



RETAIL/COMMERCIAL CONDO FOR SALE

3450 17TH ST # 8, SARASOTA, FL 34235

EDDIE CAMPBELL

COMMERCIAL ADVISOR

941.914.8776

EDDIECAMPBELL@MSCCOMMERCIAL.COM

MSC | COMMERCIAL
REAL ESTATE

Michael Saunders & Company
LICENSED REAL ESTATE BROKER



PROPERTY SUMMARY

PROPERTY DESCRIPTION

Retail/commercial condominium unit available for sale at 3450 17th Street, Unit 8, Sarasota, FL 34235. The space offers a versatile layout suited for retail, service-based, or general commercial use, with flexibility to accommodate a variety of buildout needs.

Located within Sarasota's established 17th Street commercial corridor, the property offers convenient access to Fruitville Road (SR 780) and US 301, with direct connectivity to Interstate 75 for regional access. The surrounding area supports a mix of retail, flex, and light-commercial businesses, providing strong visibility and complementary foot traffic for a range of end users.

This unit presents an excellent opportunity for an owner-user or investor seeking a versatile commercial condominium in a centrally located, accessible Sarasota submarket.

OFFERING SUMMARY

Sale Price:	\$145,000
Lot Size:	67,216 SF
Building Size:	620 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	309	1,652	5,424
Total Population	669	3,952	12,841
Average HH Income	\$78,329	\$77,454	\$80,353

Sale Price	\$145,000
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LOCATION INFORMATION

Building Name	Retail/Commercial Condo For Sale
Street Address	3450 17th St # 8
City, State, Zip	Sarasota, FL 34235
County	Sarasota

BUILDING INFORMATION

Building Size	620 SF
Building Class	C
Number of Floors	1
Year Built	1985
Number of Buildings	1

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Street Retail
Zoning	CN
Lot Size	67,216 SF
APN #	2022012008
Power	Yes

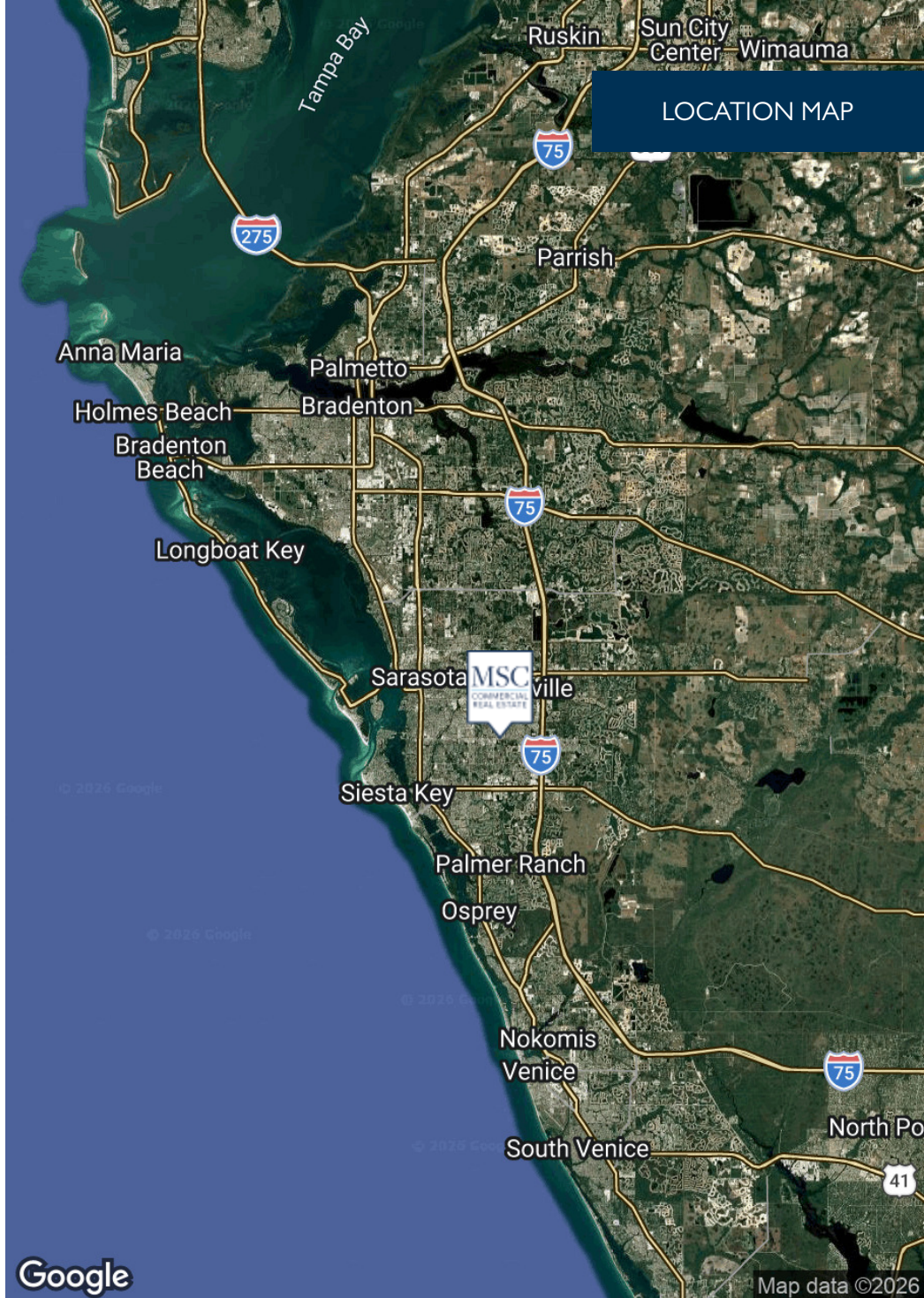
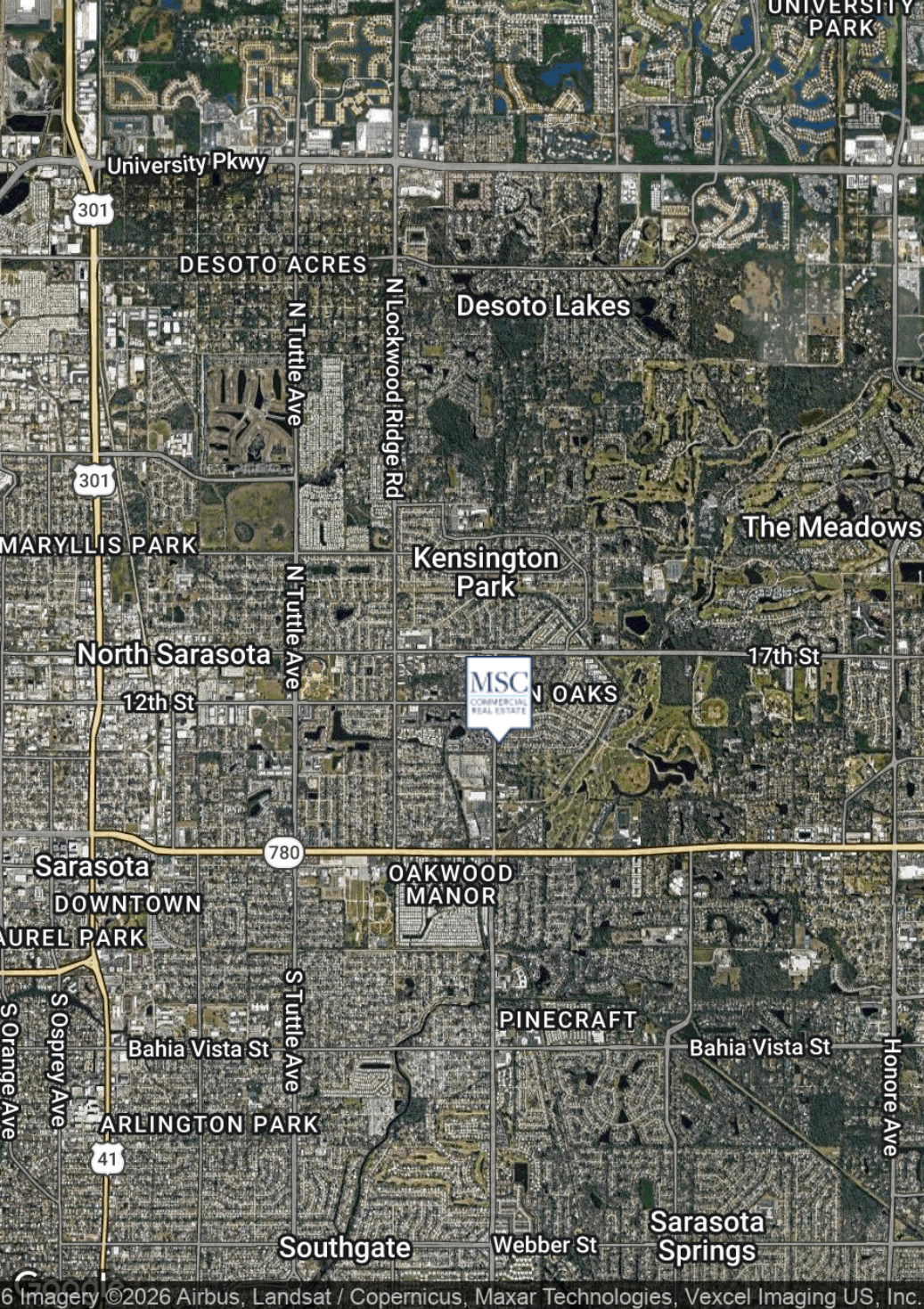
PARKING & TRANSPORTATION

Parking Type	Surface
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UTILITIES & AMENITIES

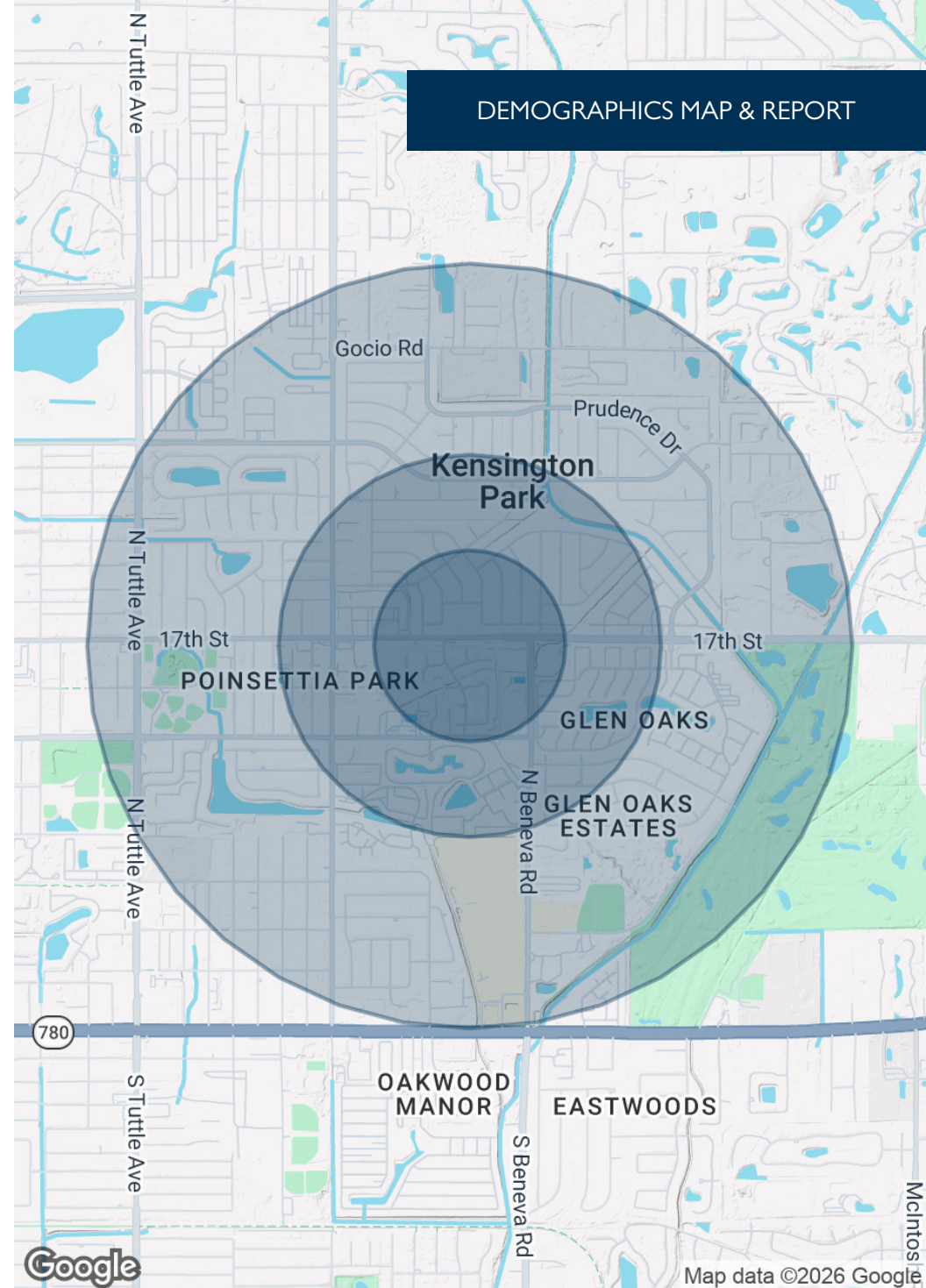
Central HVAC	Yes
Restrooms	1



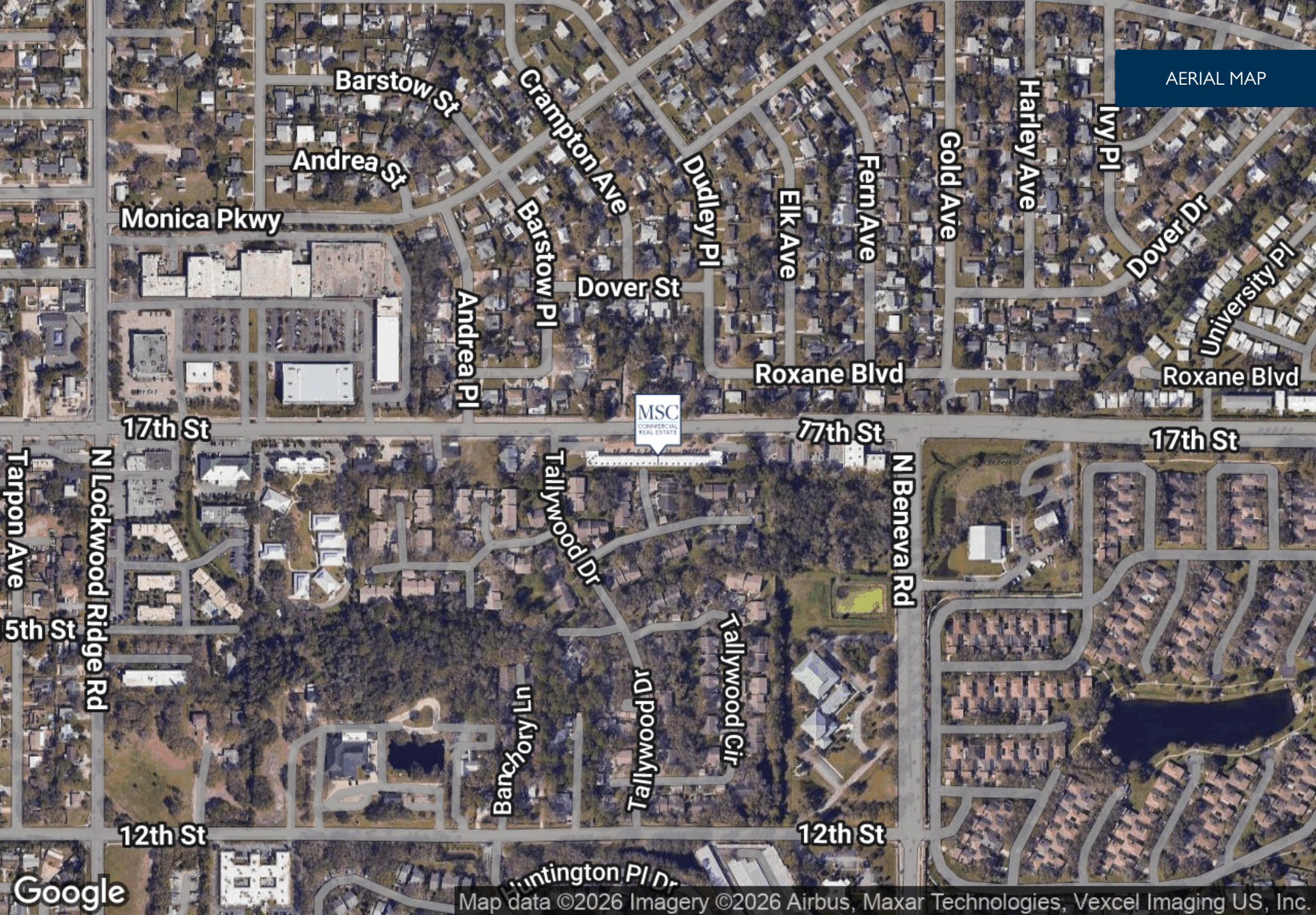


POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	669	3,952	12,841
Average Age	53.5	42.1	43.7
Average Age (Male)	45.6	38.7	39.6
Average Age (Female)	60.3	44.9	45.5
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	309	1,652	5,424
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$78,329	\$77,454	\$80,353
Average House Value	\$246,041	\$253,437	\$264,131

2023 American Community Survey (ACS)



AERIAL MAP



**EDDIE CAMPBELL**

Commercial Advisor

eddiecampbell@msccommercial.com

Direct: 941.914.8776 | Cell: 941.914.8776

PROFESSIONAL BACKGROUND

Eddie Campbell brings a strategic, investor-focused perspective to MSC Commercial, combining a strong academic foundation with an extensive background in sales, leadership, and business development. Eddie concentrates on serving investors and business owners seeking thoughtful, data-driven commercial opportunities throughout the Gulf Coast markets.

Throughout his career, Eddie has developed a reputation for clear communication, strong negotiation skills, and a solutions oriented mindset. His experience advising clients on high-value transactions enables him to guide investors through acquisition, repositioning, and disposition strategies with confidence and precision. He approaches each engagement with a focus on fundamentals: cash flow, market positioning, and sustainable value creation. Having worked in complex sales cycles and managed teams across competitive industries, he understands how to evaluate risk, structure deals, and align opportunities with long-term investment objectives.

Deeply committed to the Gulf Coast community, Eddie is a member of the Longboat Key Club Resort and actively enjoys the lifestyle that makes the region so attractive to residents and investors alike. Outside of real estate, he enjoys traveling and values time with his wife and three children, embracing both the energy of family life and the balance it brings to his professional pursuits.

EDUCATION

Eddie earned his MBA from North Carolina State University and completed his undergraduate studies at the University of Massachusetts. His formal business education, paired with years of experience in high-performance sales environments and leadership roles, provides him with a disciplined, analytical approach to commercial transactions.



COMMERCIAL OFFERING MEMORANDUM/BROCHURES DISCLOSURE

MS&C Commercial, a Division of Michael Saunders & Company

MS&C Commercial as the Property Owner's representative has been authorized to provide select persons/entities with materials to assess any interest in pursuing further discussions with the Property Owner. Only a fully signed contract will bind the Owner and you. Acceptance of the materials serves as your confirmation of the following conditions: the information cannot be duplicated or provided to a third party; no materials, records, or representations offered, to include but not limited to financial, environmental, zoning, use or income, are warranted or guaranteed to be accurate, current or complete. Prior to executing any purchase contract you assume all responsibility to independently verify any representation relied upon, whether verbal or written, and you agree to hold Owner and MSC harmless from any error or inaccuracy.