

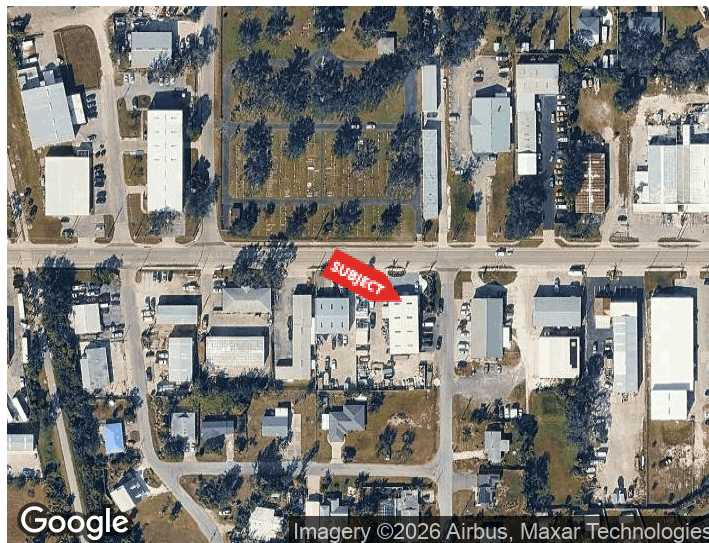


**CORNER LOT INDUSTRIAL
W/ SHOWROOM, OFFICE, &
FENCED YARD**

**520 COLONIA LN E
NOKOMIS, FLORIDA 34275**

PROPERTY HIGHLIGHTS

- 5,000 SF industrial building
- 27,586 SF corner lot
- Fenced, gated pull-through yard
- Reception area and conference room
- Large modern showroom and offices
- Warehouse space plus broadcast studio



DEMOGRAPHICS 0.25 MILES 0.5 MILES 1 MILE

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	179	761	2,945
Total Population	358	1,457	5,478
Average HH Income	\$159,606	\$136,565	\$144,505

For More Information

ADAM DOAK

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NOKOMIS, FL 34275



OFFERING SUMMARY

Sale Price:	\$1,500,000
Building Size:	5,000 SF
Lot Size:	27,586 SF
Price / SF:	\$300.00
Year Built:	1973
Zoning:	CI

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 520 Colonia Ln E, Nokomis, FL

Property Type: Industrial / Showroom / Office / Warehouse
Property Size: 5,000 SF Building on 27,586 SF Lot

Positioned on a corner lot in Nokomis, this versatile industrial property offers a strong combination of modern showroom space, functional office buildout, warehouse area, and a fenced pull-through yard. The layout is well suited for owner-users seeking a professional front-end presence with operational space in the rear, making it ideal for a variety of industrial, service, trade, or flex-oriented businesses.

The property features a reception area, conference room, large showroom, multiple offices, warehouse space, and a broadcast studio, along with two restrooms and gated ingress and egress to the yard. Zoned CI, this property provides flexibility in a desirable location for businesses that need a mix of office, warehouse, and secure outdoor storage or circulation space.

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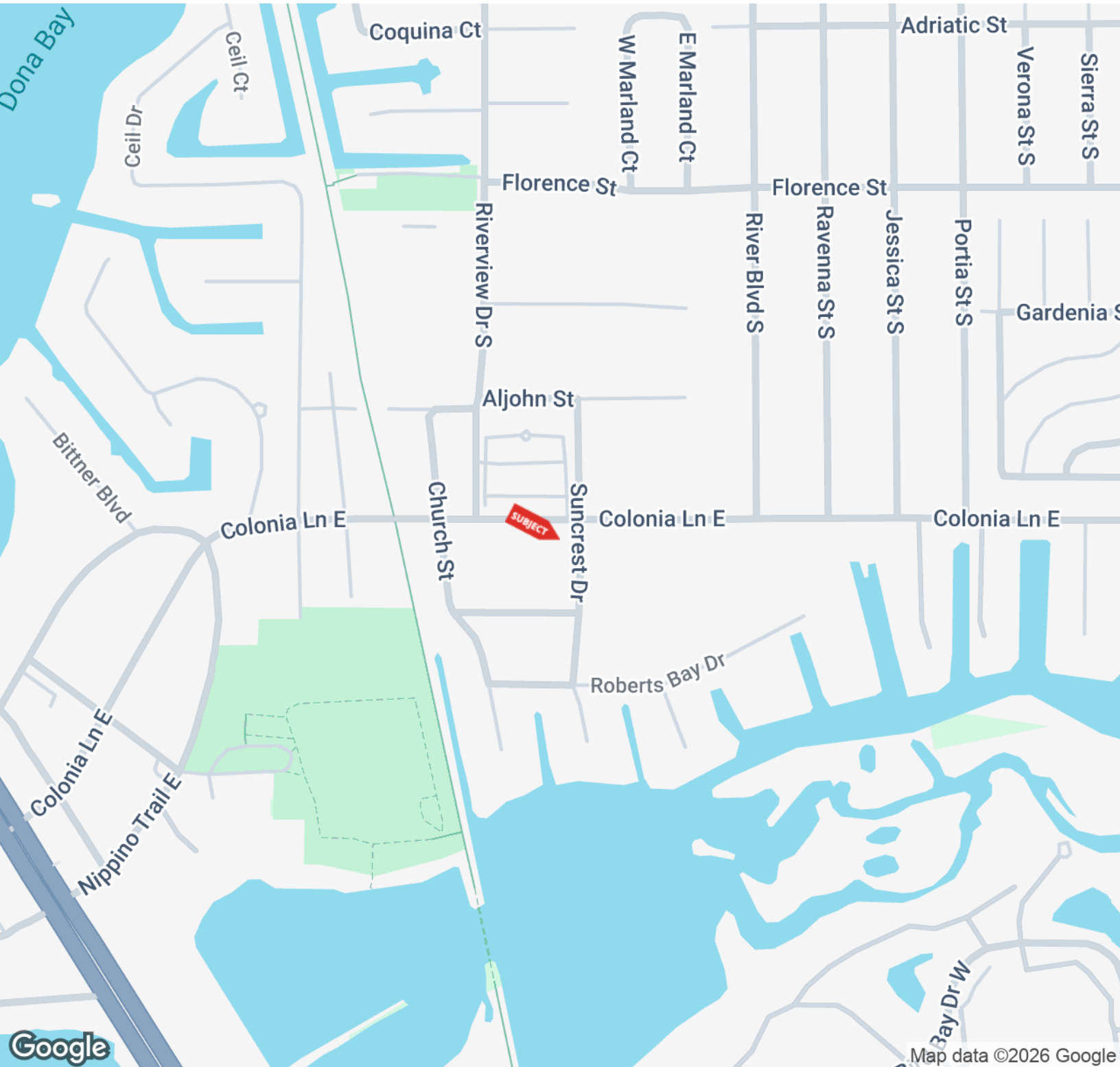


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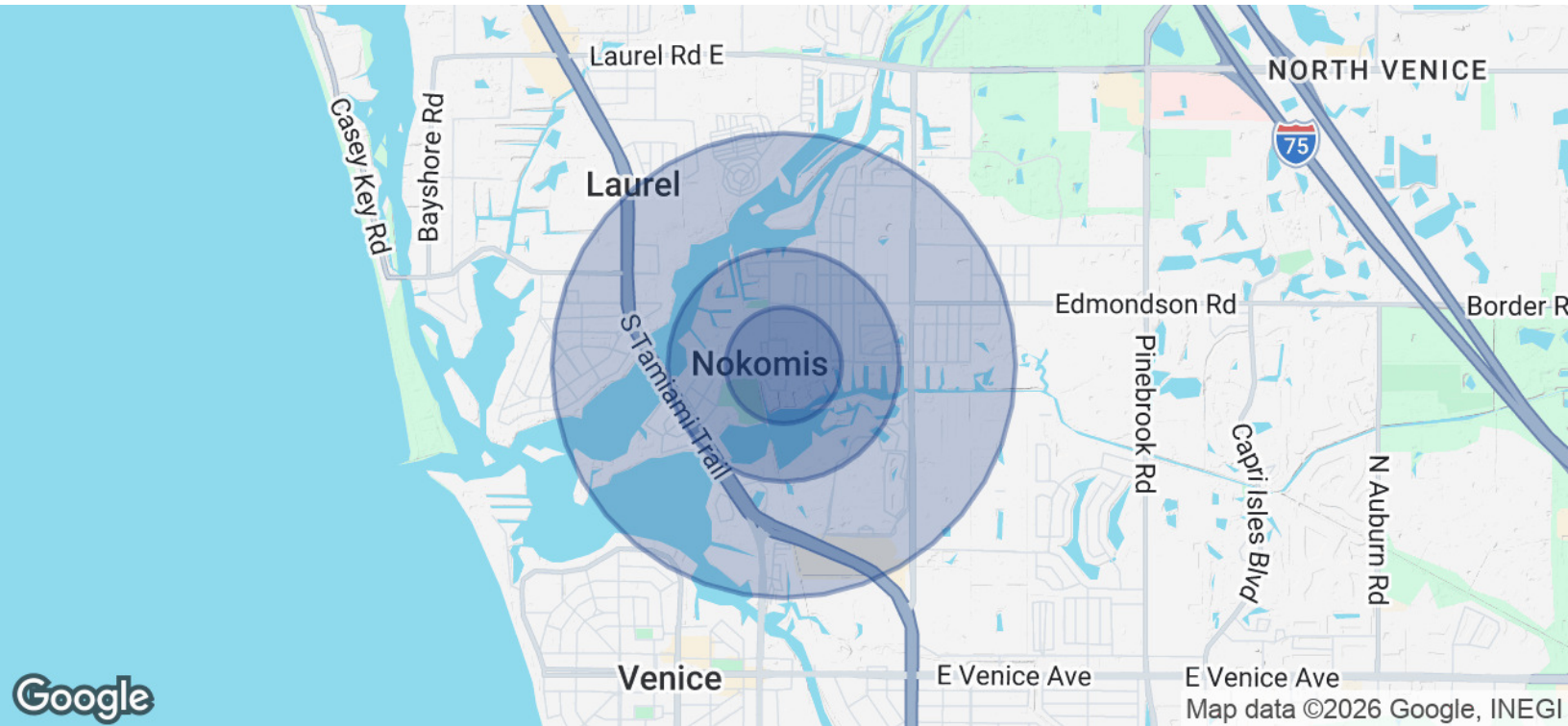


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	358	1,457	5,478
Average Age	59.9	62.3	63.9
Average Age (Male)	60.1	62.5	63.9
Average Age (Female)	59.9	62.2	64.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	179	761	2,945
# of Persons per HH	2.0	1.9	1.9
Average HH Income	\$159,606	\$136,565	\$144,505
Average House Value	\$68,807	\$166,476	\$293,693

2023 American Community Survey (ACS)

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