

Franklin Field Business Center

Office
Condo Unit
For Sale

306 Rhodes Ave #111, Sarasota, FL 34237



Property Description

Professionally appointed office condo with a storefront entrance into a waiting room with large reception area, 3 private offices, or 2 private offices and a conference room. This unit is freshly painted, clean, with new wood-look luxury vinyl flooring throughout, a private restroom, kitchenette/break room and multiple storage areas.

The Franklin Field Office Park is located on Rhodes Avenue, just north of Fruitville Road, between Tuttle Avenue and North Lockwood Ridge Road.

Property Highlights

- Centrally Located
- Move-In Ready

OFFERING SUMMARY

| | |
|----------------|-----------|
| Sale Price: | \$339,900 |
| Building Size: | 1,017 SF |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|-----------|
| Total Households | 6,608 | 42,695 | 82,706 |
| Total Population | 14,769 | 93,870 | 180,992 |
| Average HH Income | \$82,460 | \$93,115 | \$100,921 |



Loyd Robbins

Principal Broker
(941)-356-9659
loyd@rerobbins.com

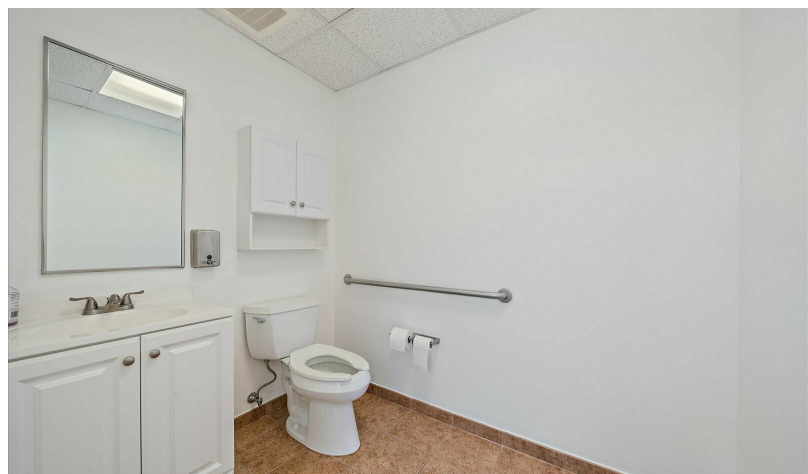


3580 S. Tuttle Ave
Sarasota FL 34239
www.rerobbins.com

Move-In Ready

Office
Condo Unit
For Sale

306 Rhodes Ave #111, Sarasota, FL 34237



Loyd Robbins

Principal Broker
(941)-356-9659
loyd@rerobbins.com

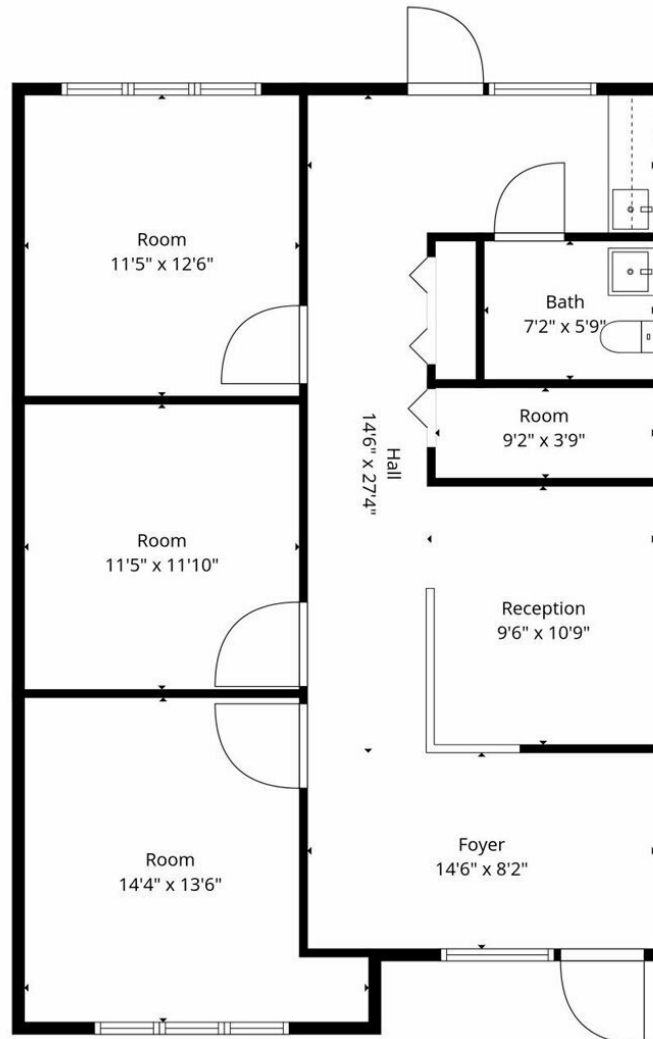


3580 S. Tuttle Ave
Sarasota FL 34239
www.rerobbins.com

Floor Plan

Office
Condo Unit
For Sale

306 Rhodes Ave #111, Sarasota, FL 34237



Floor Plan Created By FI Media Solutions, Measurements Deemed Highly Reliable But Not Guaranteed.



Loyd Robbins

Principal Broker
(941)-356-9659
loyd@rerobbins.com



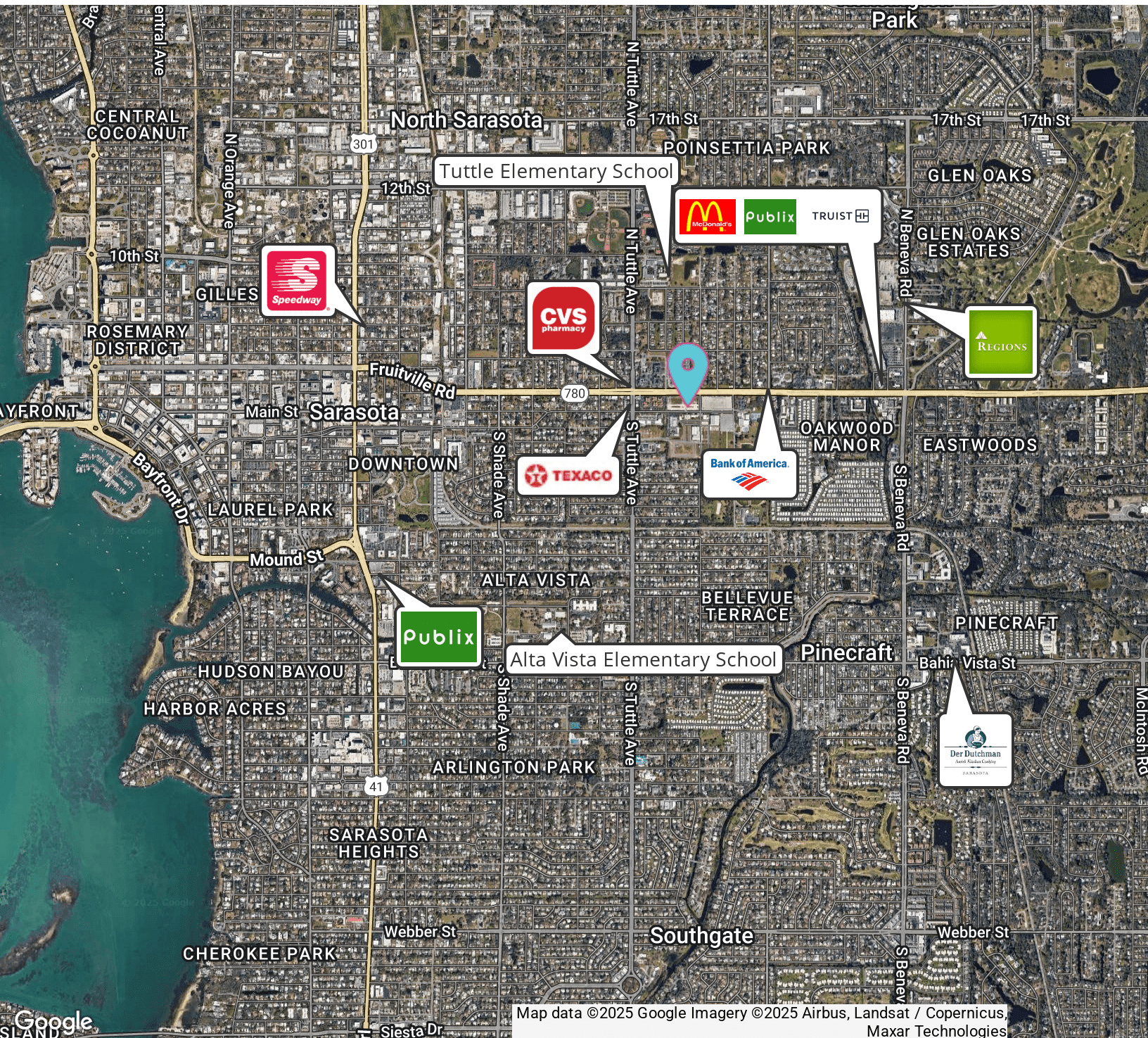
3580 S. Tuttle Ave
Sarasota FL 34239

www.rerobbins.com

Centrally Located

Office
Condo Unit
For Sale

306 Rhodes Ave #111, Sarasota, FL 34237



Map data ©2025 Google Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies



Loyd Robbins

Principal Broker
(941)-356-9659
loyd@rerobbins.com



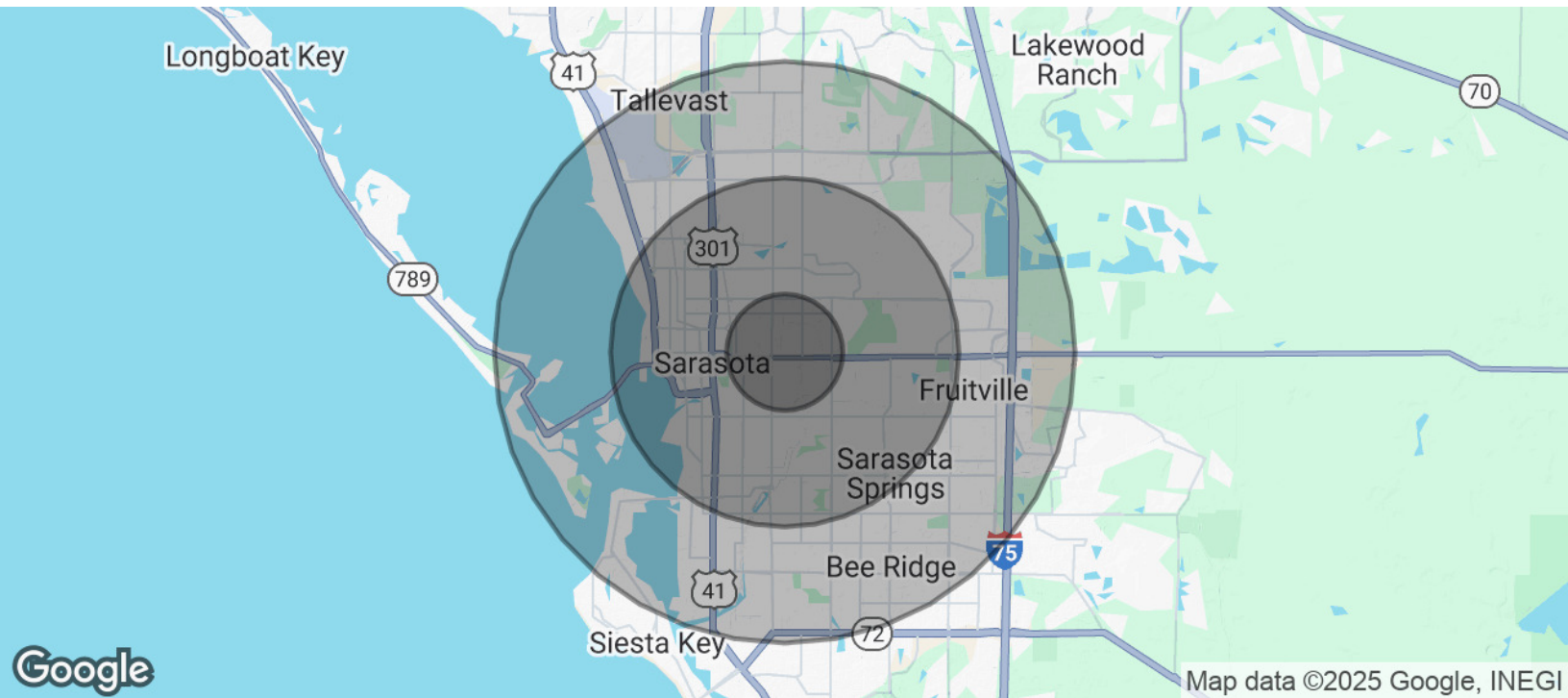
3580 S. Tuttle Ave
Sarasota FL 34239

www.rerobbins.com

Rapid Growth Market

Office
Condo Unit
For Sale

306 Rhodes Ave #111, Sarasota, FL 34237



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|-----------|-----------|-----------|
| Total Population | 14,769 | 93,870 | 180,992 |
| Average Age | 45 | 49 | 50 |
| Average Age (Male) | 43 | 47 | 48 |
| Average Age (Female) | 47 | 50 | 51 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 6,608 | 42,695 | 82,706 |
| # of Persons per HH | 2.2 | 2.2 | 2.2 |
| Average HH Income | \$82,460 | \$93,115 | \$100,921 |
| Average House Value | \$358,003 | \$456,221 | \$488,258 |

Demographics data derived from AlphaMap



Loyd Robbins

Principal Broker
(941)-356-9659
loyd@rerobbins.com



3580 S. Tuttle Ave
Sarasota FL 34239

www.rerobbins.com