



INDUSTRIAL FLEX SPACE WITH EXCELLENT SIGNAGE!
 1575 Cattlemen Rd, Unit T, Sarasota, FL 34232



PROPERTY OVERVIEW

Located on Cattlemen Rd with easy access to I75, downtown Sarasota, and 41. Excellent signage and ample parking.

Flex warehouse space with retail frontage on the main thoroughfare north/south east of I-75 between Bee Ridge Road and Frutiville Road. The space is the prior Gulf Tile space featuring a showroom and warehouse in the back. Each unit (3 in total) has a grade level roll up door that is 12' X 16' . Ceiling heights are 18' eave – 20' peak.

OPEX - \$3.16 /SF

PROPERTY SUMMARY

Lease Rate:	\$17/SF NNN
Available SF:	5,143 SF
Zoning:	ILW
OPEX	\$3.16 /SF



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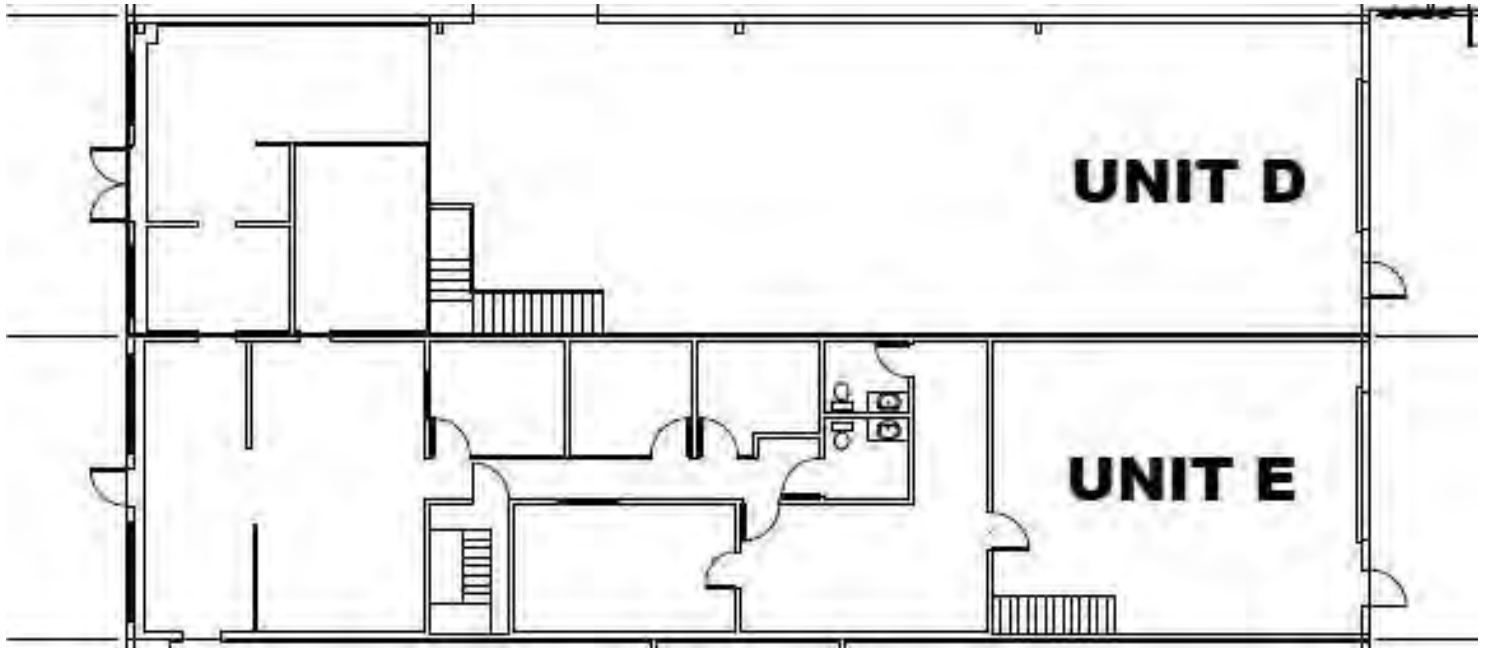


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1575 Cattlemen Rd

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,076	51,668	130,727
Average age	42.3	44.7	46.8
Average age (Male)	41.0	43.2	45.1
Average age (Female)	42.8	45.8	48.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,988	20,699	55,382
# of persons per HH	2.6	2.5	2.4
Average HH income	\$81,139	\$72,794	\$68,998
Average house value	\$289,006	\$239,410	\$264,254

* Demographic data derived from 2020 ACS - US Census



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