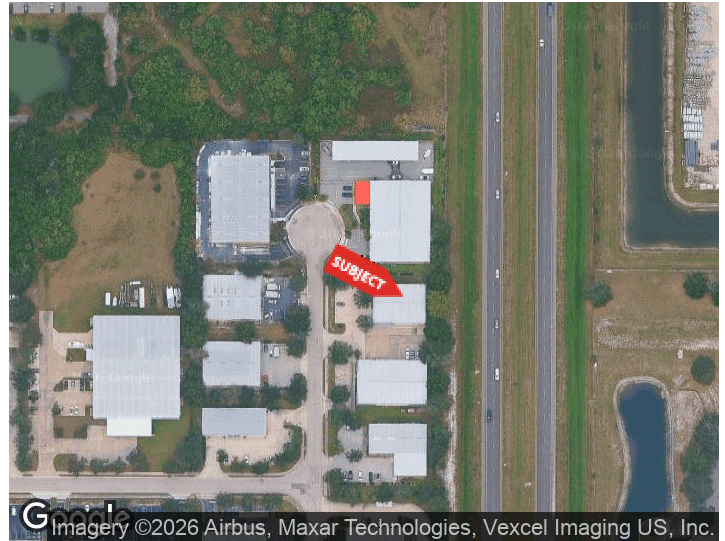




**7117 24TH CT E**  
SARASOTA, FLORIDA 34243

**PROPERTY HIGHLIGHTS**

- ±5,850 SF industrial warehouse
- ±381 SF air-conditioned office
- 20-foot clear ceiling height
- One 10' grade-level overhead door
- One 12' dock-high overhead door with loading dock
- Two restrooms
- Approximately 10 parking spaces
- Ideal for warehouse, distribution, manufacturing, and light industrial users



**DEMOGRAPHICS 0.25 MILES 0.5 MILES 1 MILE**

	0.25 MILES	0.5 MILES	1 MILE
Total Households	51	213	1,347
Total Population	127	527	3,106
Average HH Income	\$60,672	\$61,019	\$77,381

For More Information

**SARAH TOEDMAN**

Commercial Specialist  
941 518 4966  
sarah@americanpropertygroup.com

# SARASOTA, FL 34243



## OFFERING SUMMARY

Lease Rate:	\$15 SF/yr (NNN)
Building Size:	5,850 SF
Available SF:	5,850 SF
Lot Size:	23,372 SF
Year Built:	2004
Zoning:	HM

## PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 7117 24th Ct E, Sarasota, FL

Property Type: Industrial / Warehouse for Lease

Available Size: ±5,850 SF

Position your business in this functional industrial warehouse offering approximately ±5,850 SF with a combination of warehouse and office space. The property includes approximately ±381 SF of air-conditioned office space, providing an efficient setup for administrative operations while maximizing warehouse functionality.

Designed for warehousing, distribution, manufacturing, and light industrial users, the facility features approximately 20-foot clear ceilings, both grade-level and dock-high loading capabilities, and two restrooms. The warehouse is equipped with a 10-foot grade-level overhead door and a 12-foot overhead door serviced by a loading dock, allowing for efficient shipping and receiving operations.

Conveniently located within one of Sarasota's established industrial corridors, the property offers easy access to major transportation routes serving Sarasota and Manatee counties.

## SARAH TOEDMAN

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PROPERTY GROUP**  
OF SARASOTA, INC.

7117 24th Ct E

# SARASOTA, FL 34243

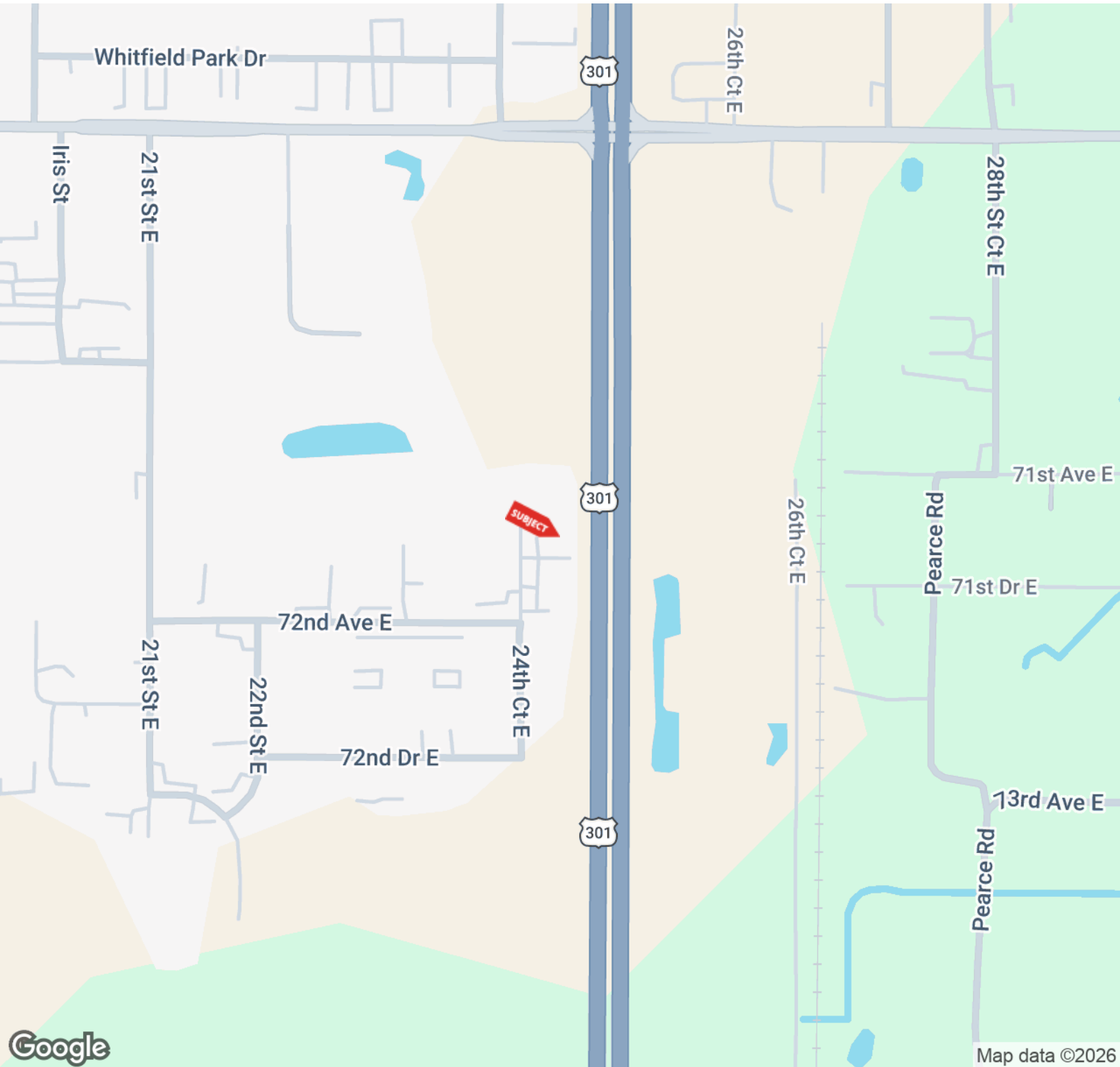


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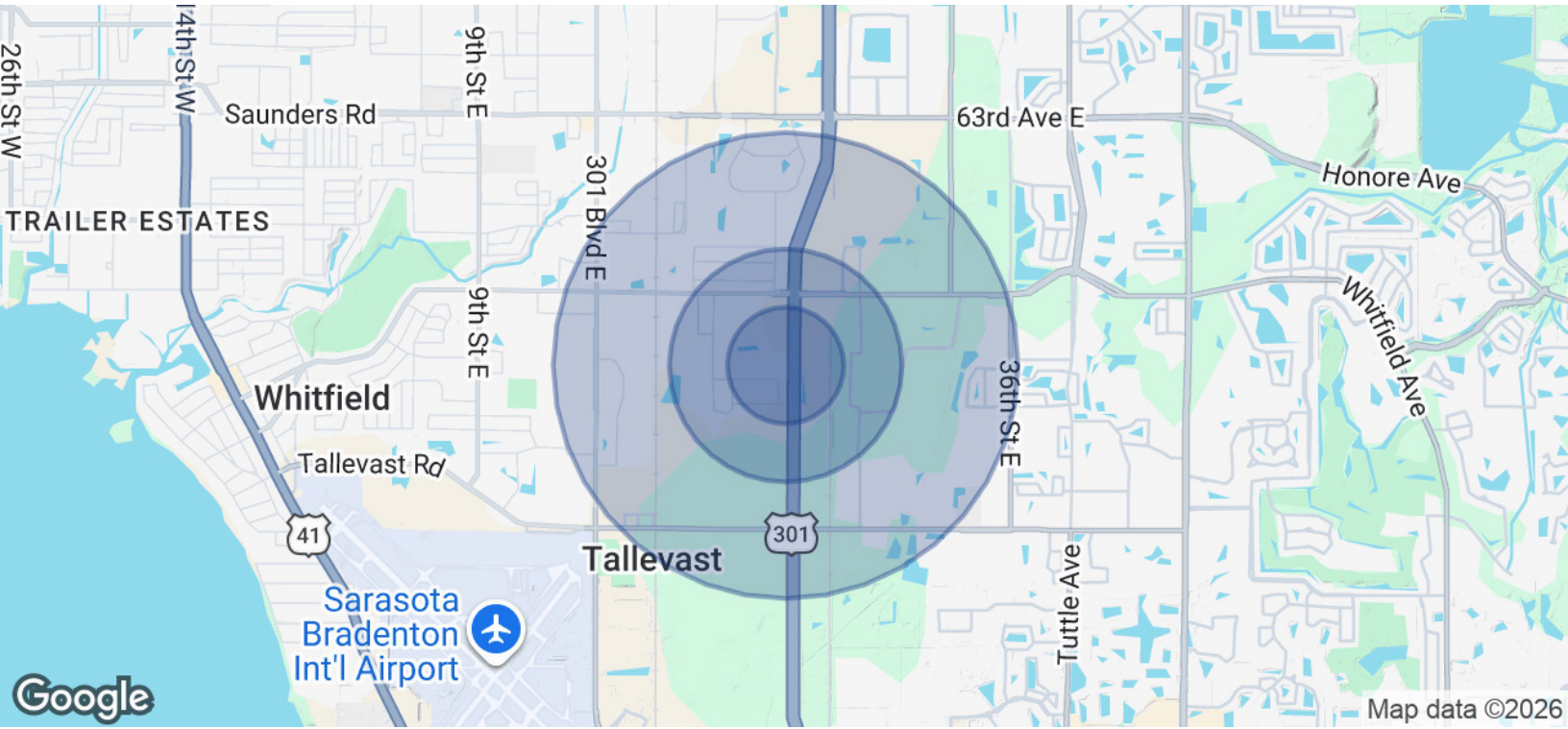


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# SARASOTA, FL 34243



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	127	527	3,106
Average Age	46.3	47.3	49.2
Average Age (Male)	42.5	43.1	44.2
Average Age (Female)	44.3	45.6	50.6
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	51	213	1,347
# of Persons per HH	2.5	2.5	2.3
Average HH Income	\$60,672	\$61,019	\$77,381
Average House Value	\$295,773	\$297,944	\$319,217

2023 American Community Survey (ACS)

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