

For Lease

17TH STREET OFFICE BUILDING

1876 17th St, Sarasota, FL 34234



OFFERING SUMMARY

Lease Rate:	17.00 SF
Building Size:	43,306 SF
Available SF:	7,000 SF
Lot Size:	186,304 SF
Renovated:	2012
Zoning:	ICD
Market:	Sarasota
Submarket:	North Downtown

PROPERTY OVERVIEW

Introducing 1876 17th St, a premier commercial property available for lease in Sarasota, FL. Boasting 7,000 square feet of versatile space, this property offers a flexible floor plan, making it ideal for a wide range of business endeavors. With a competitive \$19.00 modified gross lease, this opportunity presents excellent value. The ample parking (5/1,000) ensures convenient access for employees and clients alike. Whether you're seeking a retail space, office headquarters, or a new business location, this property provides the flexibility and affordability needed to thrive. Don't miss out on this exceptional leasing opportunity at 1876 17th St.

PROPERTY HIGHLIGHTS

- 7,000 SF
- \$17.00 Mod. Gross
- Great Parking
- Flexible Floor Plan

KEN HOSKINSON, JR.

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& associates
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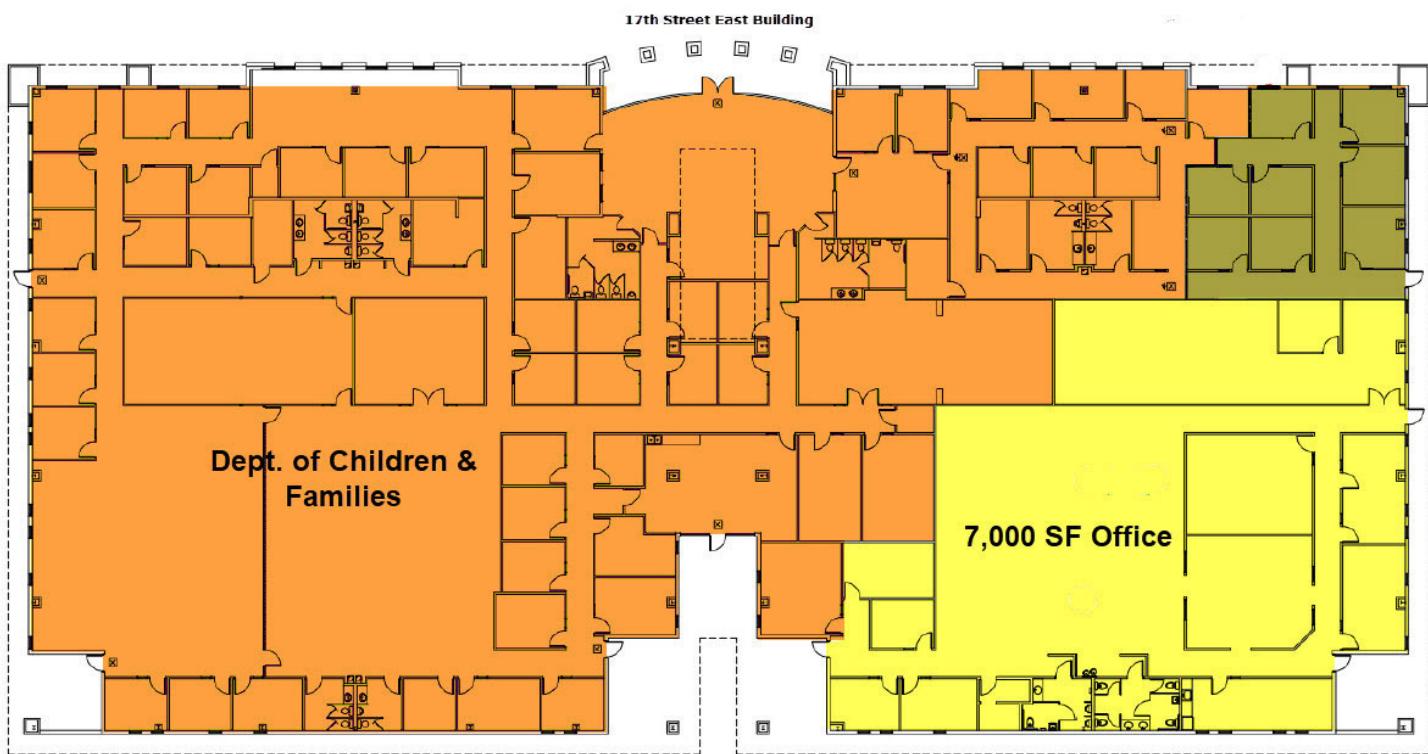
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(Not to Scale)



7,000 SF Unit is Available.

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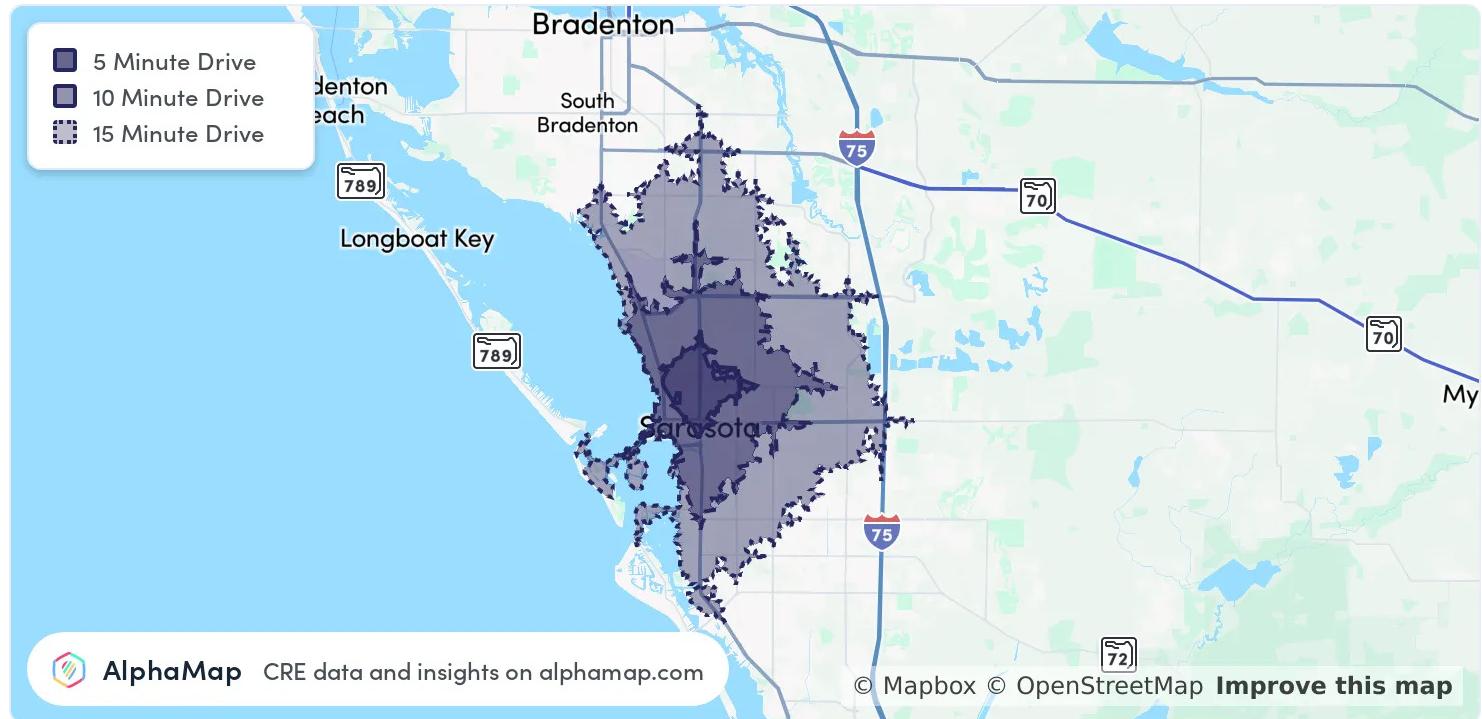
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POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	14,039	65,449	150,404
Average Age	41	48	49
Average Age (Male)	39	46	48
Average Age (Female)	42	49	50

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	5,350	29,486	67,681
Persons per HH	2.6	2.2	2.2
Average HH Income	\$70,541	\$88,922	\$93,507
Average House Value	\$397,833	\$475,308	\$429,433
Per Capita Income	\$27,131	\$40,419	\$42,503

Map and demographics data derived from AlphaMap

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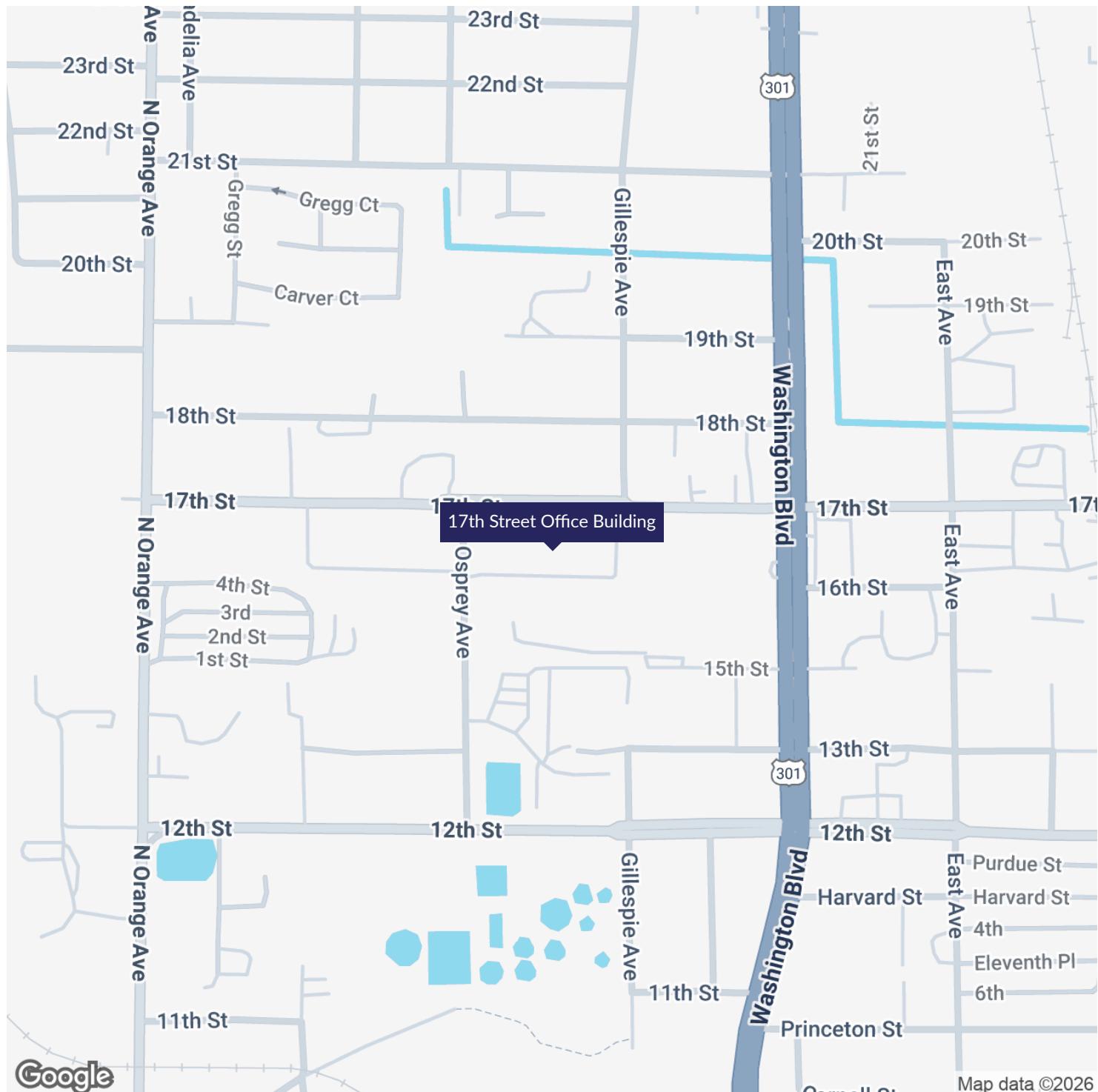
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