

For Lease

6618 26TH CT E

Sarasota, FL 34243



OFFERING SUMMARY

Lease Rate:	\$13.00 SF/yr (NNN)
Building Size:	2,250 SF
Available SF:	2,250 SF
Lot Size:	136,024 SF
Year Built:	2006
Zoning:	HM

PROPERTY OVERVIEW

This well-maintained property features approximately 2,250 square feet of adaptable space, including a clean, high-ceiling warehouse and a professional office suite. Strategically located just off US-301 and Whitfield Avenue, the property offers excellent visibility and effortless logistics for distribution, light manufacturing, or trade services.

PROPERTY HIGHLIGHTS

- Features approximately 2,250 SF of versatile flex space with a high-ceiling warehouse ideal for diverse business operations.
- Positioned just off US-301 and Whitfield Avenue, offering rapid connectivity to Sarasota, Bradenton, and major transportation corridors for streamlined distribution.
- Built in 2006, this well-maintained facility is perfectly suited for light manufacturing, trade services, or distribution, offering excellent visibility and easy accessibility.

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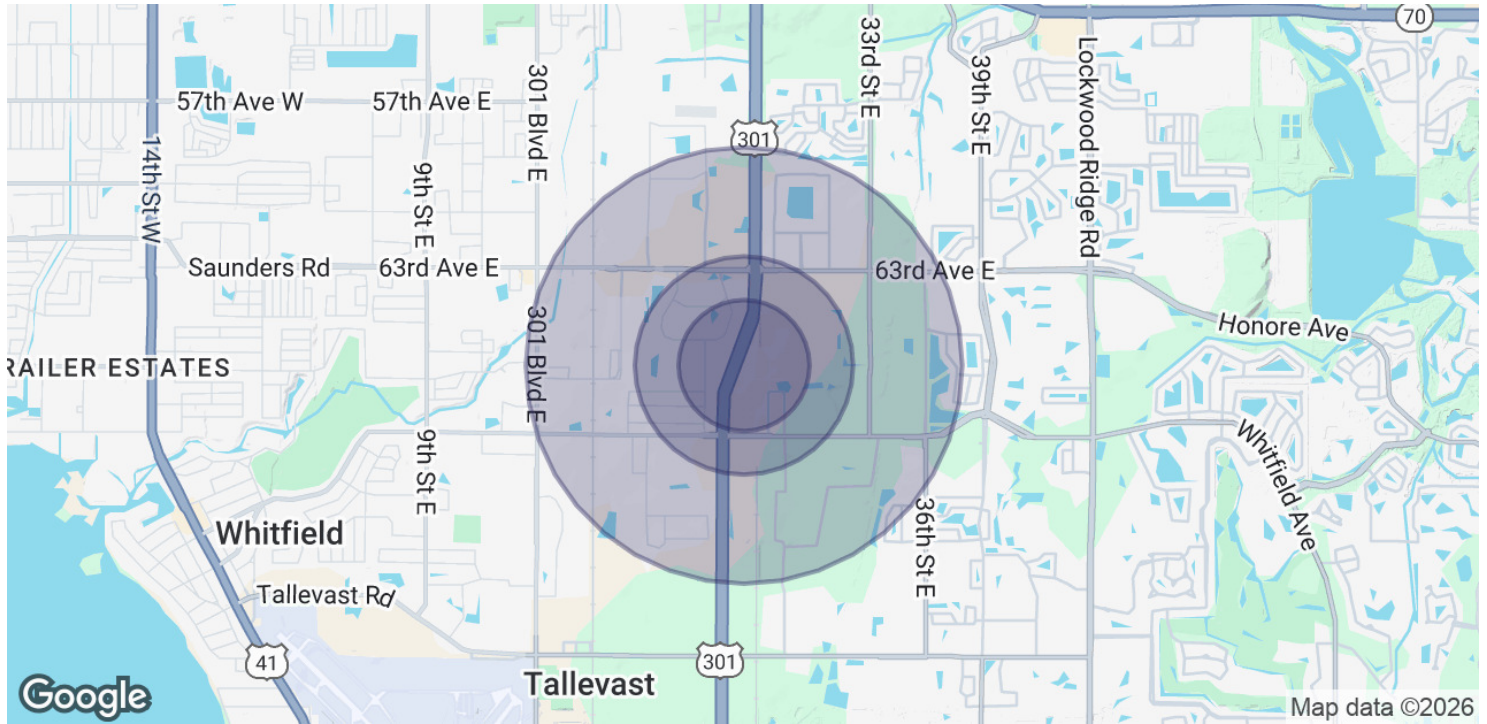
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	15	155	2,401
Average Age	41	41	47
Average Age (Male)	40	40	46
Average Age (Female)	42	42	47

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	6	47	1,003
# of Persons per HH	2.5	3.3	2.4
Average HH Income	\$73,860	\$78,266	\$76,775
Average House Value	\$326,027	\$329,987	\$328,677

Demographics data derived from AlphaMap

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