

**6015 DEACON RD**



**OFFERED BY:**  
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# EXECUTIVE SUMMARY

Clark and McIntosh Industrial complex is available for lease. It is located at 6015 Deacon Road and consists of 12,050 square feet across 4 buildings within a fenced-in 0.79 acre parcel. Each building has a newer roof, is fully insulated with spray foam walls and overhead doors. The complex can be subdivided into smaller spaces.

Building 1 is 4,800 SF with one air conditioned office, 2 restrooms and 5 overhead doors.

Building 2 is 3,500 SF with an open air conditioned office-showroom area, 2 private restrooms and 4 overhead doors

building 3 is 3,000 SF + loft area consisting of all warehouse with 3 overhead doors.



12,050 SF



16.5/SF/MONTH

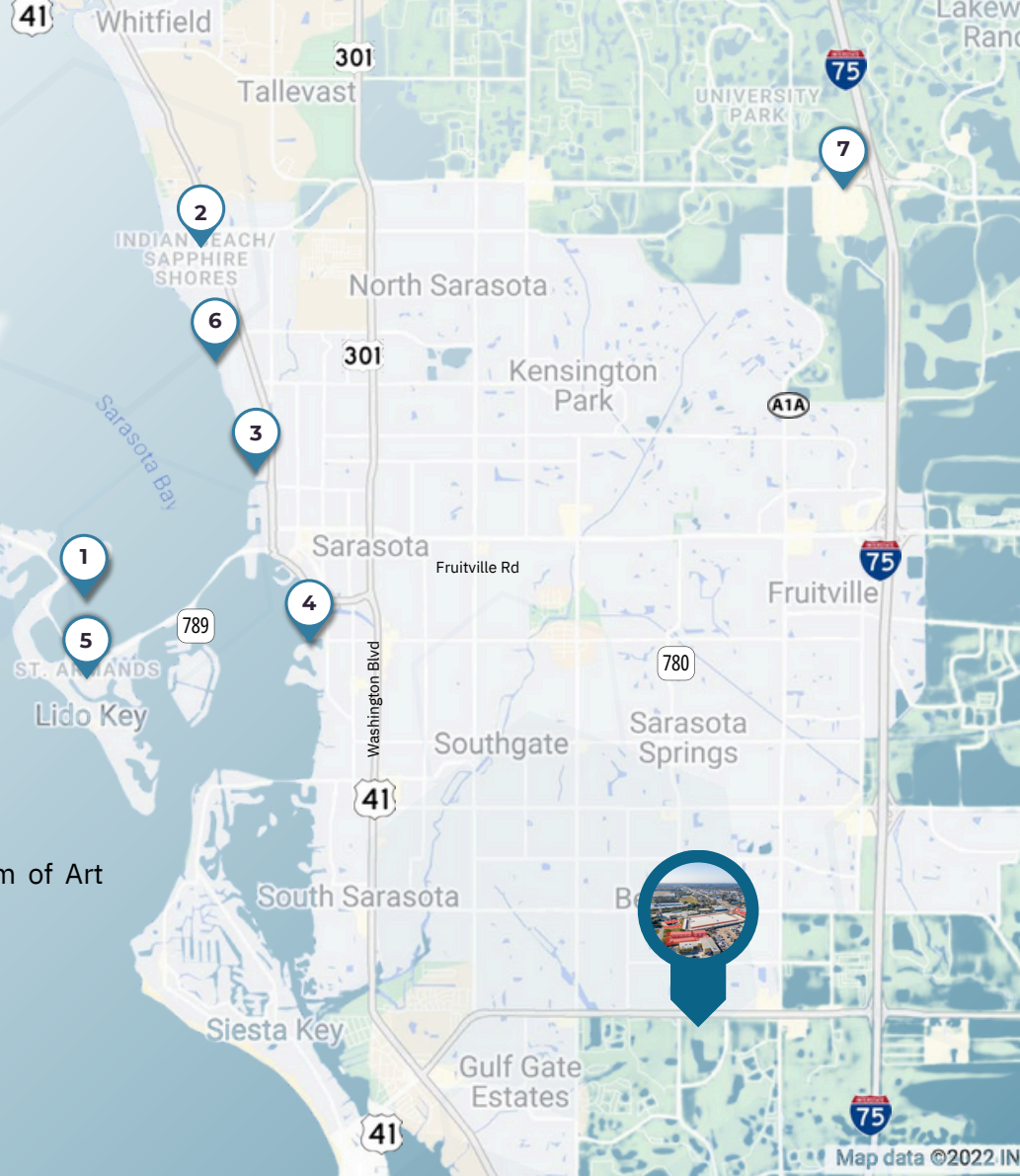
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# Location Overview

## ATTRACTIONS

1. Mote Marine Laboratory and Aquarium
2. The John and Mable Ringling Museum of Art
3. Van Wezel Performing Arts Hall
4. Marie Selby Botanical Gardens
5. St Armands Circle
6. Sarasota Jungle Gardens
7. The Mall at UTC



## TRAFFIC COUNT

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	COUNT YEAR	DIST FROM SUBJECT
Washington Blvd	Fruitville Road	33,864	2018	0.15 mi
Fruitville Road	Washington Blvd	32,356	2018	0.08 mi



**79,739**

TOTAL POPULATION



**49.4**

AVERAGE AGE



**\$77,758**

AVERAGE HOUSEHOLD INCOME



**\$256,004**

MEDIAN HOUSING VALUE



**35,096**

TOTAL HOUSEHOLDS



**10.9%**

FIVE YEAR PROJECTED GROWTH

Demographics within 3-mile radius

Located at 6015 Deacon Road, the complex is situated within a fenced-in 0.79 acre parcel, offering a secure and accessible location for businesses, enhancing the appeal for potential tenants.

The complex offers a total of 12,050 square feet across 4 buildings, including spaces with air-conditioned offices and restrooms, ideal for businesses requiring a mix of office and warehouse facilities.

An aerial photograph of an industrial or commercial complex, showing several large buildings, parking lots, and surrounding urban areas. The image is overlaid with a large, semi-transparent blue circle. Inside this circle, there is a white circle with a blue border. The text 'Investment Highlights' is centered within the white circle. The background image is divided into four quadrants by two thick, black, diagonal lines that meet at the center of the white circle.

## Investment Highlights

Each building can be subdivided into smaller spaces, providing flexibility to accommodate various tenant needs, from small businesses to larger operations, maximizing occupancy potential and rental income.

The entire complex features newer roofs, full insulation with spray foam walls, and multiple overhead doors for each building, ensuring a secure and well-maintained environment suitable for diverse industrial and commercial uses.







