



ADDRESS

**507 Pine Avenue**  
**Anna Maria, FL 34216**

PROPERTY FEATURES

- Outfitted with State of the Art Green Technology
- Space beautifully renovated in 2017
- The building is rated LEED Platinum

	1 Mile	5 Miles	10 Miles
<b>Total Households:</b>	510	2,567	29,492
<b>Total Population:</b>	1,045	5,351	63,943
<b>Average HH Income:</b>	\$103,750	\$89,243	\$72,001

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It or other conditions, prior sale, lease or financing, or withdrawal without notice.



PRESENTED BY:



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# EXECUTIVE SUMMARY



## LEASE RATE

**\$20.00 SF/YR**

## OFFERING SUMMARY

Available SF:	1,219 SF
Lease Rate:	\$20.00 SF/yr (NNN)
Lot Size:	0.86 Acres
Year Built:	1917
Building Size:	2,334 SF
Renovated:	2017
Zoning:	R2/ROR
Market:	Bradenton
Submarket:	Sarasota
Traffic Count:	2,600

## PROPERTY OVERVIEW

This Two Story Multi-Use Property has a commercial rental available on the first floor. This Commercial space is best suited for professional office or medical use and was completely renovated in 2017. The property is certified as a Net-Zero and U.S. Green Building Council's Platinum rating in Leadership in Energy and Environmental Design which is two of the highest ranking green building standards. The property was beautifully renovated in 2017 uses solar panels, under-ground source heat pump, and a rainwater recycler. Property is very easy to find, excellent location on the Pine Avenue, and nestled among the retail and popular residential locations on Anna Maria Island.

## LOCATION OVERVIEW

Anna Maria Island is recognized as one of the leading beach destinations in the USA. In addition to its high earning household demographics, the island welcomes an increasingly high number of visitors each year from all over the world. Pine Avenue is Anna Maria Island's prime shopping district and runs from the Historic City Pier on the Bay to the Gulf of Mexico.

## AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
507c	\$20.00 SF/yr	1,219 SF

## Michael Saunders & Company

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# PROPERTY DETAILS

## LEASE RATE

**\$20.00 SF/YR**

### LOCATION INFORMATION

Building Name	Beautiful Anna Maria Island Office Space
Street Address	507 Pine Avenue
City, State, Zip	Anna Maria, FL 34216
County/Township	Manatee/34s
Market	Bradenton
Submarket	Sarasota
Cross Streets	Pine Avenue & S Bay Blvd.
Range	16e
Section	18
Side Of Street	South
Road Type	Paved
Market Type	Medium
Nearest Highway	SR64
Nearest Airport	Sarasota Bradenton International Airport/St. Petersburg-Clearwater Airport/ Tampa International Airport

### BUILDING INFORMATION

Building Size	2,334 SF
Price / SF	\$20.00 SF/yr
Year Built	1917
Last Renovated	2017
Building Class	A
Occupancy %	50%
Tenancy	Multiple
Number Of Floors	2
Load Factor	Yes
Number Of Buildings	1

### PROPERTY DETAILS

Property Type	Office
Property Subtype	Office Building
Zoning	R2/ROR
Lot Size	37,512 SF
APN#	7007300002/70032-0000-8/70028-0010-5
Submarket	Sarasota
Lot Frontage	253
Lot Depth	141
Traffic Count	2,600
Traffic Count Street	Gulf Avenue
Waterfront	Yes

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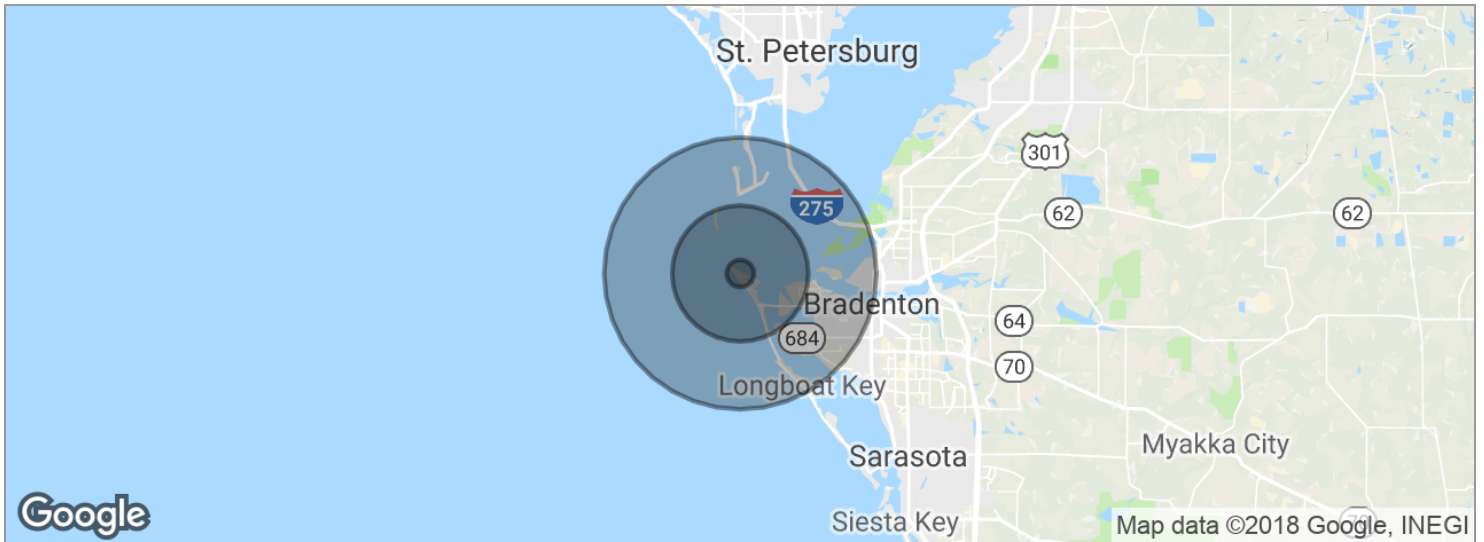
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# DEMOGRAPHICS MAP



<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total population	1,045	5,351	63,943
Median age	55.3	55.3	52.6
Median age (Male)	53.8	54.9	51.2
Median age (Female)	56.2	55.7	53.5
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	510	2,567	29,492
# of persons per HH	2.0	2.1	2.2
Average HH income	\$103,750	\$89,243	\$72,001
Average house value		\$498,359	\$315,797

\* Demographic data derived from 2010 US Census

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# ADDITIONAL PHOTOS

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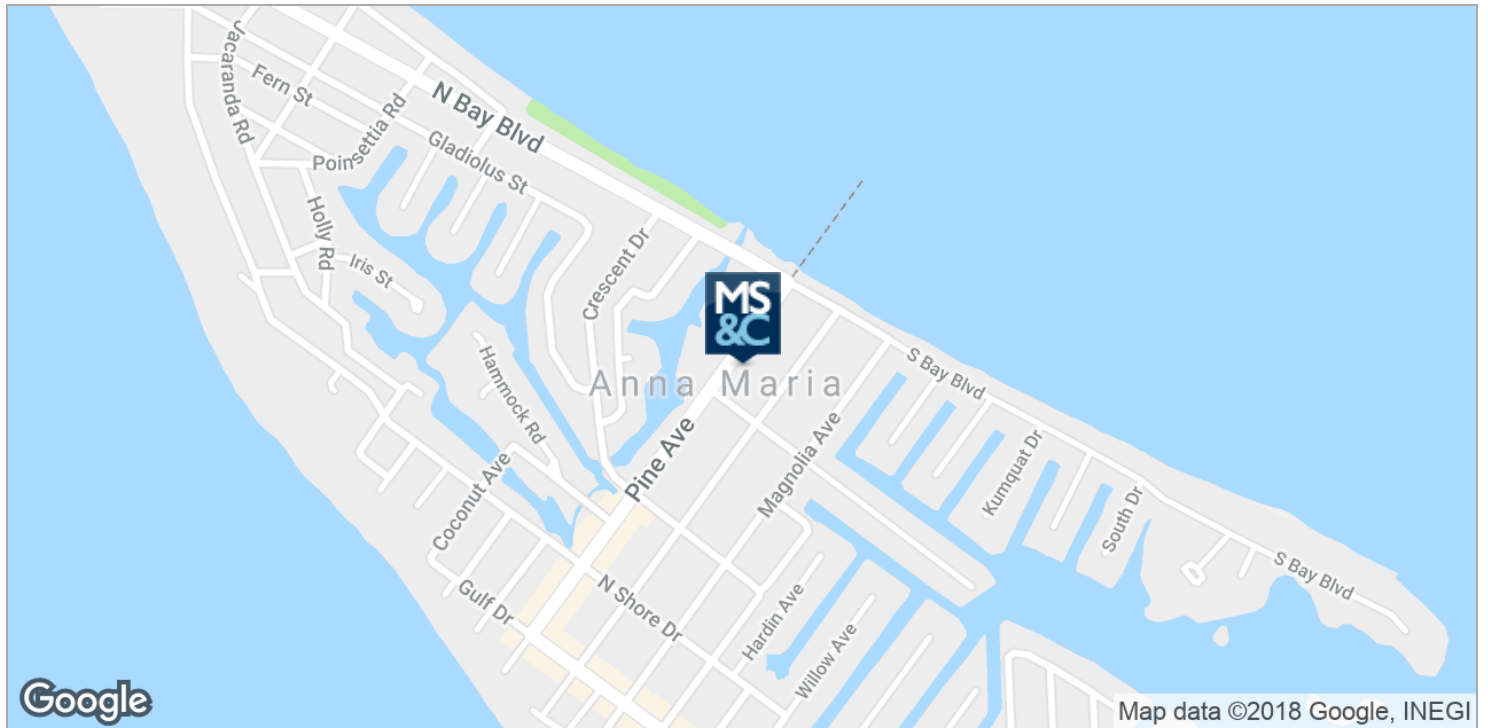
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# LOCATION MAPS



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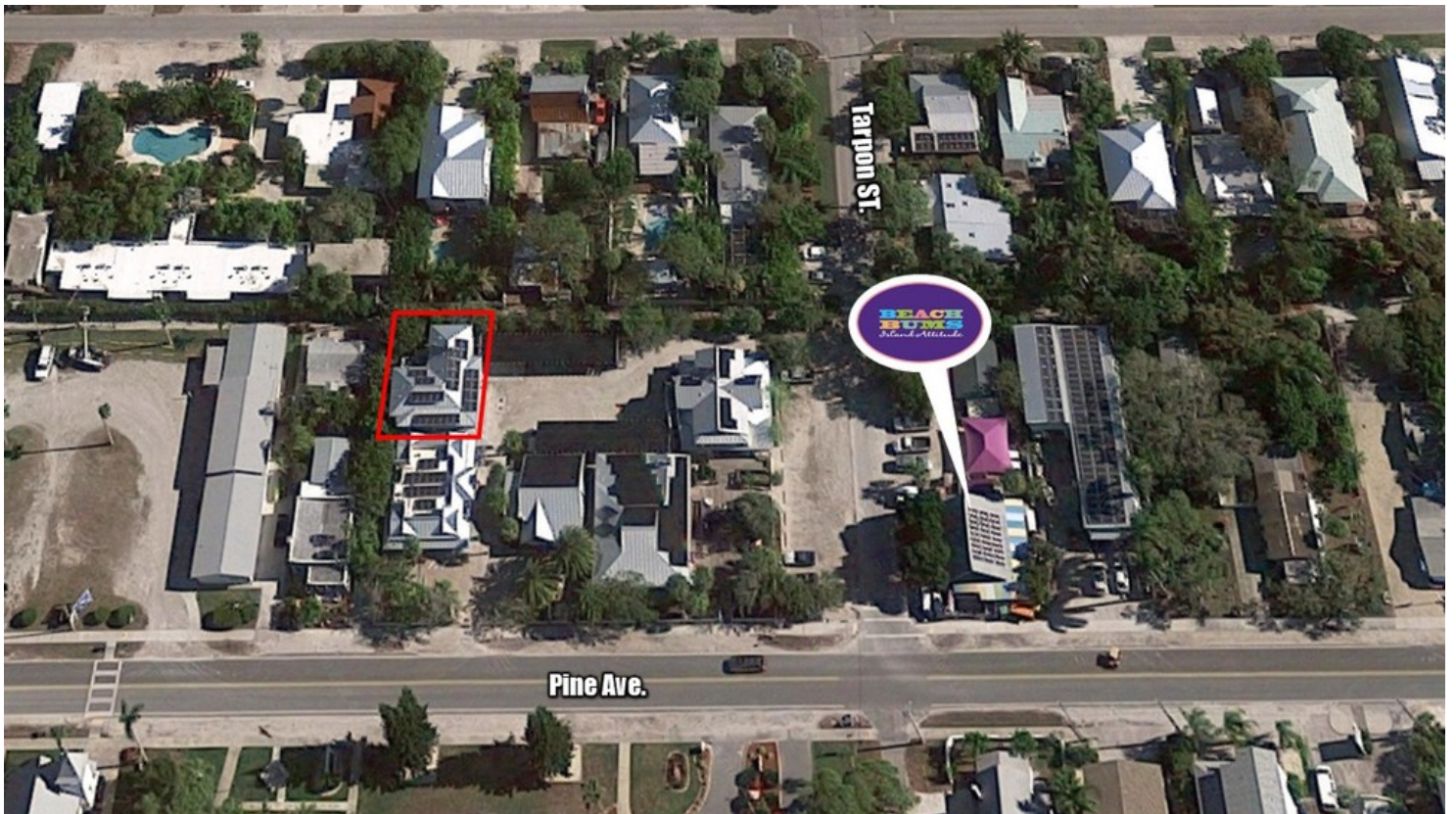
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# AERIAL MAP

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# AERIAL MAP



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# AVAILABLE SPACES

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<b>LEASE RATE:</b>	20.00	<b>TOTAL SPACE:</b>	1,219 SF
<b>LEASE TYPE:</b>	NNN	<b>LEASE TERM:</b>	-

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
507c	Office Building	\$20.00 SF/yr	NNN	1,219 SF	Negotiable	

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# RENT COMPS



## ★ Subject Property

507 Pine Avenue | Anna Maria, FL 34216

Lease Rate: \$20.00 SF/yr (NNN)    Lease Type: NNN  
 Space Size: 1,219 SF    Year Built: 1917  
 Lot Size: 37,512 SF    No. Units: 2



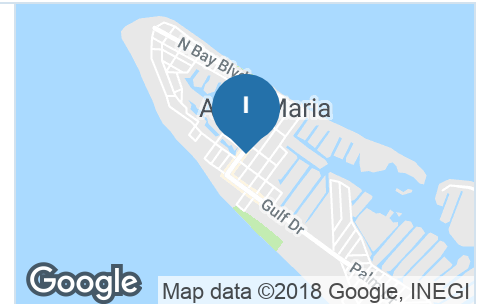
This Two Story Multi-Use Property has a commercial rental available on the first floor. This Commercial space is best suited for professional office or medical use and was completely renovated in 2017. The property is certified as a Net-Zero and U.S. Green Building Council's Platinum rating in Leadership in Energy and Environmental Design which is two of the highest ranking green building standards. The property was beautifully renovated in 2017 using



## 1 307 Pine Ave

307 Pine Ave | Anna Maria, FL 34216

Lease Rate: \$20.00 SF/YR    Space Size: SF  
 Bldg Size: 1,356 SF    Lot Size: 0 Acres



## 2 1701 Gulf Drive N

Bradenton Beach, FL 34217

Lease Rate: \$34.50 SF/YR    Space Size: 1,113 SF  
 Bldg Size: 1,113 SF    Lot Size: 0 Acres



## 3 521-531 14th Street West

Bradenton, FL 34205

Lease Rate: \$23.00 SF/YR    Space Size: 6,000 SF  
 Year Built: 1922    Bldg Size: 18,150 SF  
 Lot Size: 0.16 Acres



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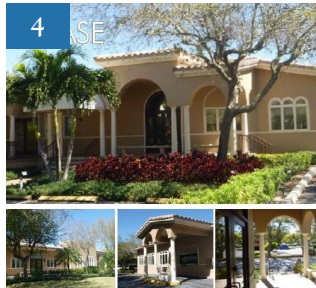
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# RENT COMPS



## 540 Bay Isles Road

540 Bay Isles Road | Longboat Key, FL 34228

Lease Rate:	\$23.40 SF/YR	Lease Type:	NNN
Space Size:	4,885 SF	Bldg Size:	4,858 SF



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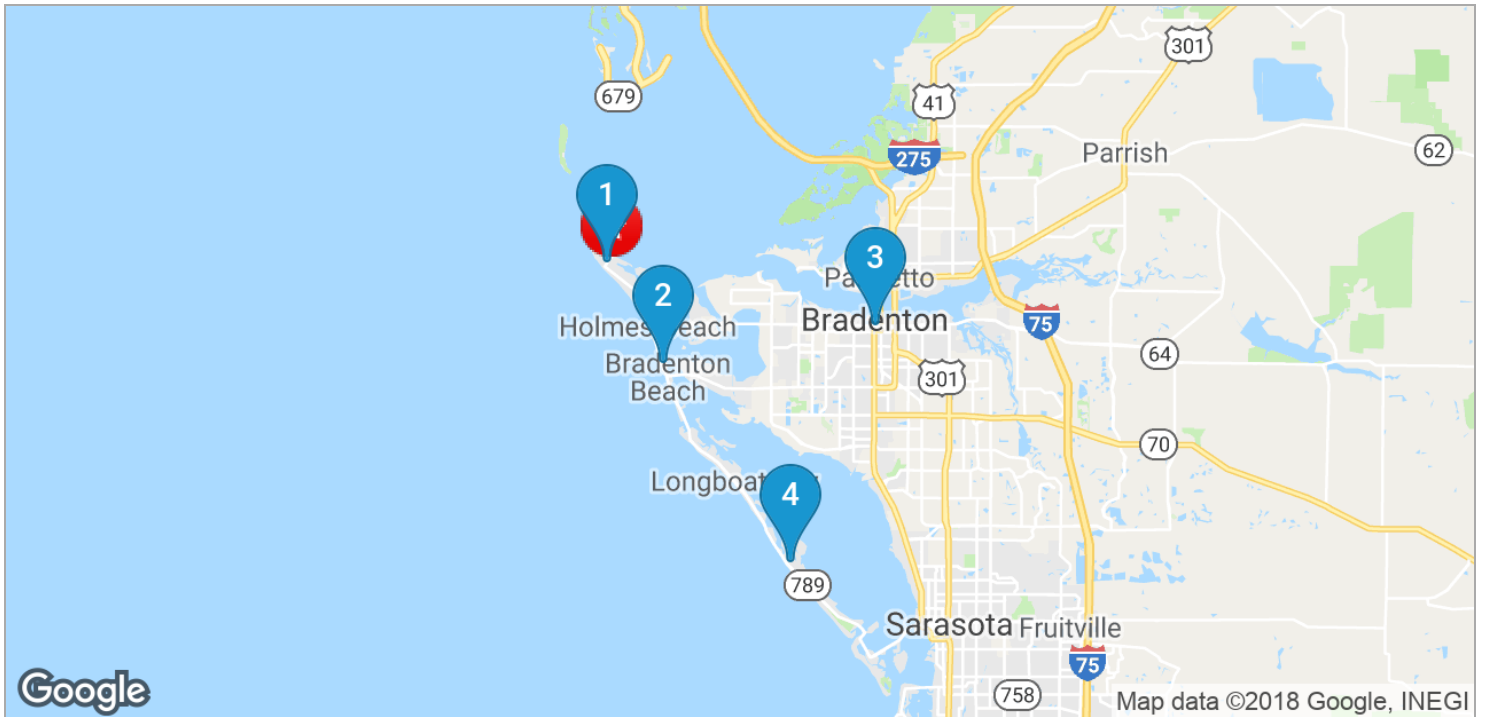


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# RENT COMPS MAP



**SUBJECT PROPERTY**  
 507 Pine Avenue | Anna Maria, FL 34216

**1 307 PINE AVE**  
 307 Pine Ave  
 Anna Maria, FL 34216

**3 521-531 14TH STREET WEST**  
 Bradenton, FL  
 34205

**2 1701 GULF DRIVE N**  
 Bradenton Beach, FL  
 34217

**4 540 BAY ISLES ROAD**  
 540 Bay Isles Road  
 Longboat Key, FL 34228

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# RENT COMPS SUMMARY

	SUBJECT PROPERTY	PRICE/SF/YR	AVAILABLE SF	BLDG SF	# OF UNITS	OCCUPANCY %
	 <p>Beautiful Anna Maria Island Office Space 507 Pine Avenue Anna Maria, FL 34216</p>	\$20.00 SF/yr (NNN)	1,219 SF	2,334 SF	2	50.0%
	RENT COMPS	PRICE/SF/YR	AVAILABLE SF	BLDG SF	# OF UNITS	OCCUPANCY %
	<p>1 307 Pine Ave 307 Pine Ave Anna Maria, FL 34216</p>	\$20.00	-	1,356 SF	-	-
	<p>2 1701 Gulf Drive N Bradenton Beach, FL 34217</p>	\$34.50	1,113 SF	1,113 SF	-	-
	<p>3 521-531 14th Street West Bradenton, FL 34205</p>	\$23.00	6,000 SF	18,150 SF	-	-
	<p>4 540 Bay Isles Road 540 Bay Isles Road Longboat Key, FL 34228</p>	\$23.40	4,885 SF	4,858 SF	-	-
		PRICE/SF/YR	AVAILABLE SF	BLDG SF	# OF UNITS	OCCUPANCY %
	Totals/Averages	\$25.23	3,999 SF	6,369 SF	0	0%

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**PROFESSIONAL BACKGROUND**

Gail Bowden brings a unique blend of strategic creativity and expertise to the Michael Saunders & Company team. Drawing on more than thirty years of experience, Bowden is well known for her business ingenuity and ability to navigate the complexities of venture capital, project finance, construction, and development. Her project list is extensive as well as her list of accomplishments as an expert and industry leader.

Bowden was named one of Real Estate Forum's 2016 Women of Influence. Prior to joining the MS&C Commercial Division, she ranked #3 in SVN's commercial real estate advisors worldwide, and #1 in Florida for 2015. Bowden also achieved one of SVN's most prestigious honors "Partners Circle" in 2015 and 2014, several of SVN's most esteemed honors, including her fourth "Top Commercial Real Estate Advisor of the Year", "Top Producer" and "Top Sale Transaction" awards.

Ms. Bowden is well-known for closing complex and varied commercial investment projects, specializing in medical office, multifamily, and industrial properties from \$500,000 to \$60 million +. Gail's propensity for guiding clients to appropriate financing coupled with her skill for identifying the most suitable investors for each deal has contributed to her career sales total of over \$500 million.

From contract to closing, Gail handles each client with exceptional care, ensuring that every element of a transaction is presented in a clear and logical manner. Skilled in digital marketing, Gail collaborates with her daughter and assistant, Allison, on effective advertising strategies. Known for thorough research, stamina, and patience, Gail's ability to communicate clearly with all sides in any negotiation has established her as a true professional in the field. A passion for travel has enhanced Gail's ability to develop and cultivate long-standing relationships with real estate and development professionals all over the world.

Originally from Utah where she attended the University of Utah, Gail graduated with a B.A. in Business Administration. Since moving to Sarasota over fourteen years ago, Gail has become an active member of the community and has established herself as an expert in commercial real estate sales & investment. Gail is a volunteer and auxiliary member of SPARCC (Safe Place & Rape Crisis Center) and also volunteers her time and expertise to Habitat for Humanity. Gail's daughter, son-in-law and two grandchildren live in Utah, where she visits whenever possible. Her friends and family lend joy and balance to her life and work.

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## PROFESSIONAL BACKGROUND

Erin Reid has more than fifteen years in the commercial real estate industry. Reid has devoted her client-focused philosophy to the office and leasing areas of commercial real estate. Since joining the Gail Bowden Team, Reid has assisted in negotiating +500,000 SF of commercial lease and sale transactions. Originally from New York, Reid earned her MBA and worked in marketing and advertising for large multinational brands in New York, London, and Dublin. Reid draws on these experiences to provide the highest level of service to her clients.

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