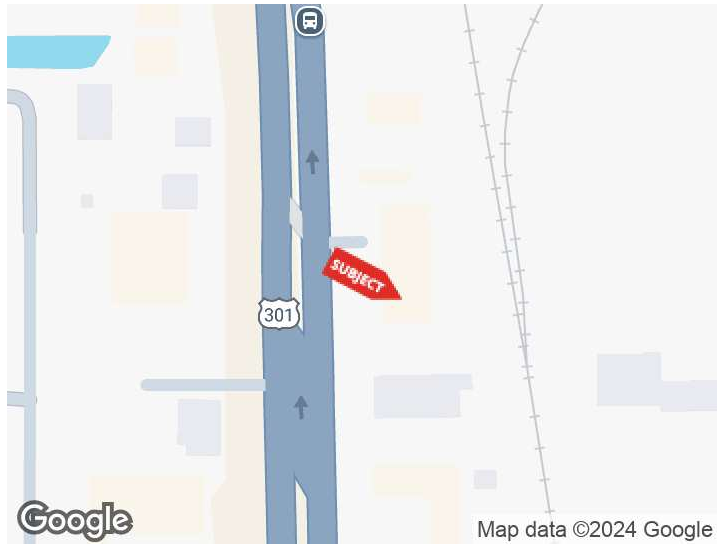




**4050 PLAZA**  
4054 N WASHINGTON BLVD  
SARASOTA, FLORIDA 34234

**PROPERTY HIGHLIGHTS**

- Spacious 2,000 SF open floor plan for easy customization
- Prime signage and high visibility location
- Immaculately maintained plaza for a professional image
- 10' x 12' overhead door in the rear
- Convenient walk-in door access in the rear

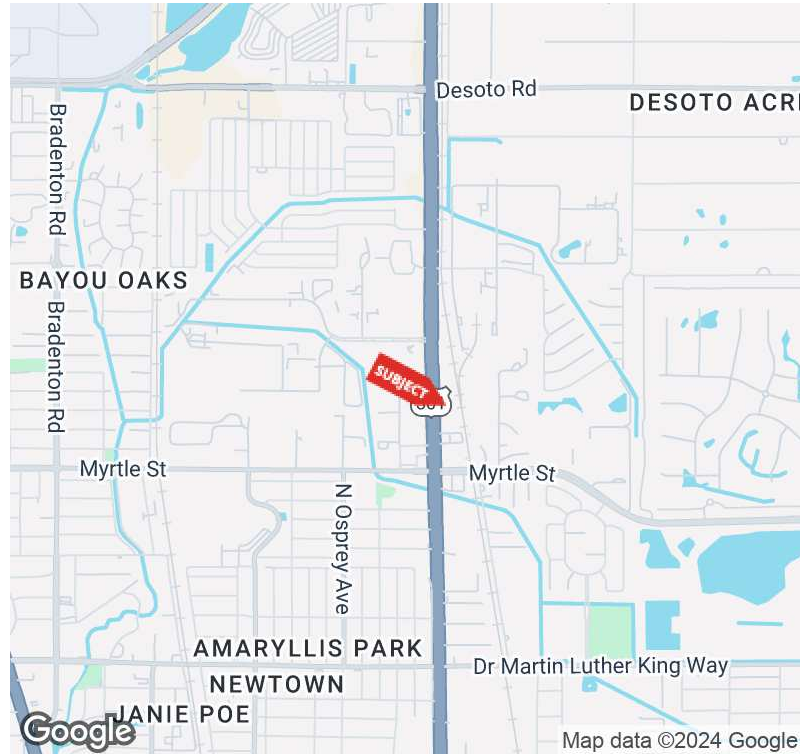


DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	3,526	14,885	33,850
Total Population	7,486	32,873	67,359
Average HH Income	\$38,669	\$53,275	\$61,045

For More Information

**MARCIA CUTTLER**  
Agent/Associate  
941 923 0535 x308  
marcia@americanpropertygroup.com

# FULLY AIR CONDITIONED FLEX UNIT - 2000SF



## OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (MG)
Building Size:	16,000 SF
Available SF:	2,000 SF
Lot Size:	60,093 SF
Zoning:	ILW - Industrial Light Warehouse

## PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 4054 N Washington Blvd

The open floor plan of this 2,000 SF unit offers extensive flexibility, allowing you to configure the space to perfectly suit your business needs. With excellent signage and visibility, this property provides an ideal location to capture high traffic and enhance your brand presence. The plaza is meticulously maintained, offering a clean and professional environment for both customers and staff.

Visit us online at [AmericanPropertyGroup.com](https://AmericanPropertyGroup.com) to see all our listings or call (941) 923-0535 at your convenience.

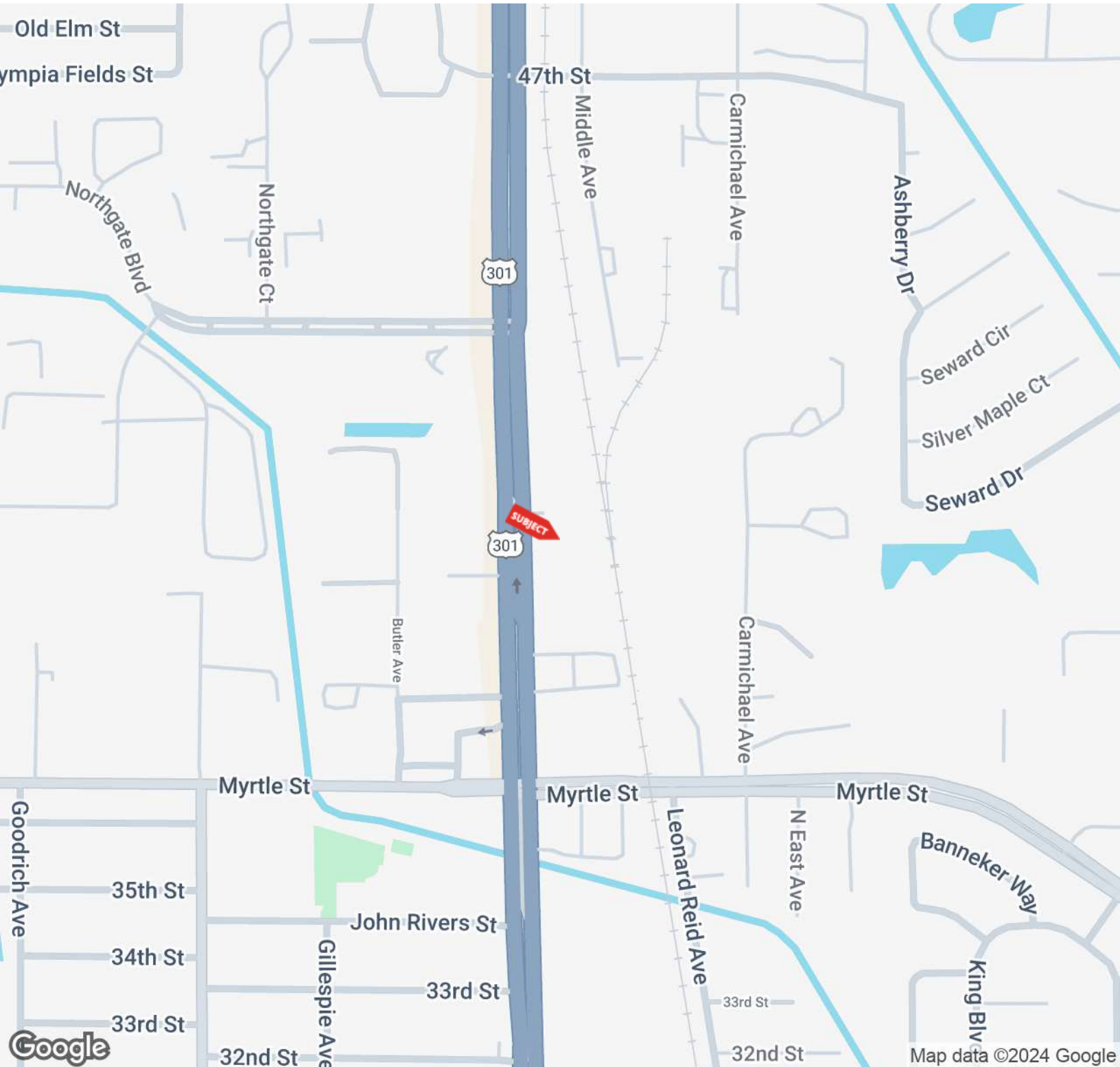
## MARCIA CUTTLER

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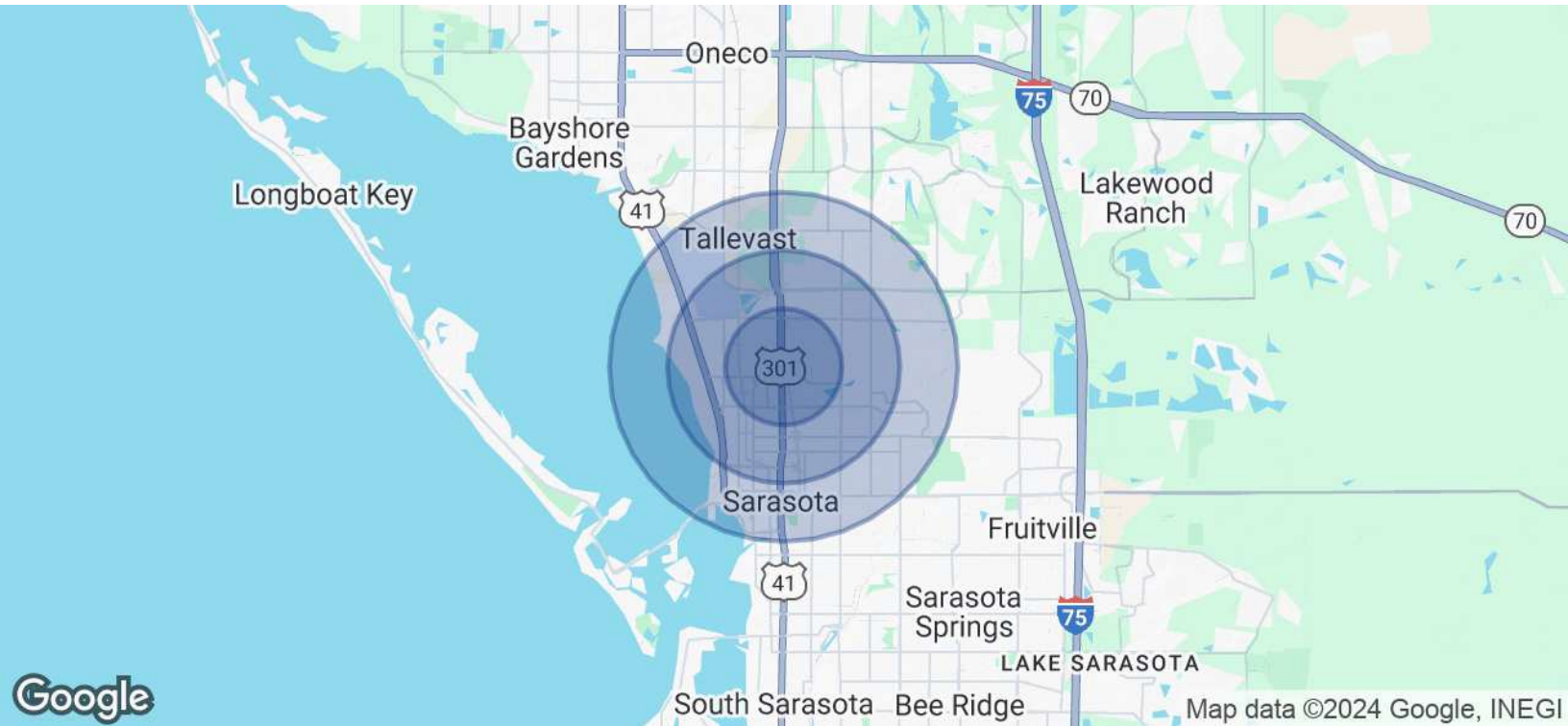
# FULLY AIR CONDITIONED FLEX UNIT - 2000SF



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**AMERICAN  
PROPERTY GROUP**  
OF SARASOTA, INC.

# FULLY AIR CONDITIONED FLEX UNIT - 2000SF



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	7,486	32,873	67,359
Average Age	45.5	43.1	46.6
Average Age (Male)	44.4	42.4	44.6
Average Age (Female)	47.8	44.6	48.6
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	3,526	14,885	33,850
# of Persons per HH	2.1	2.2	2.0
Average HH Income	\$38,669	\$53,275	\$61,045
Average House Value	\$137,149	\$189,609	\$264,170

\* Demographic data derived from 2020 ACS - US Census

## MARCIA CUTTLER

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 marcia@americanpropertygroup.com



# FULLY AIR CONDITIONED FLEX UNIT - 2000SF



## MARCIA CUTTLER

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## PROFESSIONAL BACKGROUND

Marcia Cuttler has been a resident of Sarasota since 1974. She has owned several successful business ventures and has personally purchased many commercial investment properties over the past 35 years. She knows first-hand the stress associated with buying and selling property and uses that experience in assisting both Buyers and Sellers with their transactions. With her ever-growing long list of successful closings, Marcia has earned much respect and recognition in the Sarasota Area Commercial Real Estate Community. Coupled with resourcefulness, tenacity, dedication to detail, integrity, energy and enthusiasm, quality customer service and being a good listener, Marcia will give you 100% effort and outstanding results! "I consider it a privilege to work with my clients on a decision as pivotal as Buying, Selling and Leasing a prized property." - Marcia Cuttler

### American Property Group of Sarasota Inc

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