



# SARASOTA OPPORTUNITY ZONE PROPERTY

1760 EAST AVENUE  
SARASOTA, FL 34234

**Mike Migone CCIM**  
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## DEMOGRAPHICS

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Demographics Map & Report

Demographics Report

Advisor Bio & Contact 1

# Property Summary

JAMIESON  
BUILDING



## OFFERING SUMMARY

Sale Price:	\$759,000
Lot Size:	38,230 SF
Year Built:	1986
Building Size:	7,726 SF
Renovated:	1994
Zoning:	IHD - Industrial Heavy District
Market:	City of Sarasota
Submarket:	SW Florida
Price / SF:	\$98.24

## PROPERTY OVERVIEW

Perfect property for an Opportunity Zone buyer. The site consists of 3 nicely built out offices and a 3,750 SF warehouse with 2,000+ SF of easy to access mezzanine space along with a large fenced in yard area. Flexible space allows up to and additional 1,300 of air conditioned office to be combined with the warehouse. All leases are month to month. Always room for improvements here to qualify for an Opportunity Zones purchase. Excellently located less than 10 minutes from Downtown Sarasota.

## PROPERTY HIGHLIGHTS

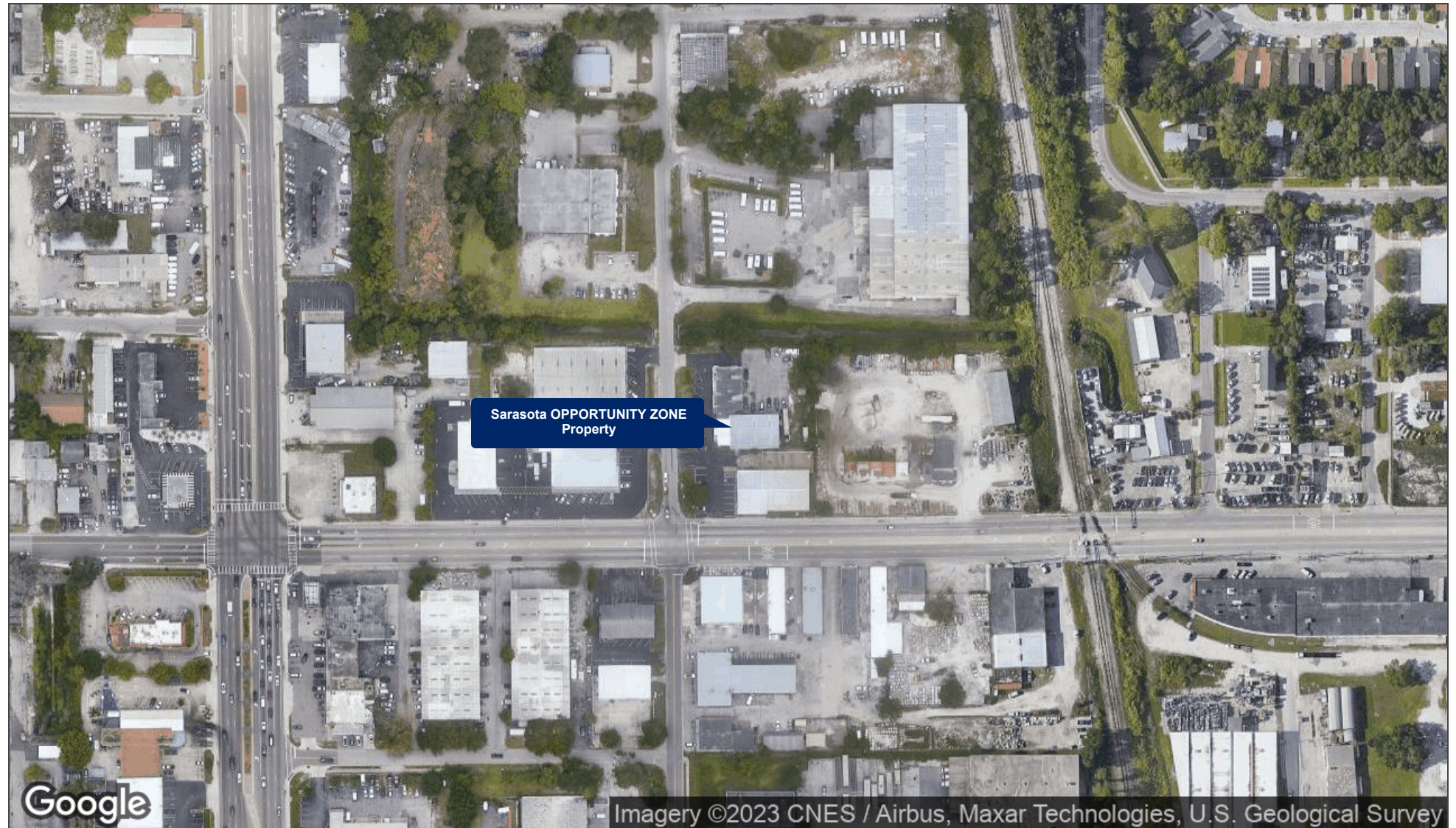
- Opportunity Zone Property
- Close Proximity to Downtown Sarasota
- Large Fenced in Yard
- Full Access to a lighted Intersection.

# Additional Photos

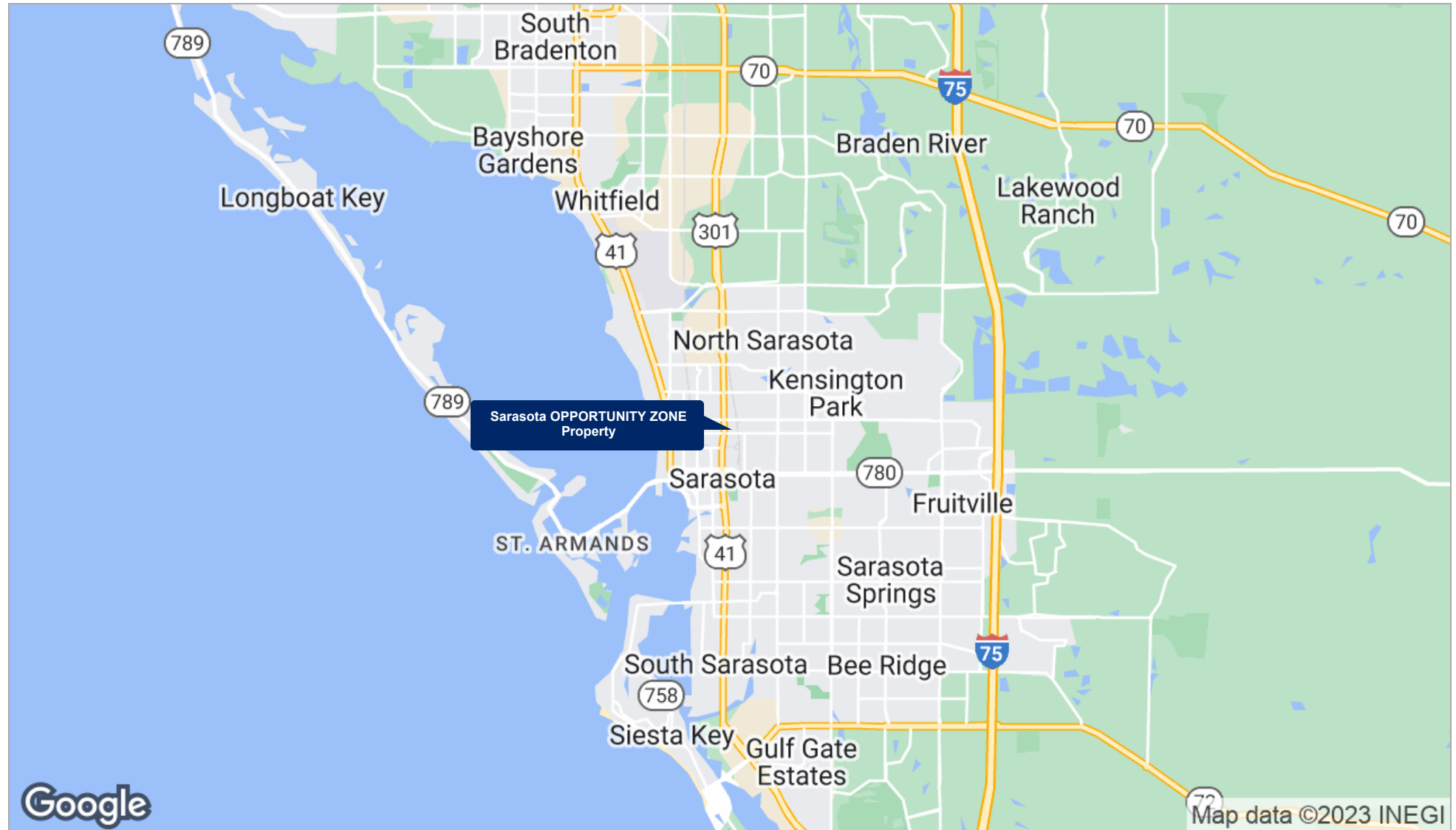




# Aerial Map



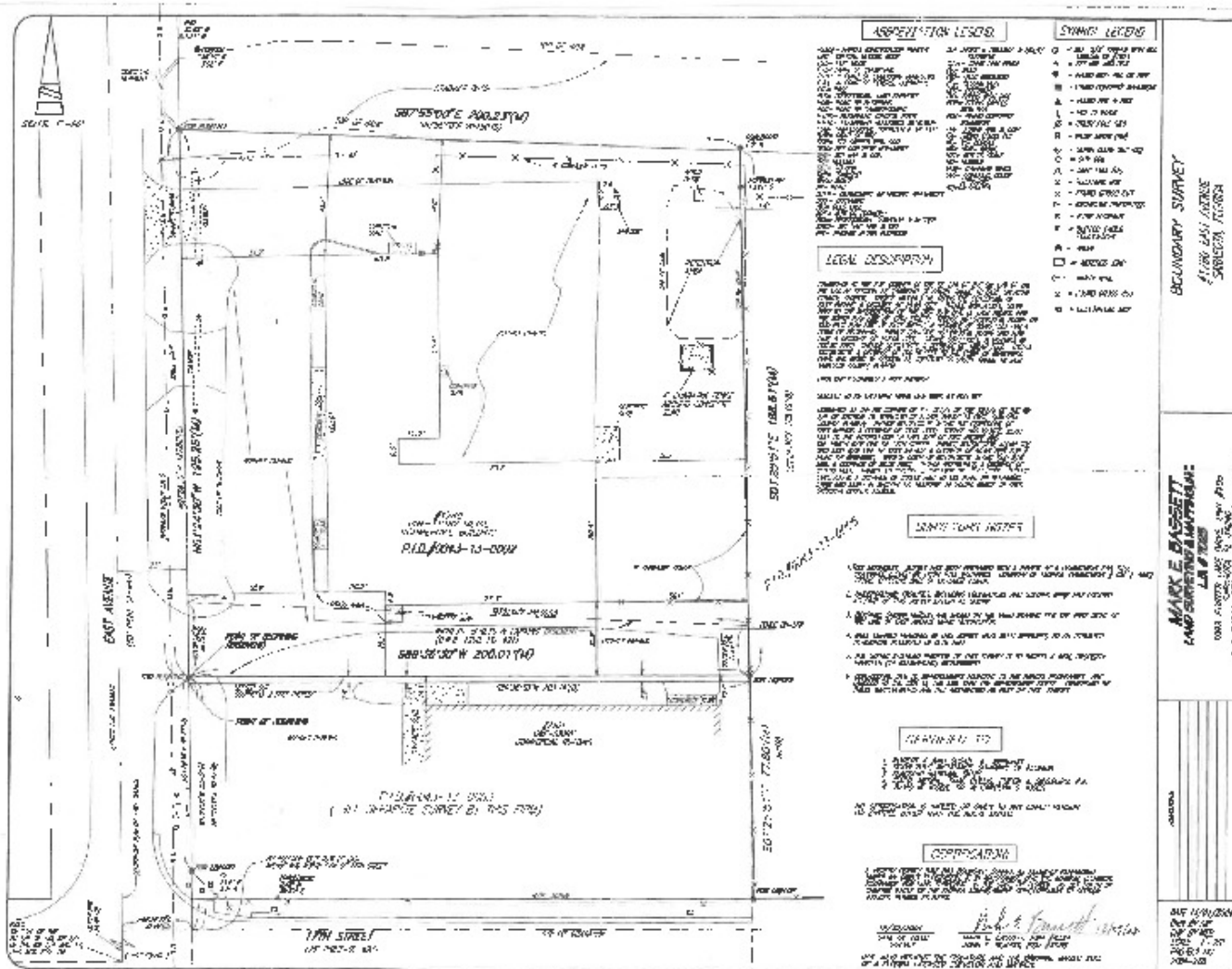
# Regional Map



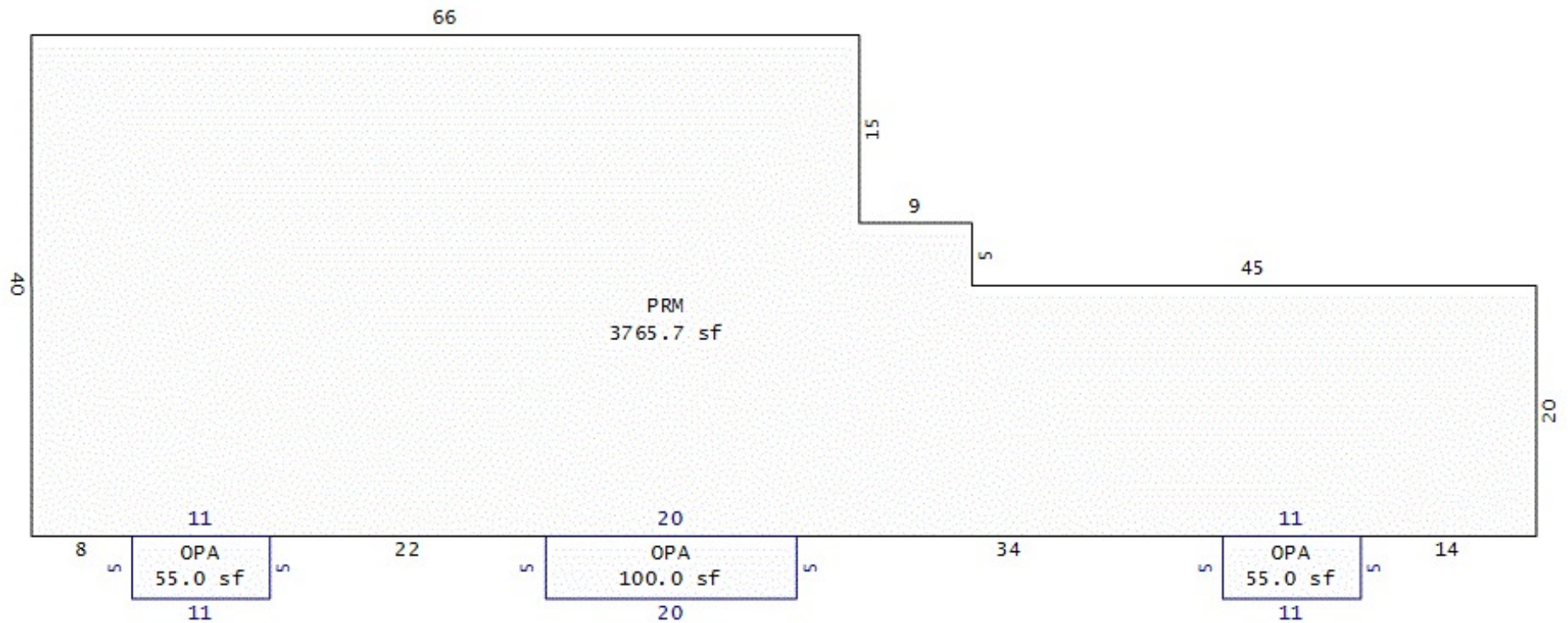


# Survey

## JAMIESON BUILDING

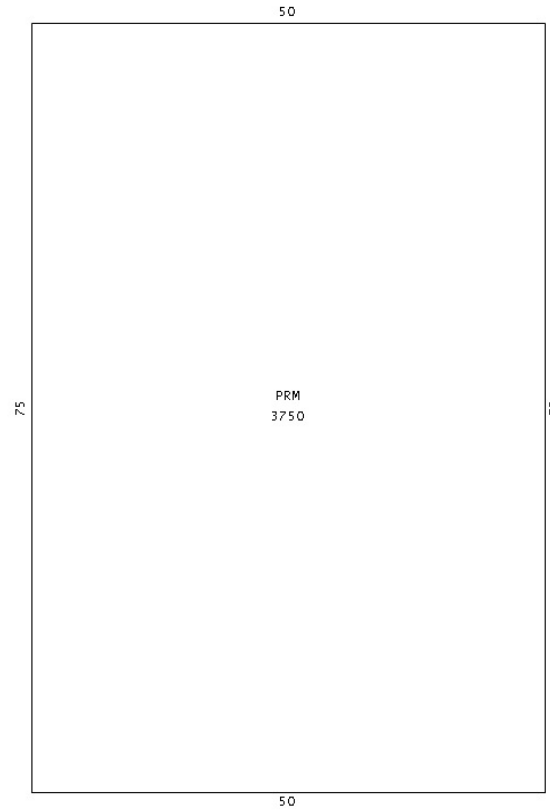
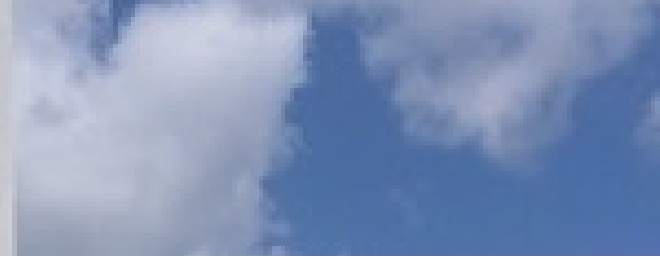


# Office Area Plan





# Warehouse Area Plan



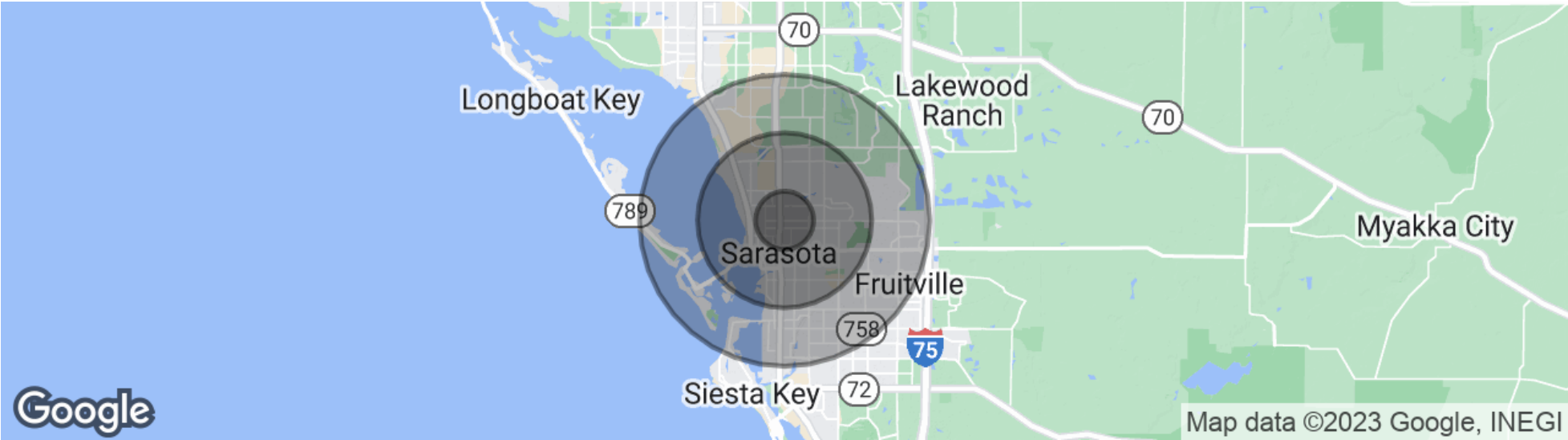
1760  
JAMIESON  
BUILDING  
ALL PRO TIRE & ALIGNMENT  
A DAY & NIGHT BAIL BONDS  
Elite Holistic Massage  
MM # 34977

# 1 DEMOGRAPHICS

1760 East Avenue  
Sarasota, FL 34234

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www.ilashobsession.com

# Demographics Map & Report



**POPULATION**

	1 MILE	3 MILES	5 MILES
Total population	11,774	72,669	150,202
Median age	35.8	42.6	46.0
Median age (Male)	34.4	40.8	44.6
Median age (Female)	38.0	45.0	47.6

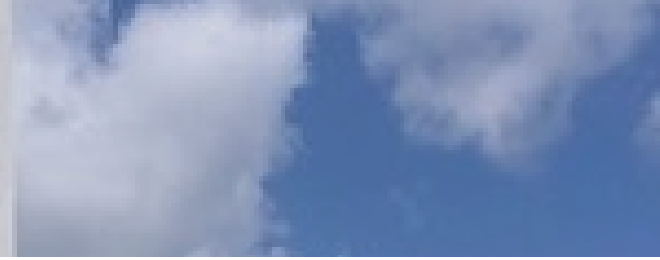
**HOUSEHOLDS & INCOME**

	1 MILE	3 MILES	5 MILES
Total households	4,567	30,589	65,871
# of persons per HH	2.6	2.4	2.3
Average HH income	\$42,270	\$58,071	\$67,473
Average house value	\$241,255	\$301,841	\$301,762

*\* Demographic data derived from 2020 ACS - US Census*



# Demographics Report



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# Advisor Bio



## MIKE MIGONE CCIM

Senior Investment Advisor



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FL #BK399768

## PROFESSIONAL BACKGROUND

Mike Migone, a Senior Investment Advisor for SVN | Commercial Advisory Group, has essentially grown up in the real estate industry, thanks to his father who was a successful Broker in Miami, Florida for decades. Mike's professionalism, integrity and passion for commercial real estate, has consistently made him a Top Advisor. He ranked 1st in sales in the State of Florida in 2019 and 9th in the World for SVN and 10th in 2021 in the State and 33rd Internationally. With extensive experience in listing and selling several commercial asset types, his specialties include the acquisition and development of multi-family properties, where he excels in site identification and the assessment of deal structuring and cost analysis. He was designated a Certified Land Specialist by SVN with over \$100 Million Dollars in total land sales volume. With an equally strong track record in medical office, retail, and land for all facets of development. Garnered by his CCIM designation; his advanced financial and market analysis and keen sense of investment approach, has led to a loyal client roster.

Mike grew up in Miami and relocated to Sarasota in 1991. He and his wife Cindy, enjoy the arts and are proud supporters /volunteers of several organizations. Exploring the area parks with their pup and spending time with their family is something titled, as priceless.

## EDUCATION

Associates Degree in Business Administration at Broward College. CCIM 2008

## MEMBERSHIPS & AFFILIATIONS

CCIM, GRI, Suncoast Community Church



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