



LIC REAL ESTATE BROKER

INVESTOR OR OWNER-USER OPPORTUNITY!



4609 BEE RIDGE RD
SARASOTA, FL 34233



37,000
DAILY TRAFFIC COUNT*



EXCELLENT CORNER LOCATION
on Bee Ridge Rd, a major East-West Sarasota corridor, linking I-75 to the east with Tamiami Tr (US 41) to the west.



CURRENTLY OCCUPIED
by a national tenant (2,019 SF expires Jan 2027) and local tenant (1,605 SF expires Fall 2026).



FUTURE OWNER MAY HAVE OPPORTUNITY to (1) lease both units for investment income; (2) occupy one space and lease the 2nd unit to a tenant; or (3) occupy the entire building.



WELL-MAINTAINED FACILITY
with elevated pole sign providing advertising for your business daily to the 37,000 traffic count.

PROPERTY HIGHLIGHTS

BUILDING SIZE:	3,624 SF
LOT SIZE:	0.75 Acres (32,670 SF)
YEAR BUILT:	2006
ZONING:	CG (Commercial General)
PARKING:	21 Spaces
TRAFFIC COUNT:	37,000 AADT
TENANT 1:	Baldwin Brothers (2,019 SF) Lease Expires Jan 2027
TENANT 2:	Curls and Co (1,605 SF) Lease Expires Fall 2026
UTILITIES:	City Water & Sewer



***CONTACT LISTING AGENT FOR INFORMATION
AND TO SCHEDULE PROPERTY VISITS***



**DO NOT
CONTACT TENANTS**



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**LOCAL KNOWLEDGE.
PROVEN RESULTS.
MAXIMUM EXPOSURE.**