

Property Summary



PROPERTY DESCRIPTION

The property is a dedicated flex office and industrial warehouse condominium unit totaling approximately 2,700 square feet. The unit features a functional division between professional and operational space, which is a key characteristic of the flex industrial asset class in the South Sarasota market.

The front portion of the unit comprises an estimated 1,000 square feet of finished office space. This area is typically climate-controlled and built out for administrative or managerial use. The remaining approximately 1,700 square feet is dedicated industrial warehouse space, characterized by higher clear heights and direct loading access (details of loading door type/size to be confirmed during inspection).

The unit is situated within a commercial/industrial park environment, benefiting from the accessibility of the Clark Road corridor. This location generally provides good connectivity to the regional highway system, including Interstate 75.

OFFERING SUMMARY

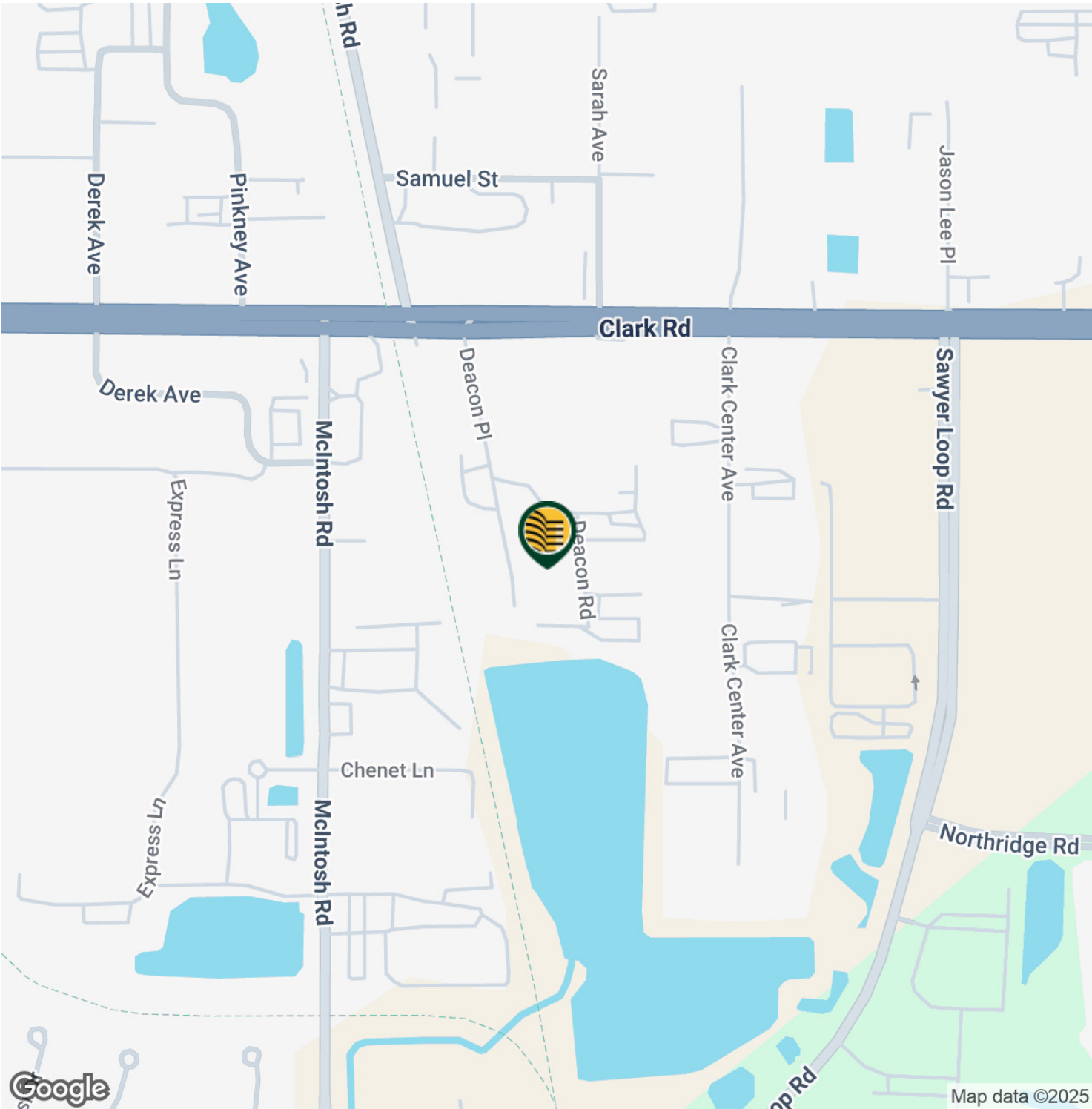
Sale Price / Lease Rate:	\$750,000 / \$4000 Per Month
Building Size:	2,698 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	4	133	2,362
Total Population	8	286	5,199
Average HH Income	\$145,354	\$141,155	\$138,963

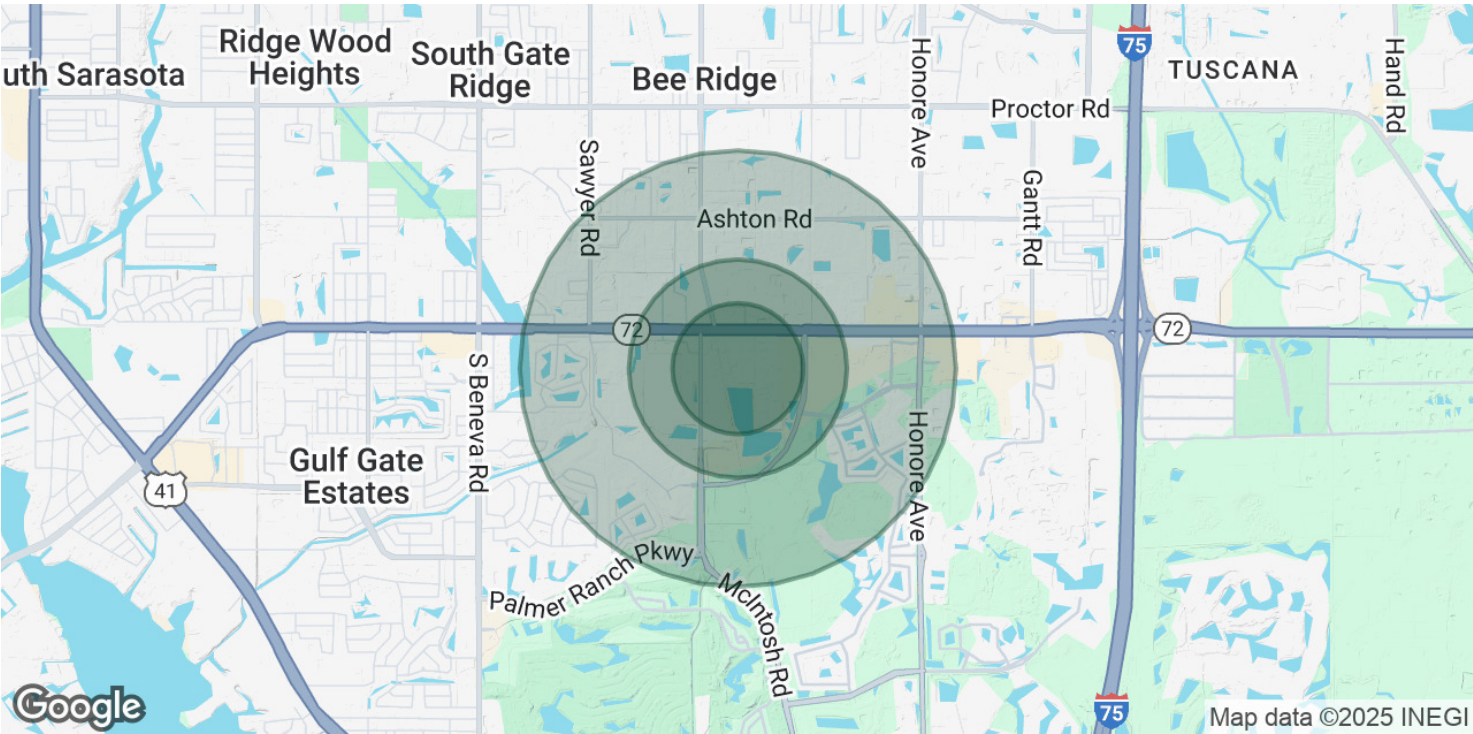
Additional Photos



Location Map



Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	8	286	5,199
Average Age	58	55	54
Average Age (Male)	57	55	54
Average Age (Female)	58	56	55

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	4	133	2,362
# of Persons per HH	2	2.2	2.2
Average HH Income	\$145,354	\$141,155	\$138,963
Average House Value	\$603,497	\$561,149	\$538,097

Demographics data derived from AlphaMap