

San Marco Plaza
8209 Natures Way
#111
Lakewood Ranch, FL

**AMERICAN
PROPERTY GROUP**
OF SARASOTA, INC.

SARASOTA'S PREMIER COMMERCIAL REAL ESTATE FIRM

American Property Group of Sarasota, Inc.
7750 S. Tamiami Trail Sarasota, FL 34231 PH: 941.923.0535 FX: 941.923.4144

www.AmericanPropertyGroup.com

FOR SALE

**AMERICAN
PROPERTY GROUP**
OF SARASOTA, INC.

BARRY SEIDEL
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941-923-0535



NOW AVAILABLE | 8,555 -14,555+/- SqFt | Retail / Entertainment Use
Located near UTC @ University & Interstate - 75

8209 Natures Way #111
Lakewood Ranch, FL 34202

Located just next to the Lakewood Ranch Medical Center, this 8,555+/- SqFt space can have many different uses. The space is currently in a shell configuration and is ready for custom finishes and details. This Shell space - the Former Golden Apple Dinner Theatre, unit has the ability to add a second floor mezzanine for additional space, seating or offices.

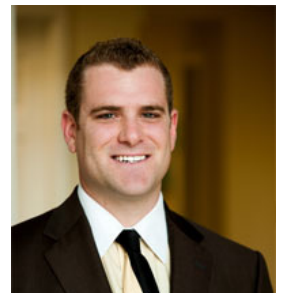
Ideal uses for Unit 1111 are:
Restaurant, Movie Theatre, Comedy Club,
Entertainment Venue, Dinner Theatre, Retail,
Medical, Religious and many more!

- **8,555 SqFt Space**
- **6,000 SqFt Mezzanine**
- **14,555+/- SqFt Total Possible**
- **25'+ Ceiling Height**
- **Call for Rental Rate!**

Agent Contact | (941) 923 - 0535



Barry Seidel, Broker/Realtor®



Adam Seidel, Realtor®

CONTACT US

PH: 941.923.0535 FX: 941.923.4144

Barry Seidel, Broker/Realtor®
Barry@AmericanPropertyGroup.com

Adam Seidel, Realtor®
Adam@AmericanPropertyGroup.com

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Since 1986, American Property Group has successfully matched our clients with the best spaces available. Let us do the same for you! We specialize in retail, office, industrial, business opportunities, investment property, restaurants, land, property management and more! We're willing to do what it takes to get deals done!

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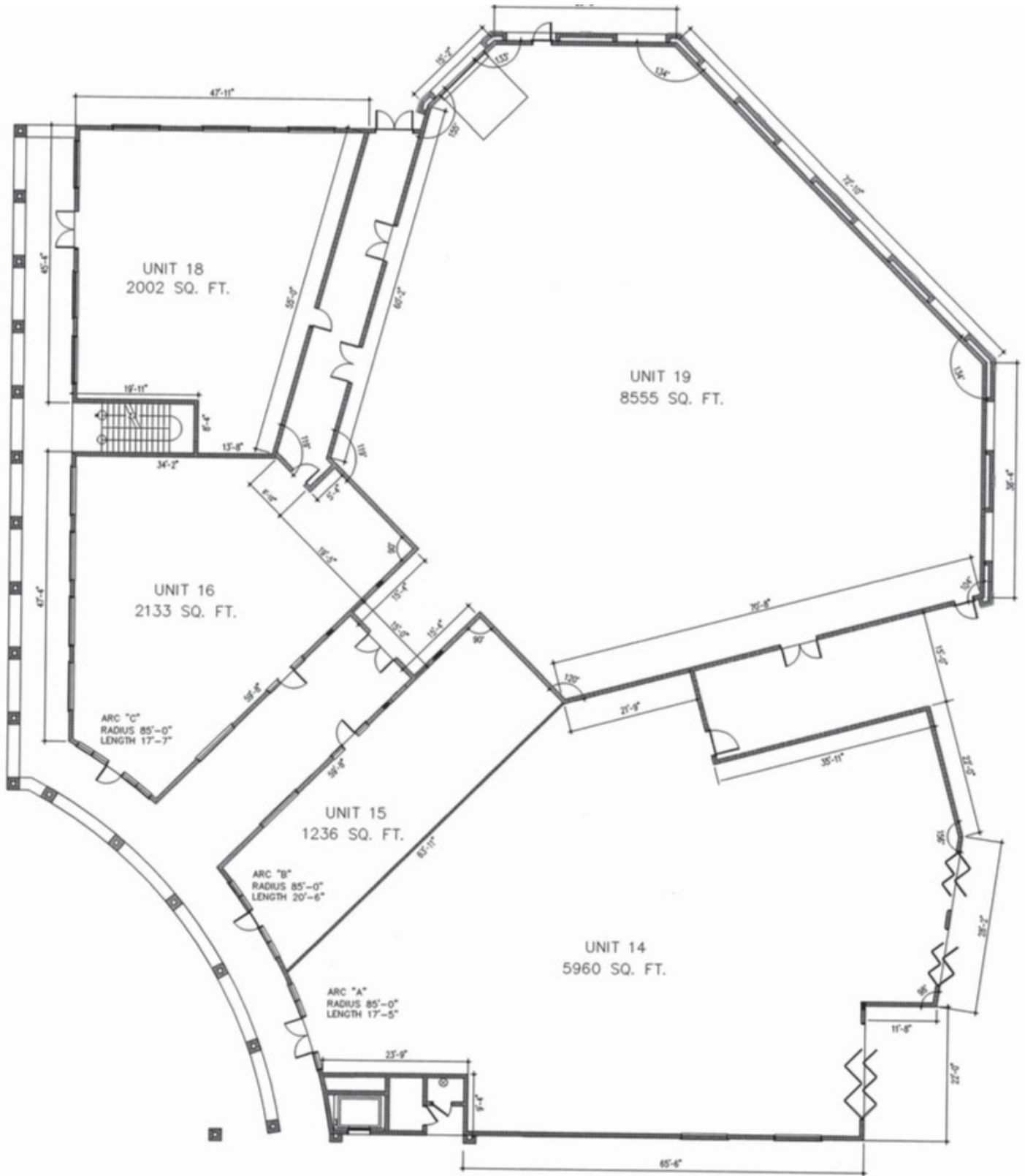
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DIMENSION PLAN — FIRST FLOOR
 SCALE: 1" = 200'

San Marco Plaza



San Marco Plaza - Condo Fees



San Marco Plaza - Anchor Unit NNNs		8,550 sf
2014 Taxes	\$11,946.32	\$1.40 psf
Insurance	TBD	TBD
2015 Condo Association Fees*	\$33,740.01	\$3.95 psf
Includes:		
Exterior Repairs & Maintenance		
Annual Pressure Washing		
Pest Control Contract		
Janitorial Contract		
Janitorial Supplies		
San Marco Plaza Land Assmt		
Water/Sewer		
Backflow Maintenance Contract		
Telephone-Elevator		
Elevator Maintenance Contract (Q)		
Elevator Repairs		
Elevator Permit		
Elevator Phone Monitoring Contract (Q)		
Fire Equipment Maint. Contract (Q)		
Fire Alarm Monitoring Contract (Q) (New)		
Fire Equipment Repairs		
Insurance		
Legal/Professional		
Tax Preparation		
Division Fees		
Licenses, Fees, Permits		
Bank Fees		
Management Contract		
Postage, Printing, Ofc Supplies, etc.		
Storage Unit Contract		
Entertainment System Contract (Music)		

*Condo Association Fees are expected to decrease in 2016 due to us now paying the unit's prorata share (proir owners had not paid for several years)

Households by Household Type and Size and Presence of Children (2010 Census)

Radius:	1 mile	3 miles	5 miles
Family Households	1,002	10,712	29,569
Nonfamily Households	589	5,626	17,057
1 Person households	451	4,543	13,557
2+ Unrelated people	138	1,083	3,500
Total Households	1,591	16,338	46,626

Radius:	1 mile	3 miles	5 miles
Family Households	63%	66%	63%
Nonfamily Households	37%	34%	37%
1 Person households	28%	28%	29%
2+ Unrelated people	9%	7%	8%

Radius:	1 mile	3 miles	5 miles
Vacant Housing Units	14%	20%	18%
Occupied Housing Units	86%	80%	82%
Owner-Occupied	52%	61%	61%
Renter-Occupied	34%	19%	21%

Proximity:	1 mile	3 miles	5 miles
Total Population:	3,626	34,781	104,942
Median Age:	42.45	53.57	48.74
Households:	1,591	16,338	46,626

\$20 Million Waterpark at I-75 & SR64; Complete with wave pool, sandy volleyball courts, waterslides and single person thrill slides. Multi person tubes and a toddler play pool. The waterpark is said “to fortify small businesses around the area. “it would be the first of its kind in the Bradenton Area”



Herald Tribune | Manatee County Growing Companies

“Manatee county is on an economic development hot streak that should pay dividends for decades to come.”

- IMG: \$200 Million Expansion Underway with an additional 70,000SqFt warehouse on Manatee Ave.
- Bright House Networks, expected to hire an additional 155 employees over the next 3 years.
- Star2Star Communications slated to add more than 350 employees over the next 5 years.
- It Works! Global, purchased a new headquarters in Palmetto and is on the top 500 fastest growing companies in the USA, 3 years in a row.It Works employs roughly 65,000 independent sales reps in 19 countries.
- Air Products & Chemicals, which built a \$50 Million manufacturing plant near port Manatee.
- Feld Entertainment is set to employ 400 employees by the end of the year.
- Not far from Bradenton and Manatee is the new 1,000,000 SqFt distribution center owned by retail behemoth Amazon LLC.
- Just completed at University and I-75 is the Mall at University Town Center, 880,000SqFt of Gross Leaseable area. Joined by high end retail stores like Saks Fifth Avenue, Apple, a Tesla dealership, and top tier restaurants such as the Capital Grille, Brio and Cheesecake Factory.

