



**2226 8TH STREET**  
SARASOTA, FLORIDA 34237

**PROPERTY HIGHLIGHTS**

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	373	1,849	6,115
Total Population	876	4,355	13,828
Average HH Income	\$75,948	\$77,074	\$83,739



For More Information

**TYLER SLUMAN**  
Commercial Specialist  
941 840 3954  
tyler@americanpropertygroup.com

# SARASOTA, FL 34237



## OFFERING SUMMARY

Lease Rate:	\$16.50 SF/yr (NNN)
CAM:	\$5.50
Lease Term:	5-10 Years
Building Size:	12,451 SF
Lot Size:	56,100 SF
Year Built:	1999
Zoning:	ILW

## PROPERTY OVERVIEW

American Property Group presents 2226 8th St. Sarasota, FL:

Discover a prime leasing opportunity at this 12,500 SF +/- warehouse with just under an acre of open yard space behind the building. This spacious property offers a versatile layout perfect for a wide range of businesses. With new skylights providing ample light and an open floor plan, the building provides an adaptable space for a business looking to be close to downtown Sarasota.

Perfect for IOS!

Highlights:

- Fresh exterior and interior paint
- New gutters
- .9 acres of FENCED open land/storage
- High ceilings
- Four docks ( 2 Loading / 2 Bay )
- Semi access
- Ample parking

- 2,500 SF +/- of office/kitchenette
- 10,000 SF +/- of open warehouse
- 0.9 Acres of yard

## TYLER SLUMAN

Commercial Specialist  
941.840.3954  
tyler@americanpropertygroup.com

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PROPERTY GROUP**  
OF SARASOTA, INC.

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2226 8th Street - Open Warehouse

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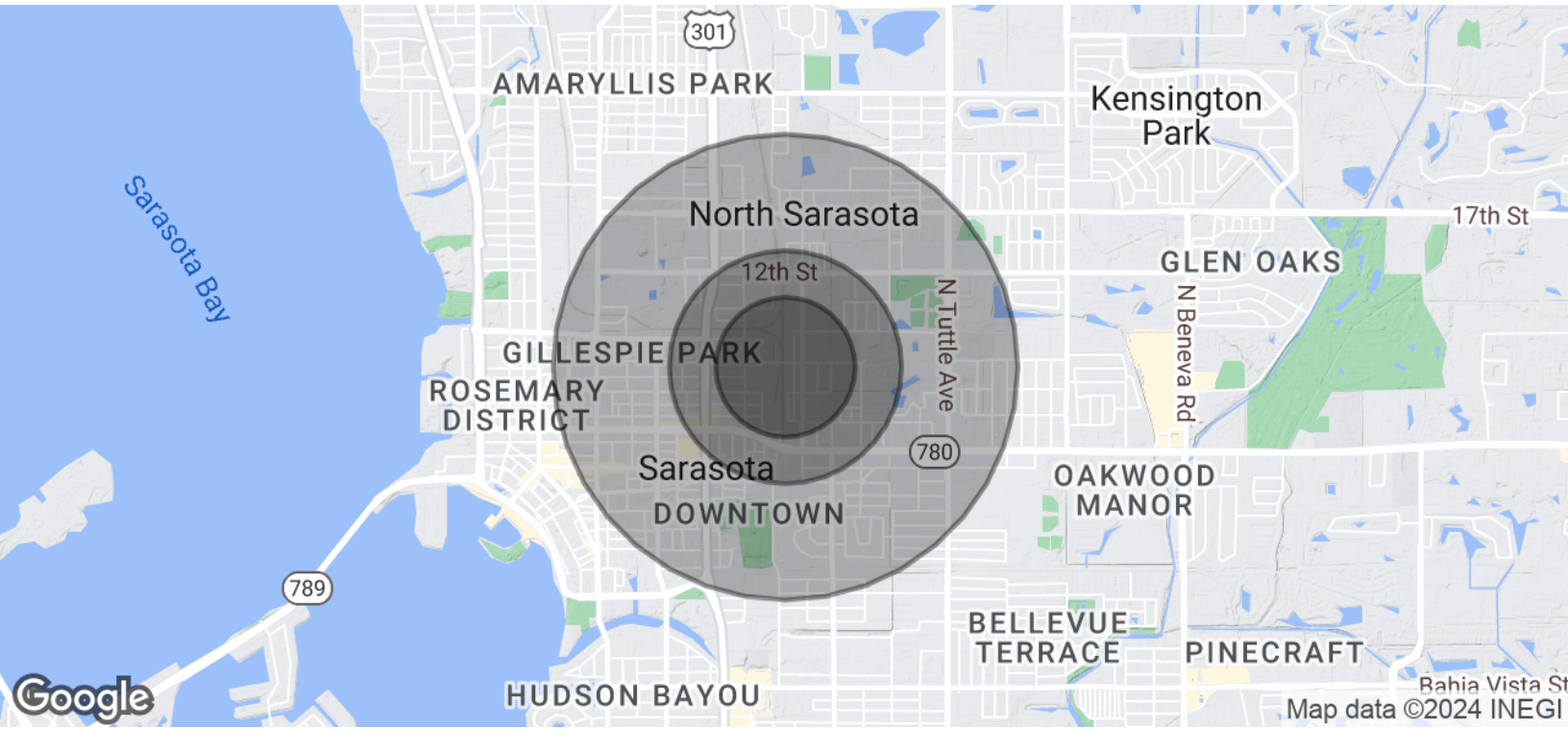


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	876	4,355	13,828
Average Age	40	42	45
Average Age (Male)	39	41	43
Average Age (Female)	41	43	46
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	373	1,849	6,115
# of Persons per HH	2.3	2.4	2.3
Average HH Income	\$75,948	\$77,074	\$83,739
Average House Value	\$433,474	\$474,912	\$531,065

Demographics data derived from AlphaMap

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