

For Sale

FULLY LEASED SARASOTA INVESTMENT – PRIME CG-ZONED PROPERTY FOR SALE
5745 Rosin Way, Sarasota, FL 34233



OFFERING SUMMARY

Building Size:	4,176 SF
Lot Size:	4,798 SF
Price / SF:	\$293.34
Year Built:	2004
Zoning:	CG

PROPERTY OVERVIEW

Offered for sale is a rare opportunity to own a premium income-producing asset in the desirable Rosin Way Office Park, just off Clark Road and minutes from I-75. This single-story office building with a metal roof features a spacious unit totaling over 4,176 SF. Currently occupied by an established multi unit daycare with a long term lease and an option to extend for an additional 5 years.

The property is a land condominium which offers on-site parking, professional landscaping, and excellent curb appeal. Zoned CG (Commercial General), the site supports a variety of uses including medical, office, daycare, and general commercial operations. Secure long-term income in one of Sarasota's most sought-after corridors.

PROPERTY HIGHLIGHTS

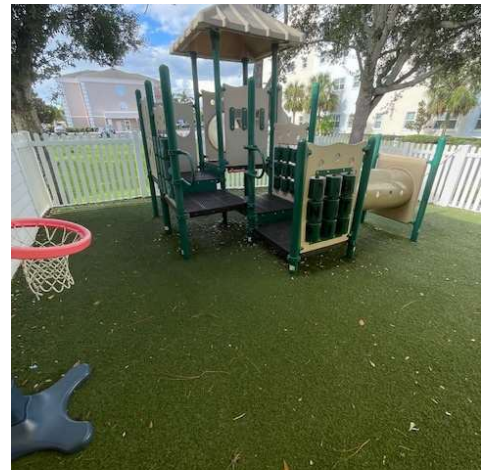
- Excellent Location: Less than 2 miles from I-75 with convenient Clark Road access
- Ample Parking: ±13 dedicated spaces with shared plaza parking
- Zoning: CG – broad range of commercial uses allowed

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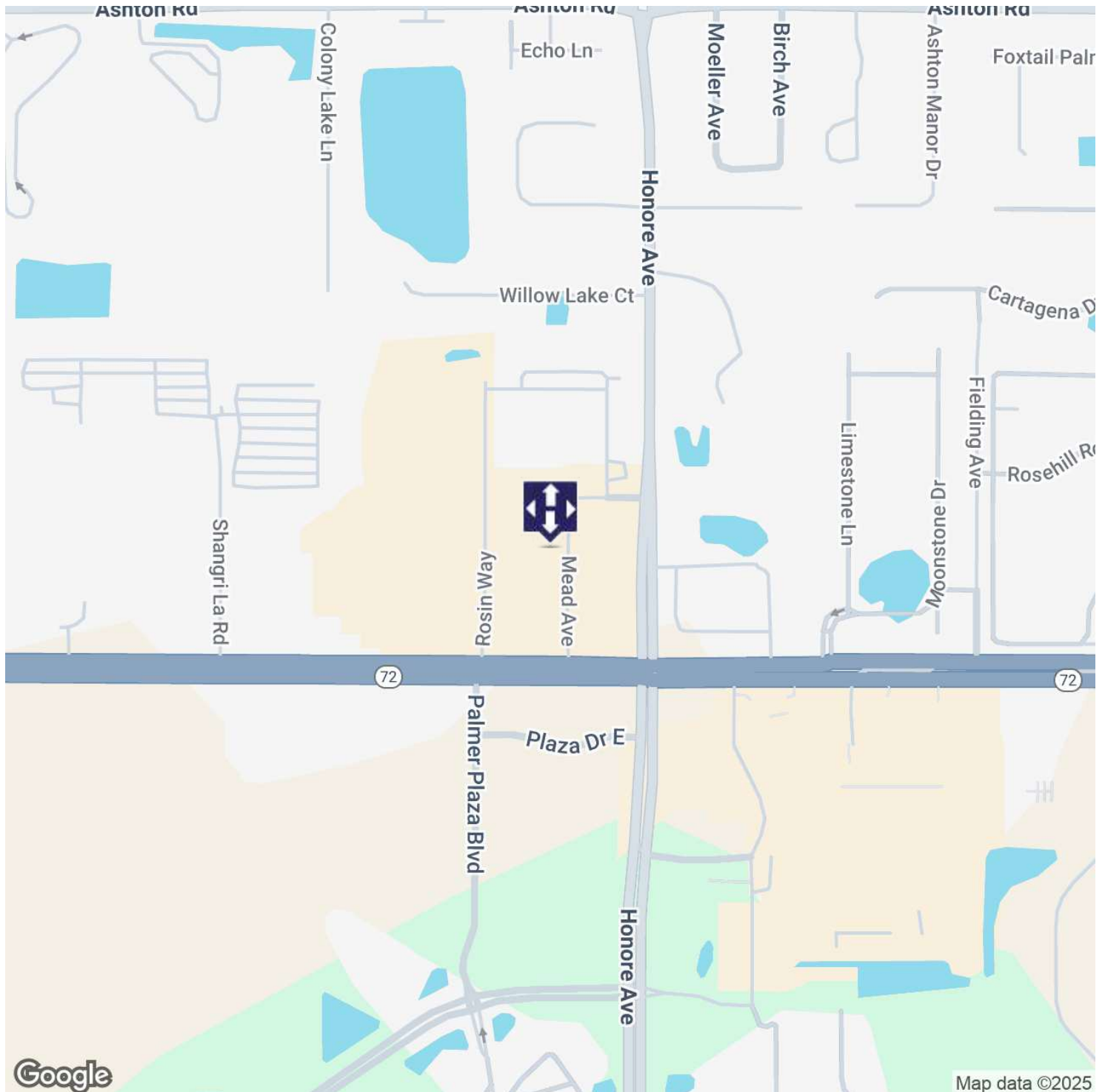


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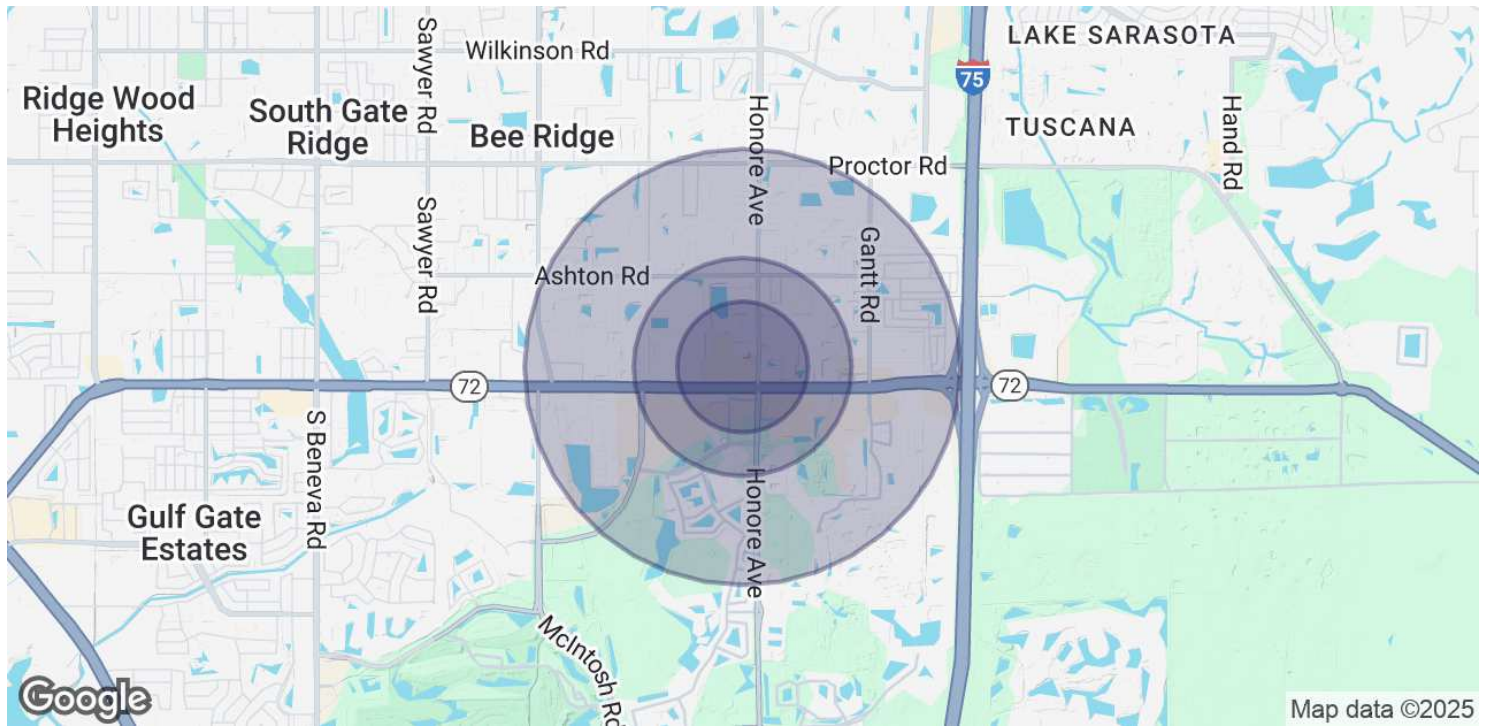


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	669	2,196	7,761
Average Age	42	44	49
Average Age (Male)	41	43	48
Average Age (Female)	42	45	50

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	272	918	3,348
# of Persons per HH	2.5	2.4	2.3
Average HH Income	\$119,940	\$120,658	\$125,467
Average House Value	\$477,173	\$478,762	\$477,111

Demographics data derived from AlphaMap

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