

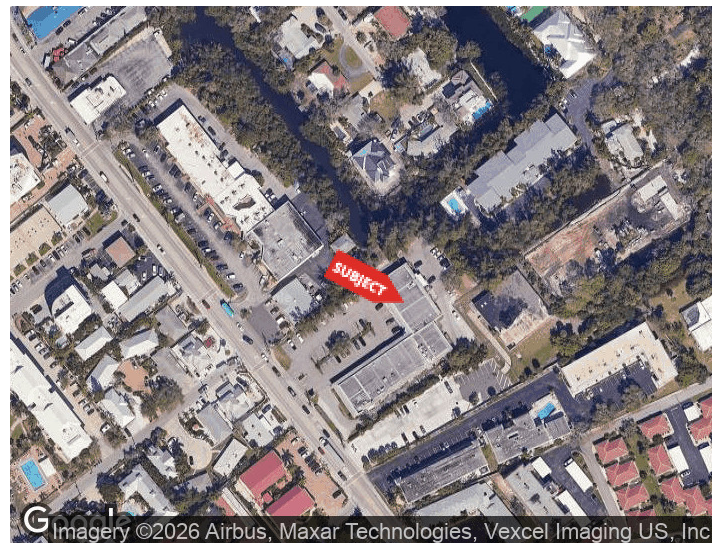


SIESTA KEY RETAIL STORE + INVENTORY

6625 MIDNIGHT PASS ROAD
SIESTA KEY, FLORIDA 34242

PROPERTY HIGHLIGHTS

- 640 SF retail storefront in Crescent Plaza on Siesta Key
- Existing retail inventory included
- Prime Siesta Key location near beach, restaurants, and resorts
- High tourist traffic and strong year-round visibility
- Ideal for beach apparel, gifts, accessories, or boutique retail
- Access to common plaza restrooms



DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	143	449	1,716
Total Population	269	852	3,192
Average HH Income	\$167,422	\$161,395	\$138,893

For More Information

BRIAN SEIDEL

CCIM - Broker Associate

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SIESTA KEY RETAIL STORE + INVENTORY



OFFERING SUMMARY

Sale Price:	\$375,000
Inventory Price:	\$25,000
Building Size:	640 SF
Price / SF:	\$585.94
Zoning:	CG

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 6625 Midnight Pass Rd, Siesta Key, FL

Property Type: Retail Condo Unit

Property Size: 640 SF

Located in the highly desirable Crescent Plaza on Siesta Key, this rare retail opportunity offers a 640 SF storefront in one of Sarasota's most visited beach destinations. Positioned along Midnight Pass Road, the property benefits from strong visibility and steady year-round traffic from both tourists and locals visiting nearby Siesta Key Beach, restaurants, and surrounding retail.

The real estate is offered for \$375,000. Buyer must also purchase the existing retail inventory for an additional \$25,000, bringing the total acquisition cost to \$400,000.

Please note that the unit does not have plumbing, and plumbing cannot be added to the space. Tenants and owners have access to the common restroom facilities located within Crescent Plaza.

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6625 Midnight Pass Road

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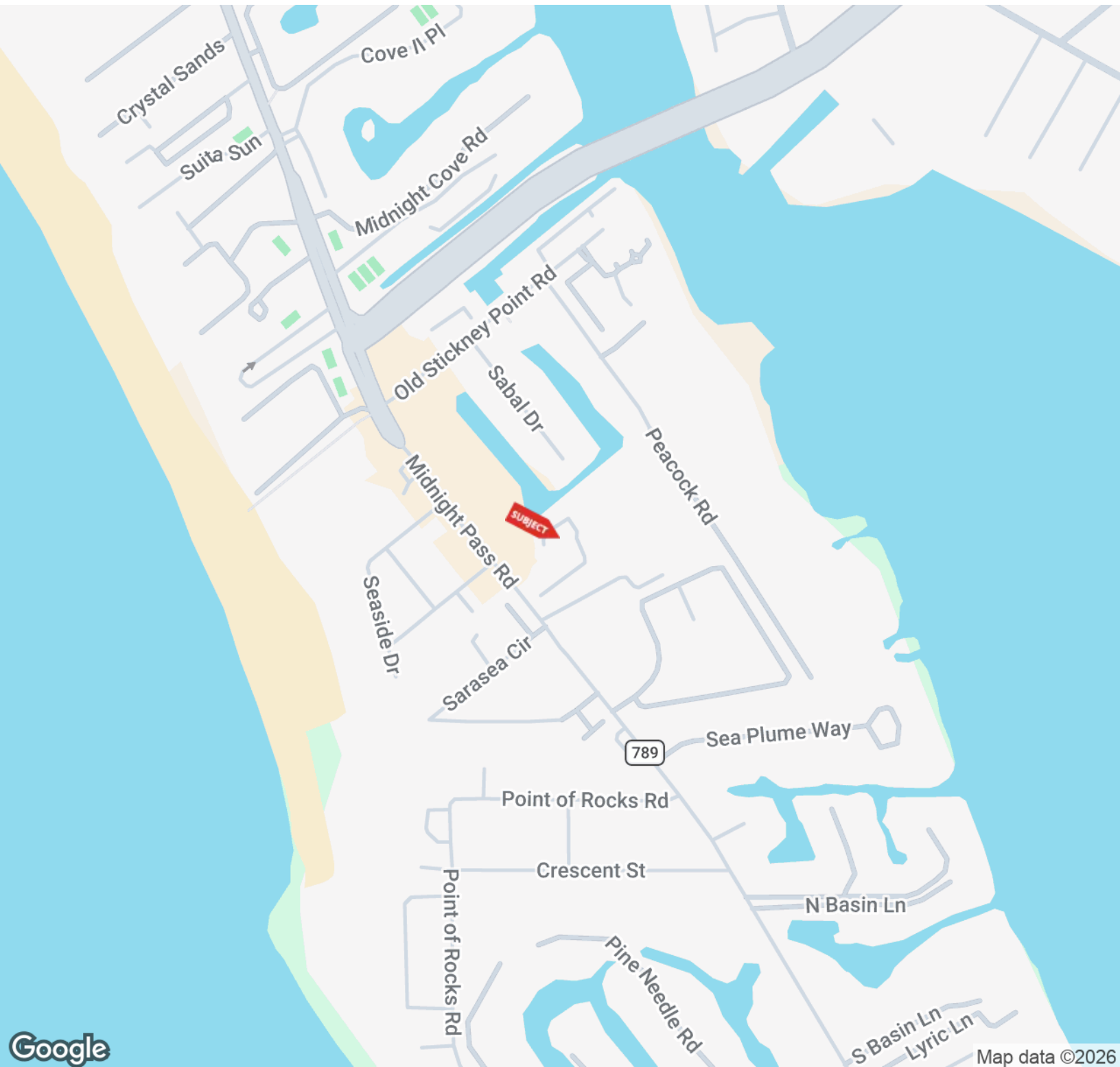
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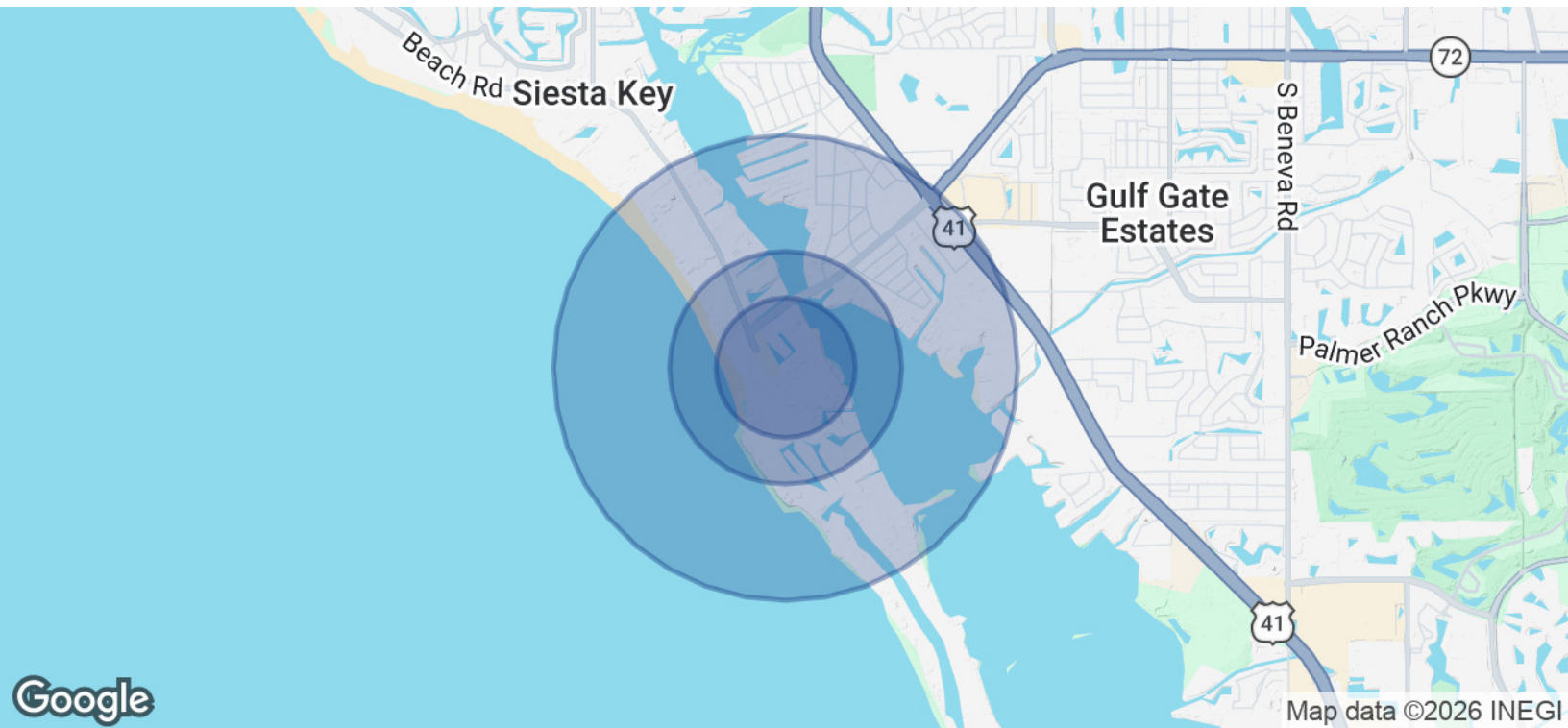


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	269	852	3,192
Average Age	65	64	62
Average Age (Male)	65	64	61
Average Age (Female)	65	64	62

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	143	449	1,716
# of Persons per HH	1.9	1.9	1.9
Average HH Income	\$167,422	\$161,395	\$138,893
Average House Value	\$1,004,655	\$915,793	\$775,848

2020 American Community Survey (ACS)

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