

# 6805 33<sup>RD</sup> St E Sarasota, FL



COMMERCIAL  
PROPERTY  
SOUTHWEST FLORIDA



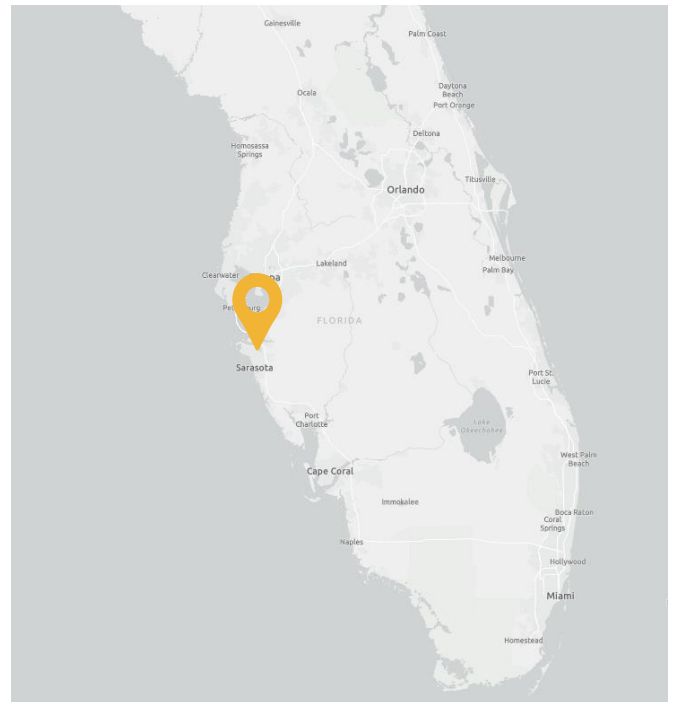
**20,926 sf**  
**1.22 acres**

**INVESTMENT VALUE ADD  
OPPORTUNITY FOR SALE**

**\$3,000,000**

## Property Highlights

- Strategic proximity to I-75 for optimal distribution capabilities
- Right to terminate lease for owner user option or proforma CAP rate at market rate \$292,964 NOI with a 9.8% CAP
- Fully leased single tenant building
- Property has fully fenced-in yard
- 20,926 SF of built out industrial space with reception, 12 offices, breakroom, 6 bathrooms, workshops, and ample warehouse space with grade level roll-up doors



Better never settles

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## Sarasota, FL



**FOR SALE**

**In place NOI - \$144,004.25**  
**CAP RATE - 4.8%**

### American Bullnose Tampa Bay, Inc.

Lease 5/1/2022 - 4/28/2027	Monthly Rent	Annual Income
5/1/2024 - 4/28/2025	\$10,992.69	\$131,912.28
5/1/2025 - 4/28/2026	\$11,267.51	\$135,210.12
5/1/2026 - 4/28/2027	\$11,549.19	\$138,590.28

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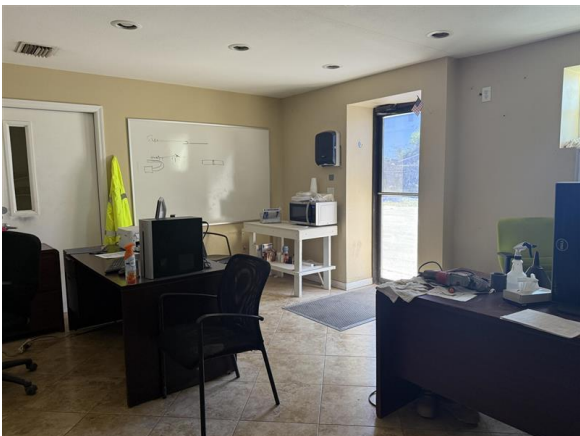
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**CUSHMAN &  
WAKEFIELD**

COMMERCIAL  
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## ECONOMIC GROWTH:

SARASOTA COUNTY CONTINUES TO INVEST IN INFRASTRUCTURE AND ECONOMIC DEVELOPMENT INITIATIVES. FLORIDA ALSO OFFERS NO STATE INCOME TAX AND VARIOUS INCENTIVES FOR BUSINESSES AND PROPERTY OWNERS.



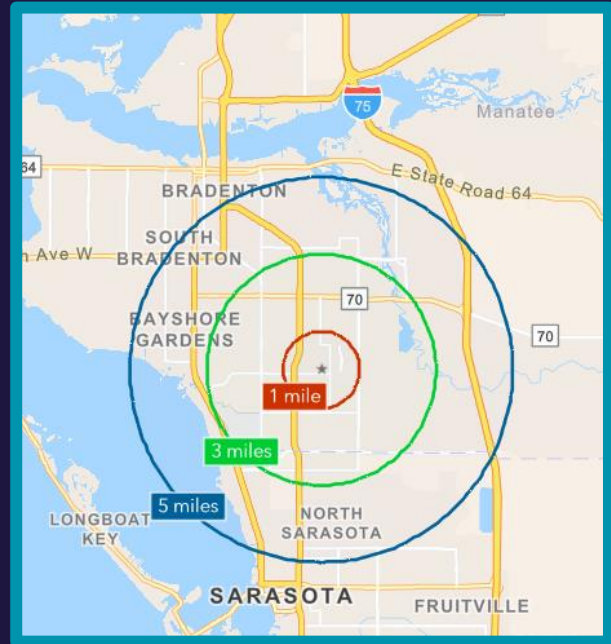
## GROWING INFRASTRUCTURE:

SARASOTA HAS EXPERIENCED SIGNIFICANT POPULATION AND BUSINESS GROWTH, DRIVING INCREASED DEMAND FOR INDUSTRIAL SPACE—ESPECIALLY FOR WAREHOUSING, DISTRIBUTION, LOGISTICS, AND LIGHT MANUFACTURING.



## MAJOR TRANSPORTATION ROUTES:

CENTRALLY LOCATED ALONG FLORIDA'S GULF COAST, SARASOTA OFFERS EASY ACCESS TO I-75, PORT MANATEE, TAMPA, AND SOUTHWEST FLORIDA—MAKING IT IDEAL FOR REGIONAL DISTRIBUTION AND LOGISTICS OPERATIONS.



2024 Demographics	1-Mile	3-Miles	5-Miles
<b>Total Population</b>	4,056	61,399	181,609
<b>Total Households</b>	1,814	25,701	76,529
<b>Annual Population Growth 2024-2029</b>	1.4%	0.9%	1.0%
<b>Average Household Income</b>	\$63,649	\$67,027	\$74,048
<b>Median Age</b>	56.4	49.1	46.6

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