

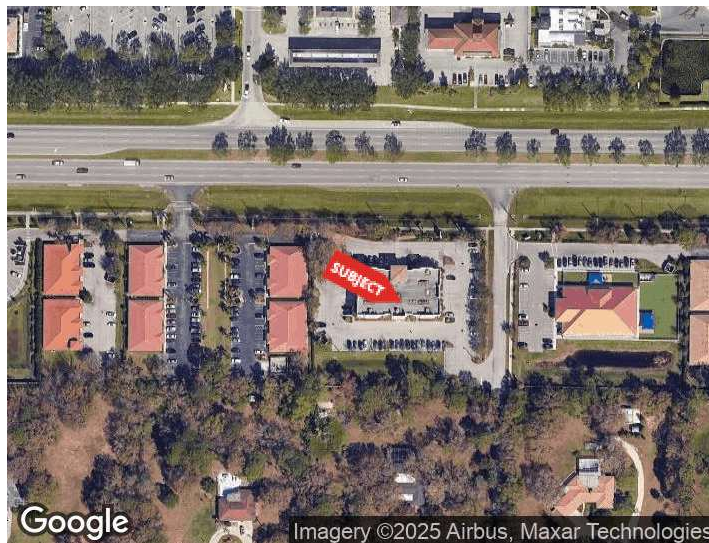


**2970 UNIVERSITY  
PKWY, UNIT 202**

SARASOTA, FLORIDA 34243

**PROPERTY HIGHLIGHTS**

- Huge parking availability
- Abundant natural light in a secure, quiet building
- Prime location between Manatee and Sarasota counties
- Close to University Town Center and Sarasota-Bradenton International Airport



DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	87	629	3,534
Total Population	175	1,262	7,294
Average HH Income	\$88,738	\$96,727	\$100,768

For More Information

**ADAM SEIDEL**  
941 923 0535  
adam@americanpropertygroup.com

# SARASOTA, FL 34243



## OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (NNN)
Building Size:	23,140 SF
Available SF:	2,179 - 4,350 SF
Lot Size:	82,884 SF
Number of Units:	8
Year Built:	2008
Renovated:	2013
Zoning:	OPI

## PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 2970 University Pkwy, Unit 202

Property Type: Class A Office Space

Property Size: 3,471 SF

Discover exceptional Class A office space in the highly sought-after University Parkway area. This property offers a perfect blend of modern amenities and an ideal location, making it an excellent choice for businesses seeking a prestigious and convenient setting. With high-end finishes, abundant natural light, and a secure, quiet environment, this office space is designed to meet the needs of professional tenants.

Situated between Manatee and Sarasota counties, and just minutes from University Town Center and Sarasota-Bradenton International Airport, this location provides easy access to shopping, dining, and travel options.

Highlights:

- 2nd Floor Unit
- Conference room
- Large private offices with natural light
- Kitchenette/break area

To arrange a showing, contact Adam Seidel at (914) 544-0770. Visit us online at [AmericanPropertyGroup.com](http://AmericanPropertyGroup.com) to see all our listings.

## ADAM SEIDEL

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OF SARASOTA, INC.



2970 University Pkwy

# SARASOTA, FL 34243



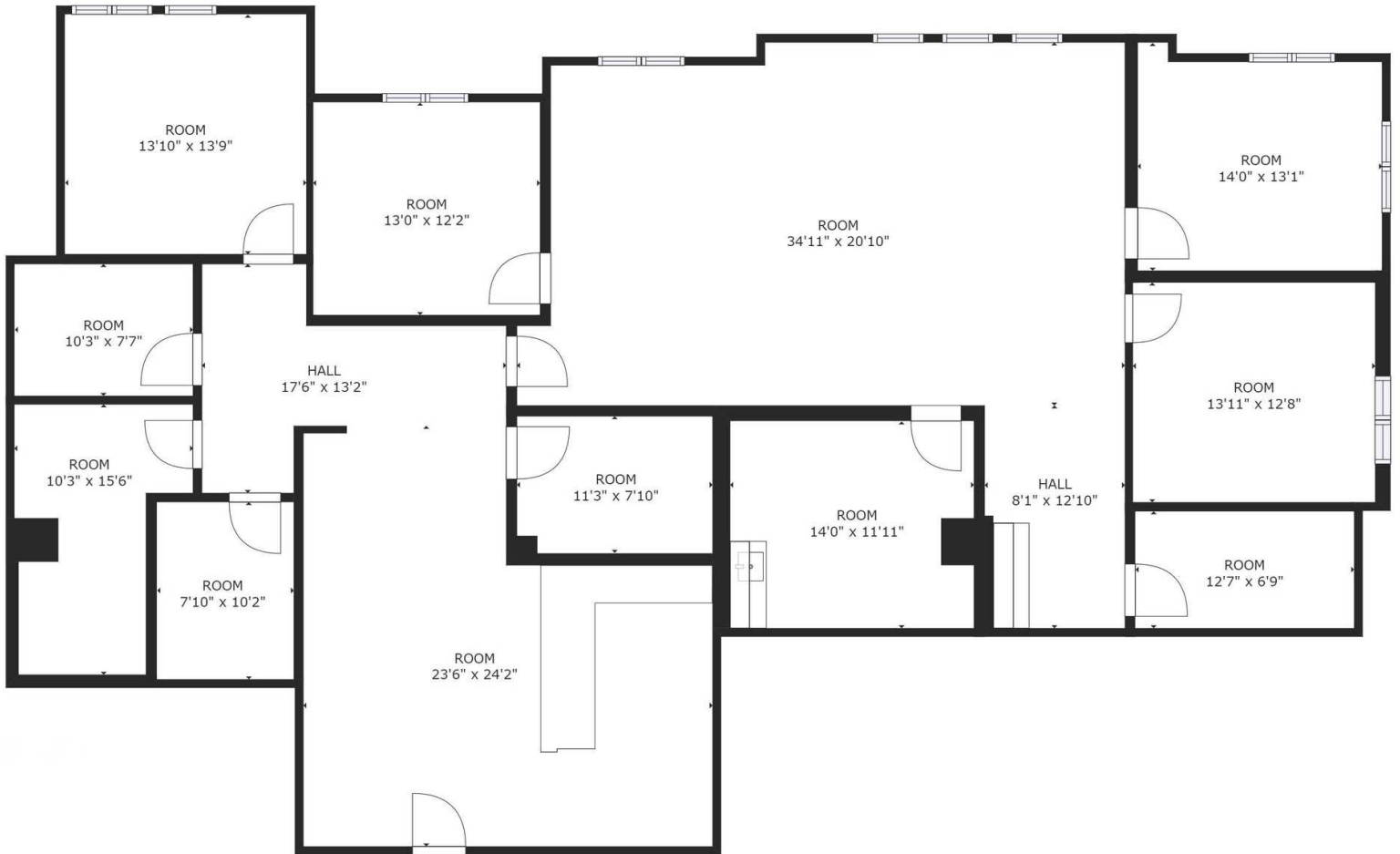
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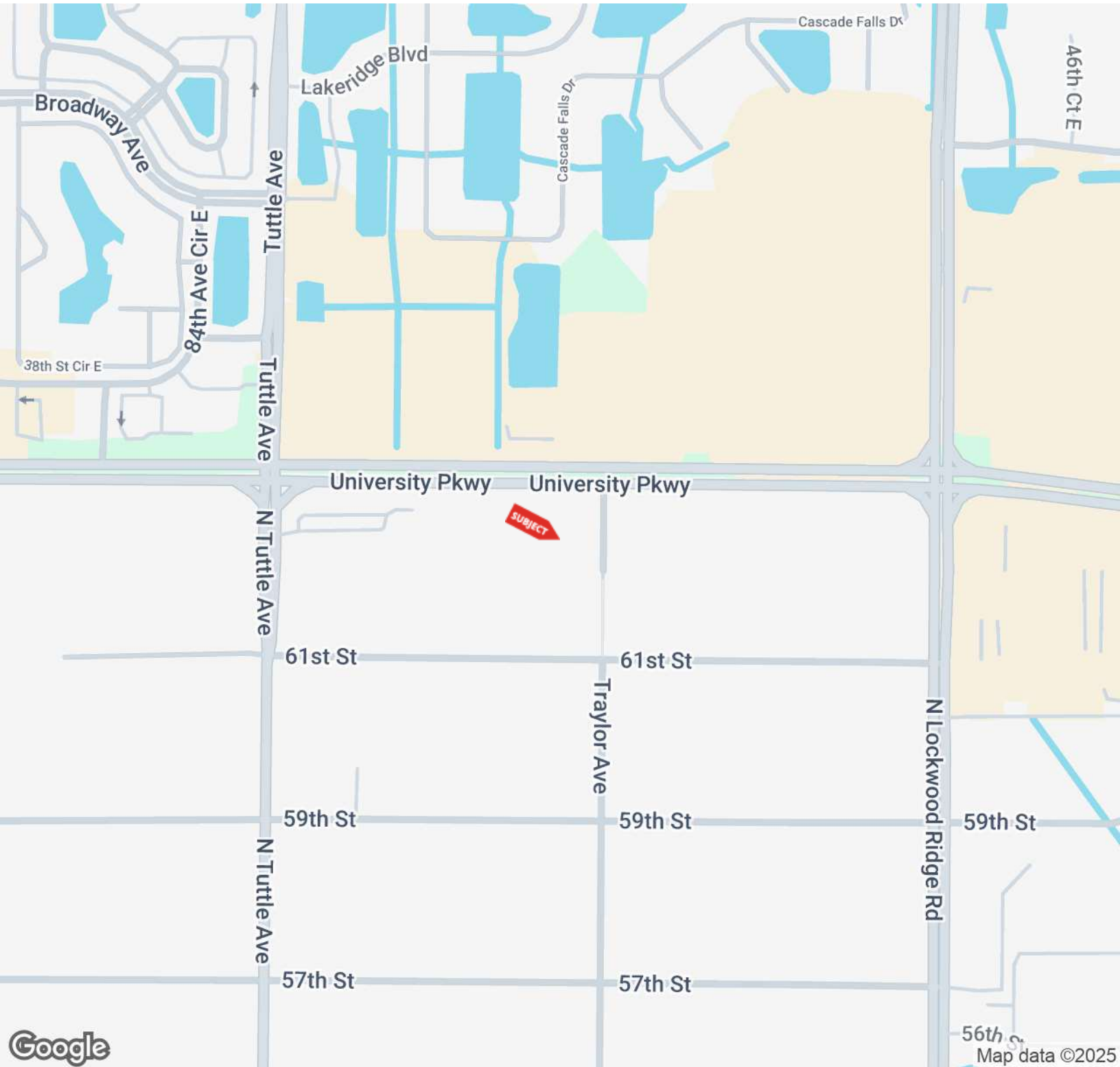
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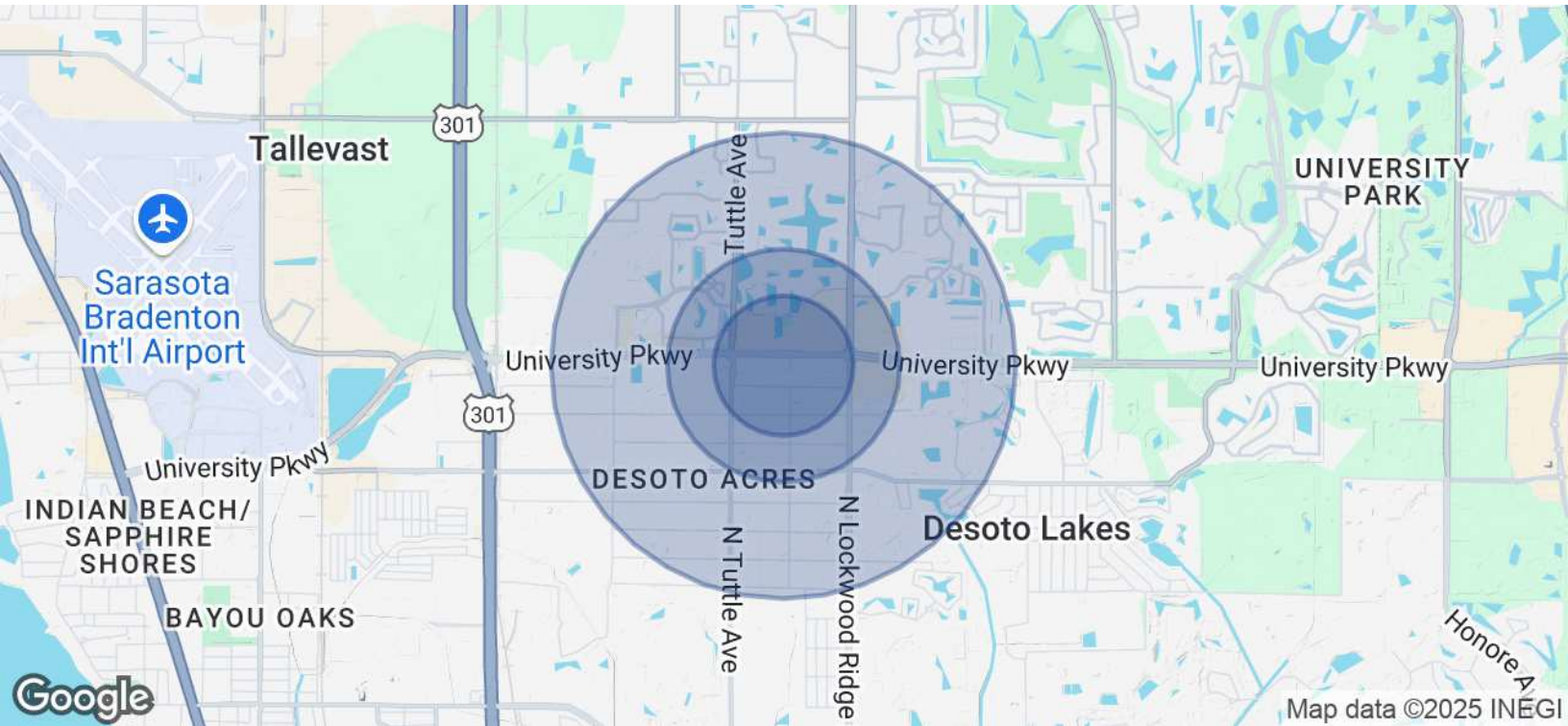
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	175	1,262	7,294
Average Age	58	53	51
Average Age (Male)	56	52	50
Average Age (Female)	60	54	53
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	87	629	3,534
# of Persons per HH	2	2	2.1
Average HH Income	\$88,738	\$96,727	\$100,768
Average House Value	\$477,668	\$436,419	\$429,791

Demographics data derived from AlphaMap

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