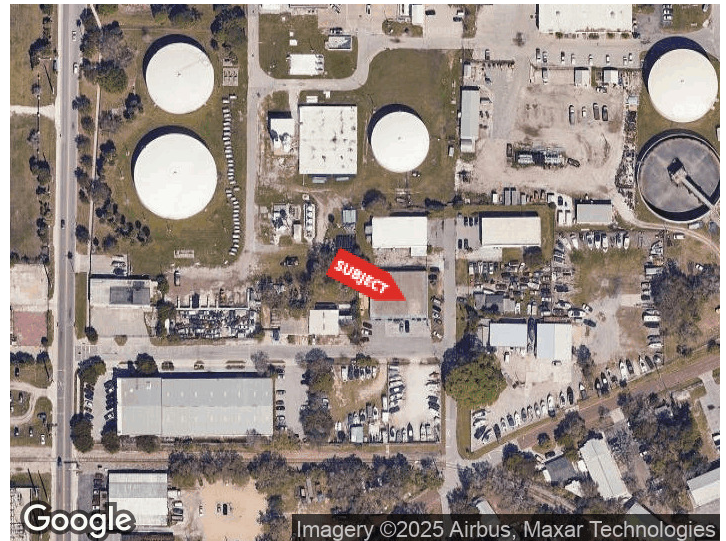




1681 11TH ST
SARASOTA, FLORIDA 34236

PROPERTY HIGHLIGHTS

- 8,000 SF freestanding building
- Flex layout with warehouse + showroom
- Situated on a 17,250 SF lot
- Close to Downtown Sarasota
- Near SRQ Sarasota Bradenton International Airport
- Ideal for contractors, distributors, service businesses, and light industrial users
- Strong visibility and convenient access



DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	480	1,612	7,530
Total Population	1,111	3,321	15,537
Average HH Income	\$92,774	\$94,384	\$94,117

For More Information

BRIAN SEIDEL

CCIM - Broker Associate

941 544 2970

brian@americanpropertygroup.com

1681 11th St

SARASOTA, FL 34236



OFFERING SUMMARY

Sale Price:	\$1,700,000
Building Size:	8,000 SF
Lot Size:	17,250 SF
Price / SF:	\$212.50
Year Built:	1961
Zoning:	IGD

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 1681 11th St, Sarasota, FL

Property Type: Freestanding Flex Industrial

Property Size: 8,000 SF

This freestanding flex industrial building offers 8,000 SF of warehouse and showroom space on a 17,250 SF lot. Located just minutes from Downtown Sarasota and Sarasota Bradenton International Airport, the property provides excellent accessibility for distribution, service-based businesses, and companies needing both warehouse functionality and customer-facing showroom space.

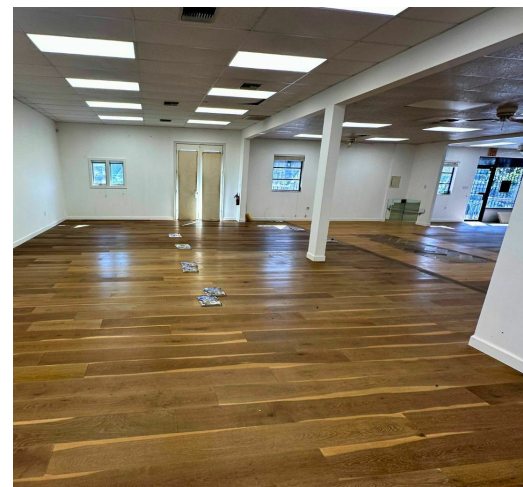
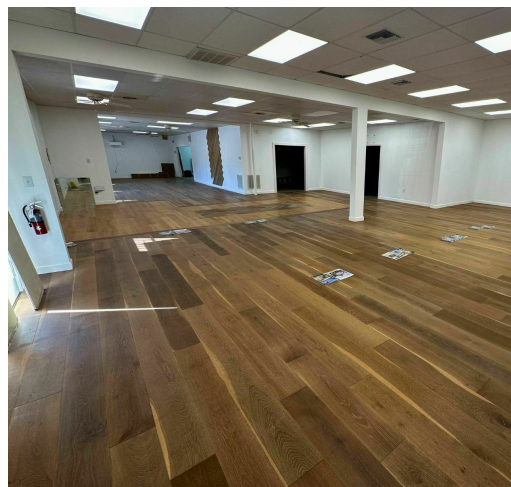
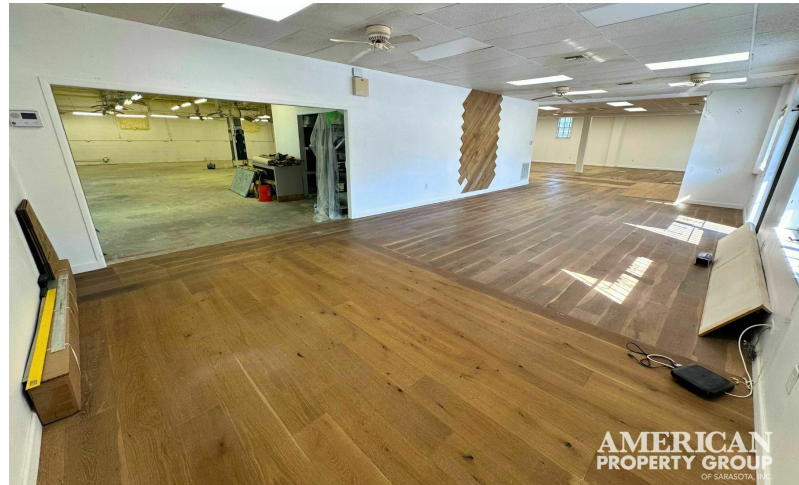
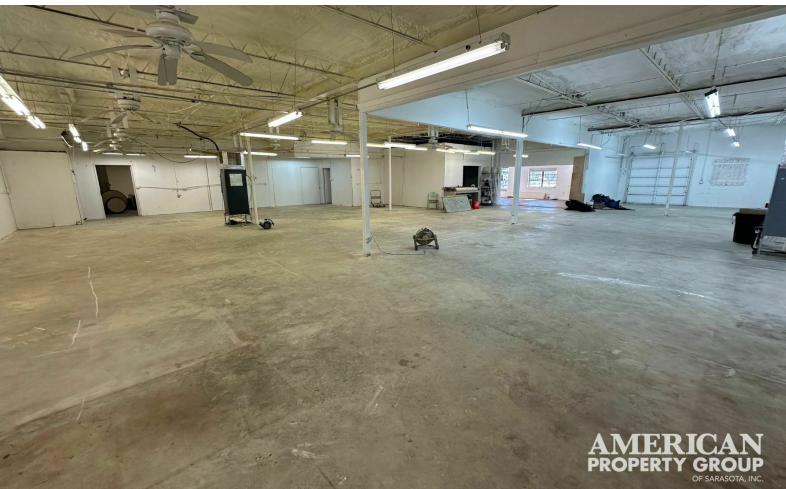
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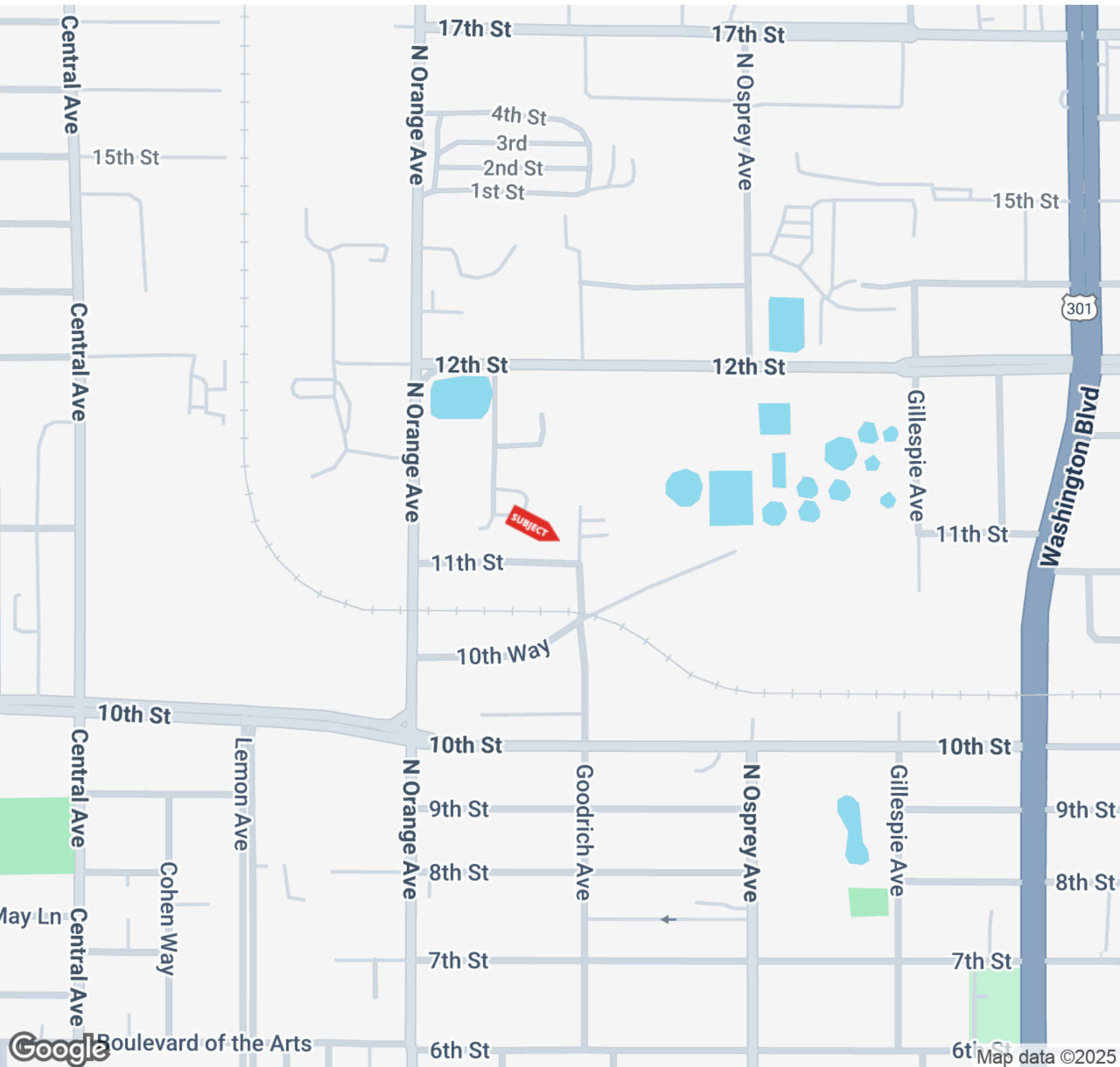
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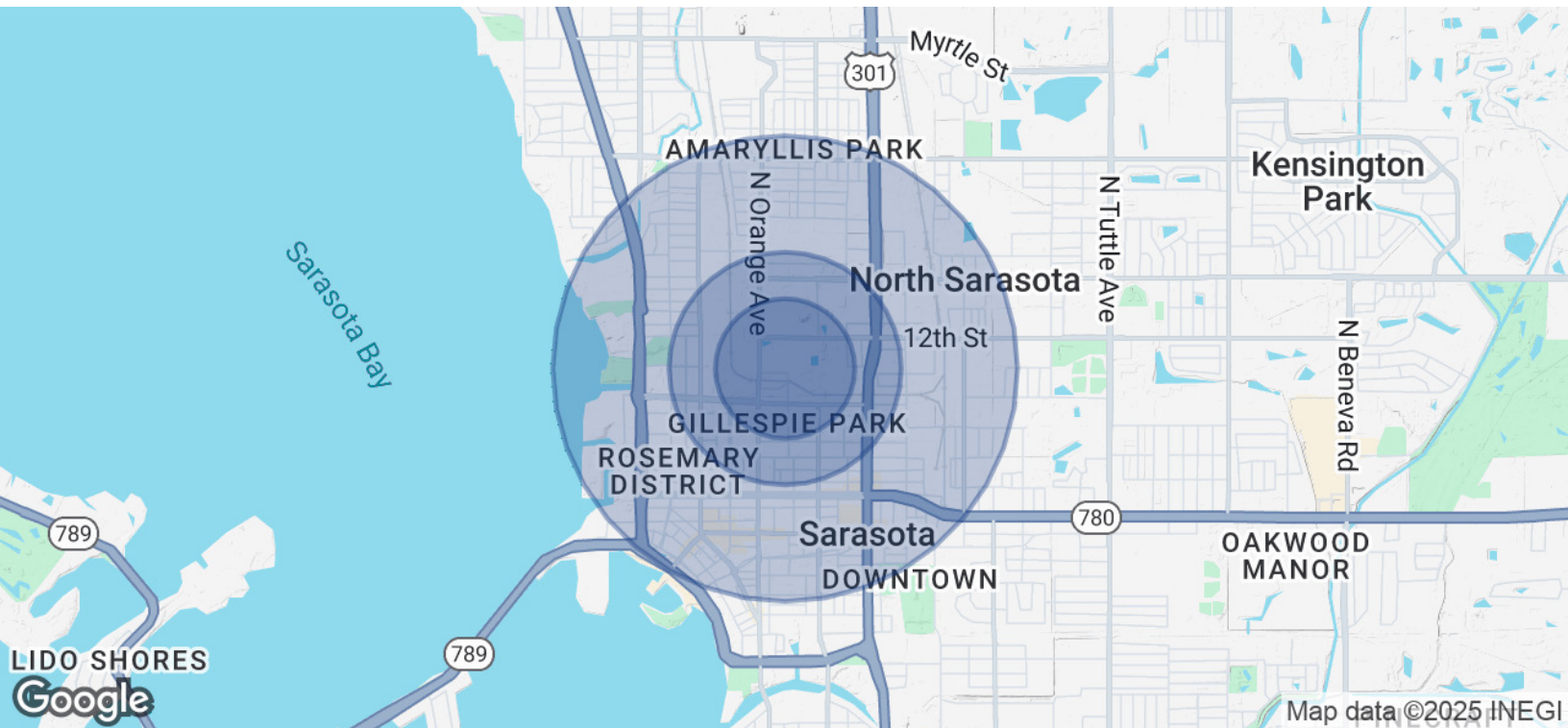


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,111	3,321	15,537
Average Age	46	48	49
Average Age (Male)	44	46	48
Average Age (Female)	48	50	51

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	480	1,612	7,530
# of Persons per HH	2.3	2.1	2.1
Average HH Income	\$92,774	\$94,384	\$94,117
Average House Value	\$563,485	\$613,876	\$637,302

Demographics data derived from AlphaMap

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