



**2011 WHITFIELD PARK LOOP
SARASOTA, FLORIDA 34243**

PROPERTY HIGHLIGHTS

- ±12,000 SF freestanding industrial building
- Fully air-conditioned facility with central HVAC throughout
- ±8,000 SF open-span warehouse space
- ±4,000 SF office and breakroom space across two floors
- Five (5) large overhead doors
- Epoxy-coated warehouse floors
- Fresh interior and exterior paint
- Secured yard with fencing and electric gates
- ±1.15-acre site with outdoor storage and parking potential



DEMOGRAPHICS 0.25 MILES 0.5 MILES 1 MILE

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	51	365	1,811
Total Population	116	727	3,956
Average HH Income	\$56,011	\$62,795	\$68,155

For More Information

TYLER SLUMAN

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FREESTANDING INDUSTRIAL BUILDING WITH FENCED YARD



OFFERING SUMMARY

Sale Price:	\$2,950,000
Building Size:	12,287 SF
Lot Size:	50,836 SF
Price / SF:	\$240.09
Year Built:	2007
Renovated:	2024
Zoning:	LM

PROPERTY OVERVIEW

American Property Group presents 2011 Whitfield Park Loop, Sarasota, FL 34243

Property Type: Industrial / Warehouse

Building Size: $\pm 12,000$ SF

Lot Size: ± 1.15 Acres

This $\pm 12,000$ SF building has been meticulously renovated and maintained by ownership, offering a turnkey opportunity for an owner-user seeking quality industrial space with secure outdoor storage and parking.

The property features approximately $\pm 10,000$ SF on the ground level, including $\pm 8,000$ SF of open-span warehouse space and $\pm 2,000$ SF of office and breakroom areas. An additional $\pm 2,000$ SF second-floor area provides additional office and employee space, creating a functional layout for a wide variety of industrial, distribution, manufacturing, service, and contractor operations.

Situated on ± 1.15 acres and zoned LM (Light Manufacturing), the property offers excellent flexibility for industrial users. The site is fully secured with new fencing and electric gates installed in 2024, providing controlled access and enhanced security for vehicles, equipment, and inventory.

Conveniently located near US-301, University Parkway, I-75, and Sarasota-Bradenton International Airport, the property offers outstanding regional connectivity throughout Sarasota, Manatee, and the greater Tampa Bay market.

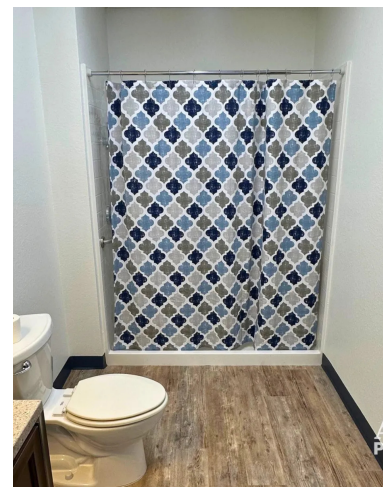
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**AMERICAN
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OF SARASOTA, INC.

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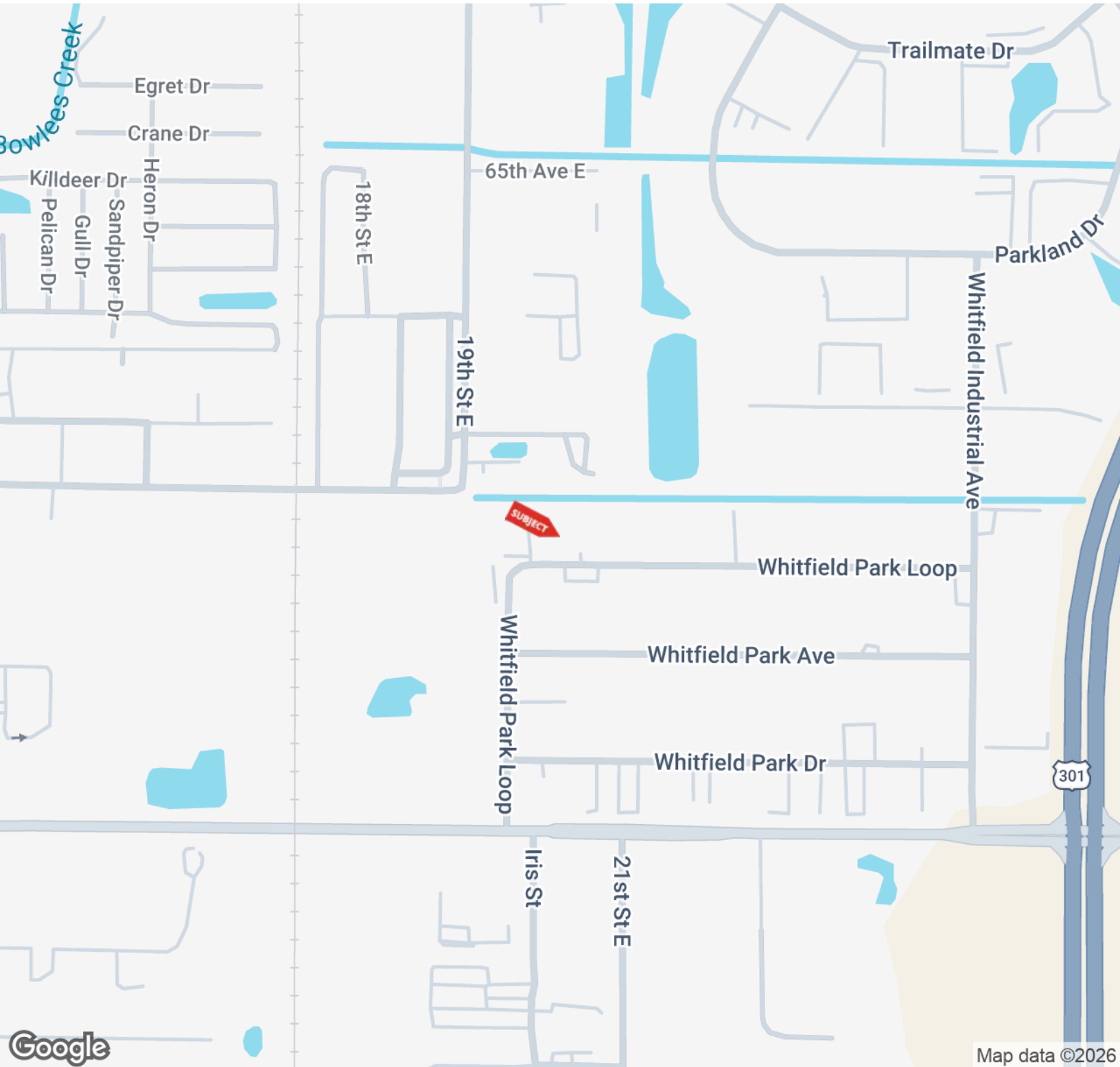


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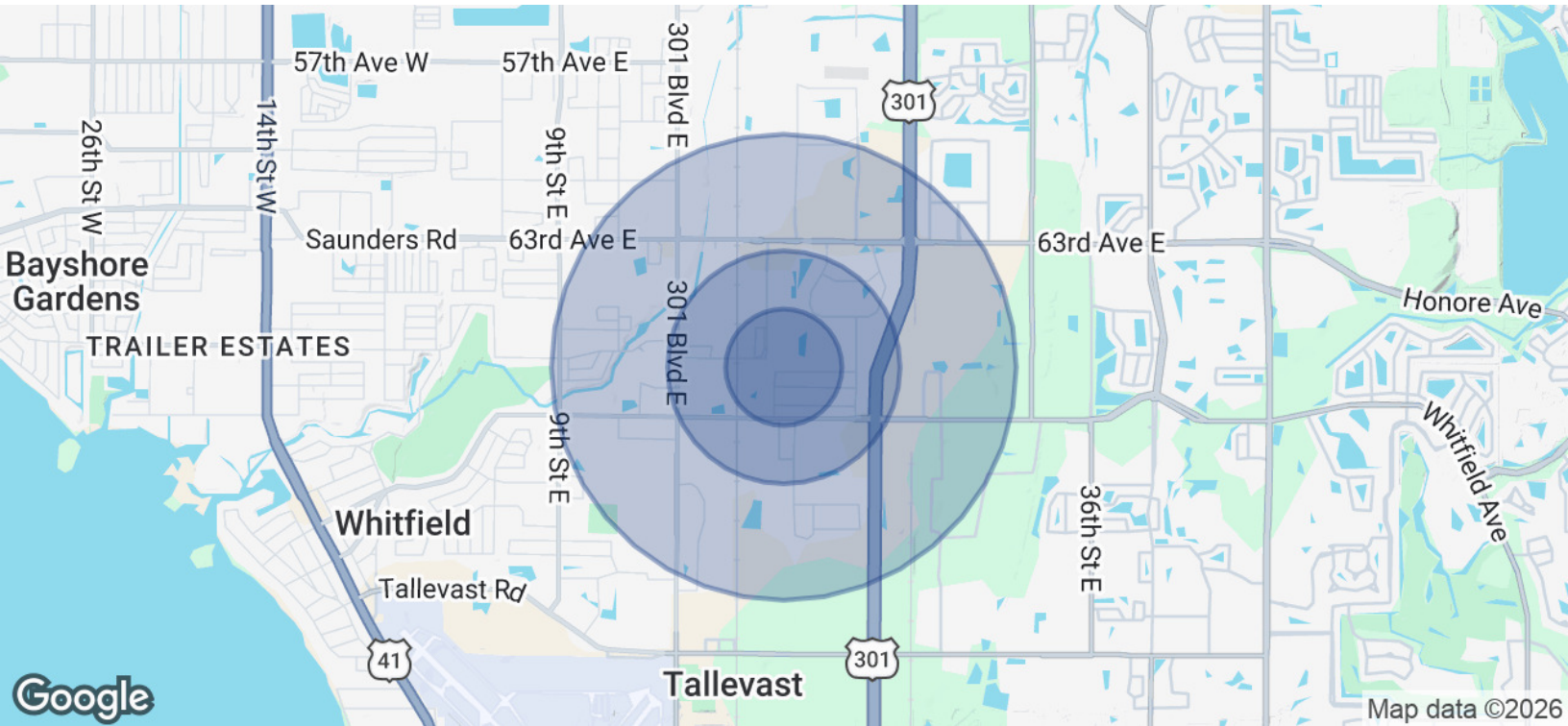


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	116	727	3,956
Average Age	41.3	48.4	46.7
Average Age (Male)	42.7	51.6	47.7
Average Age (Female)	36.1	44.6	46.4
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	51	365	1,811
# of Persons per HH	2.3	2.0	2.2
Average HH Income	\$56,011	\$62,795	\$68,155
Average House Value	\$231,191	\$221,138	\$250,748

2023 American Community Survey (ACS)

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