety of medical and professional users. Park boasts a beautiful design and welcoming landscape, with a convenient location just off University Parkway and minutes from shopping, restaurants, golf, University Town Center and Lakewood Ranch Corporate Park and the developing Waterside Residential and Commercial Community. As a bonus, this property is just outside the tax and administrative SMR Lakewood Ranch district, which minimizes tax impact and design control.

The subject property is located west of Town Center Drive at 77th Terrace in the Lakewood Ranch area, Bradenton, Manatee County, Florida. Heading East on University Parkway, make a left at the second traffic light (Town Center Parkway). After approximately 1 mile make a left at 77th Terrance into the Professional Center at Lakewood Ranch. The building is on your left and the suite is in the center of the building.

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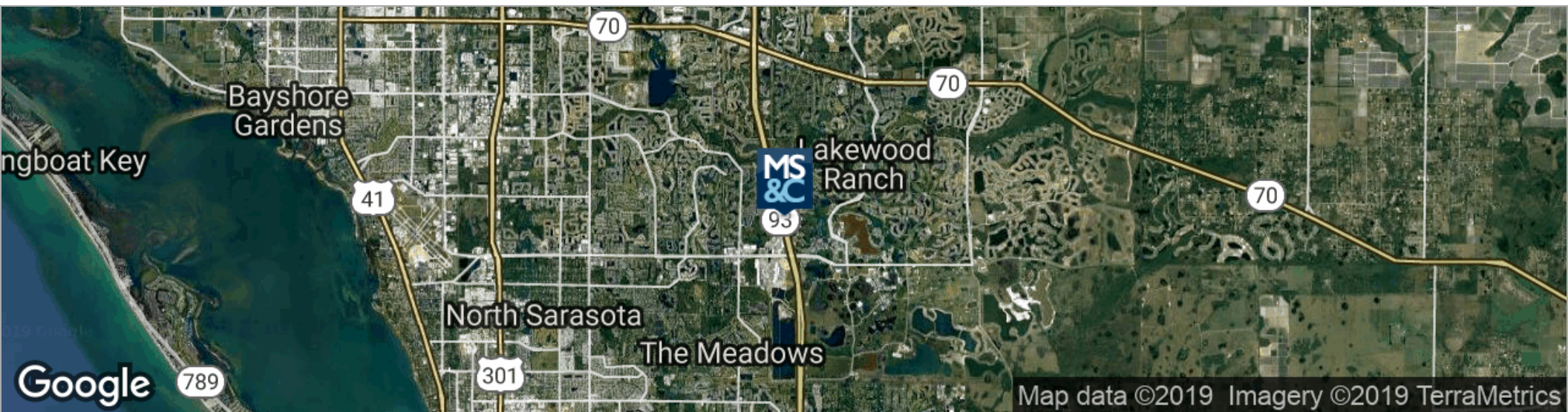
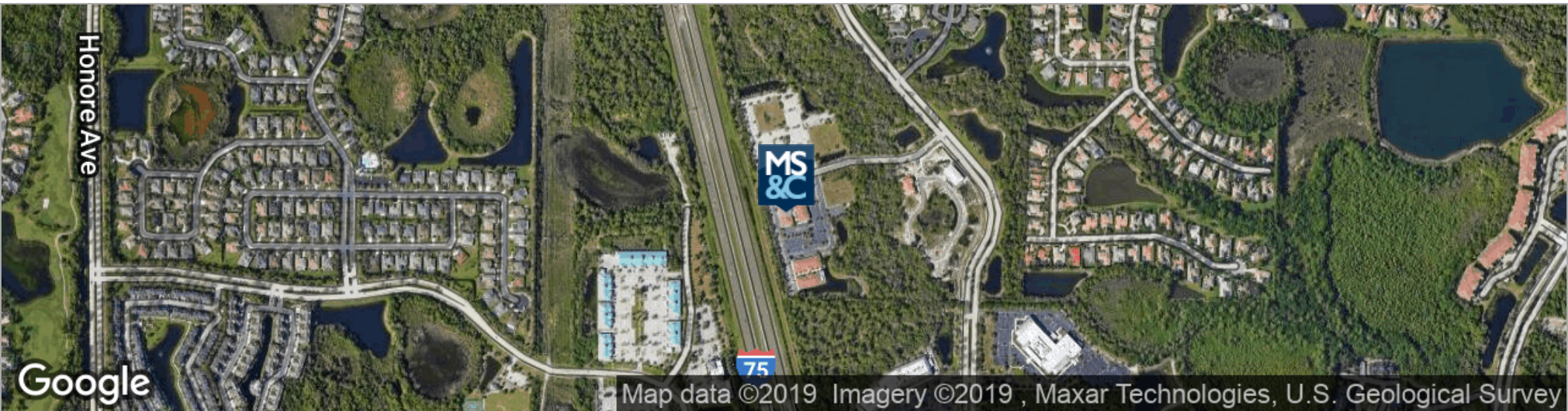


8916 77th Terrace E
Lakewood Ranch, FL



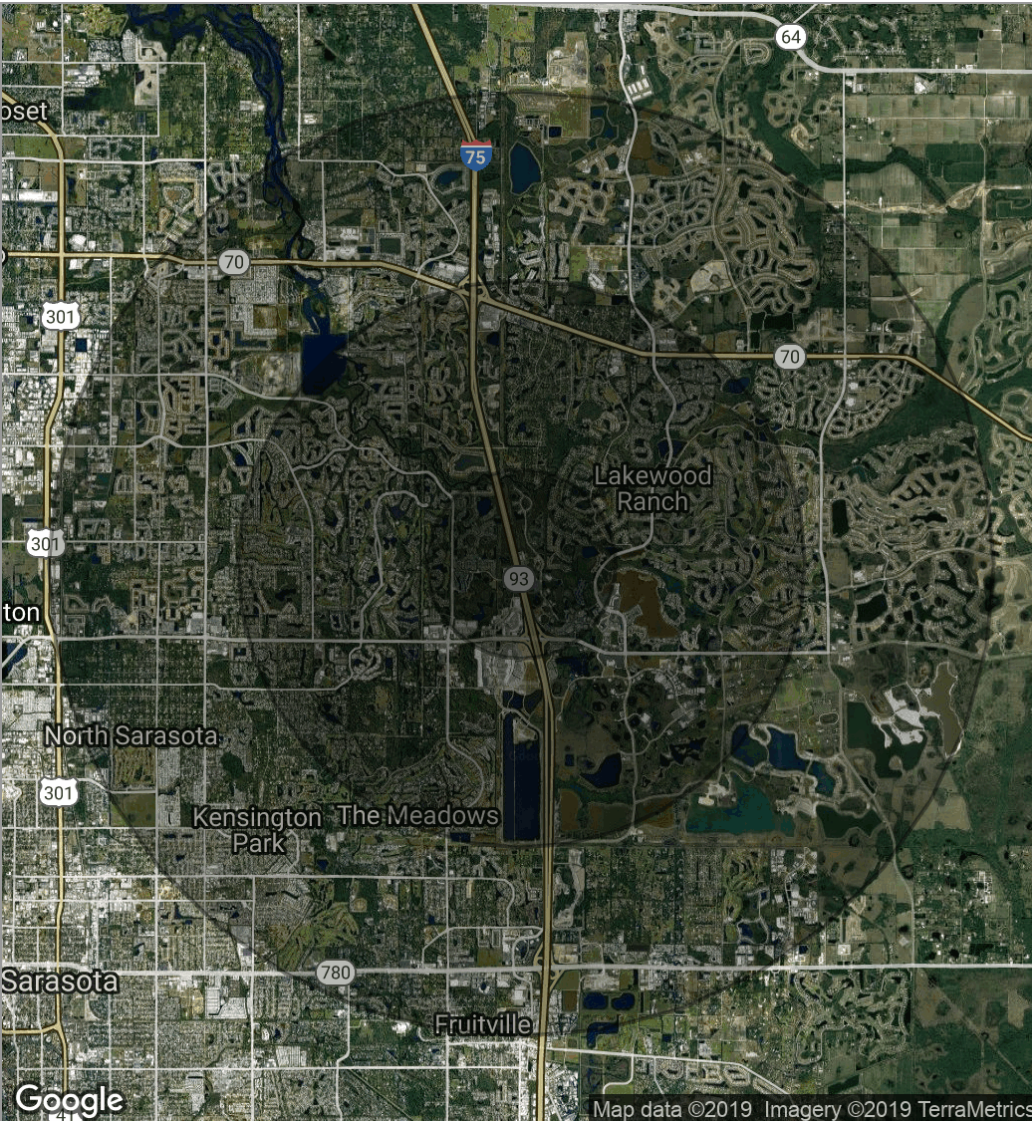
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,476	37,396	90,200
Median age	47.7	50.2	48.1
Median age (male)	47.0	50.6	48.0
Median age (Female)	47.0	49.6	48.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,967	16,674	38,869
# of persons per HH	2.3	2.2	2.3
Average HH income	\$102,591	\$92,284	\$80,065
Average house value	\$511,611	\$433,255	\$373,334

** Demographic data derived from 2010 US Census*



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PROFESSIONAL BACKGROUND

Susan Goldstein has repeatedly earned the position of MS&C's Top Producing Commercial Agent. She focuses on sales and leasing in the Sarasota and Manatee County marketplace. Susan provides superior service to her clients.

Balancing an understanding of client needs and objectives with dynamics of the market, the financial realities of all parties, and a willingness to work hard to get the job done contribute to Susan's success. Susan has been involved in a multitude of transactions with client's ranging from national corporations to local businesses and developers. Susan is considered an important player in the vibrant commercial real estate arena.

An MBA from Columbia University, strong Marketing experience with companies such as American Express and Proctor & Gamble, along with the CCIM Designation, the highest level of Commercial Realtor educational achievement, insure her clients the most professional and profitable real estate transaction.

EDUCATION

CCIM Designation
Columbia University Business School MBA
Duke University BA

MEMBERSHIPS & AFFILIATIONS

The Commercial Investment Division (CID) of the Realtor Association of Sarasota and Manatee 2019 President, Board Member, Past Secretary and Education Chair

Realtor Association of Sarasota and Manatee: Past Public Policy Chair, Form Based Code Task Force Chair, Attorney/ Realtor Committee Chair

The Sarasota and Manatee County Economic Development Corporation Real Estate Office Oversight Committee

Lakewood Ranch Business Alliance Governmental Affairs Committee Chair and Executive Committee Member

Columbia Alumni Club Immediate Past President