

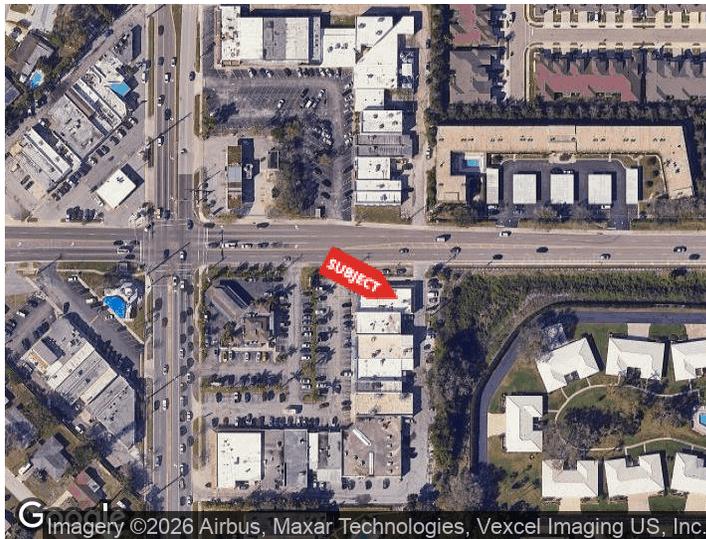


# WEBBER STREET RETAIL SUITE

3704 WEBBER STREET  
SARASOTA, FLORIDA 34232

### PROPERTY HIGHLIGHTS

- 650 SF retail space for lease
- Open showroom layout
- Private rear office
- In-suite restroom
- Near intersection of Webber St and Beneva Rd
- Surrounded by restaurants, shops, and neighborhood services
- Excellent accessibility in a busy Sarasota corridor



DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	404	1,548	5,537
Total Population	752	2,924	11,413
Average HH Income	\$116,666	\$114,346	\$106,991

For More Information

**MARCIA CUTTLER**  
Agent/Associate  
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marcia@americanpropertygroup.com

# WEBBER STREET RETAIL SUITE



## OFFERING SUMMARY

Lease Rate:	\$1,600.00 per month (MG)
Building Size:	650 SF
Available SF:	650 SF

## PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 3704 Webber St, Sarasota, FL

Property Type: Retail Space for Lease

Property Size: 650 SF

Position your business in this well-located retail space in the heart of Sarasota. This 650 SF retail showroom offers excellent accessibility and convenience, situated at the highly trafficked corner of Webber Street and Beneva Road. Surrounded by established restaurants, shops, and neighborhood services, the property benefits from steady local traffic and strong visibility within a busy commercial corridor.

The space features an open showroom area with a private rear office and restroom, making it ideal for a variety of retail, service, or boutique business uses.

## PROPERTY HIGHLIGHTS

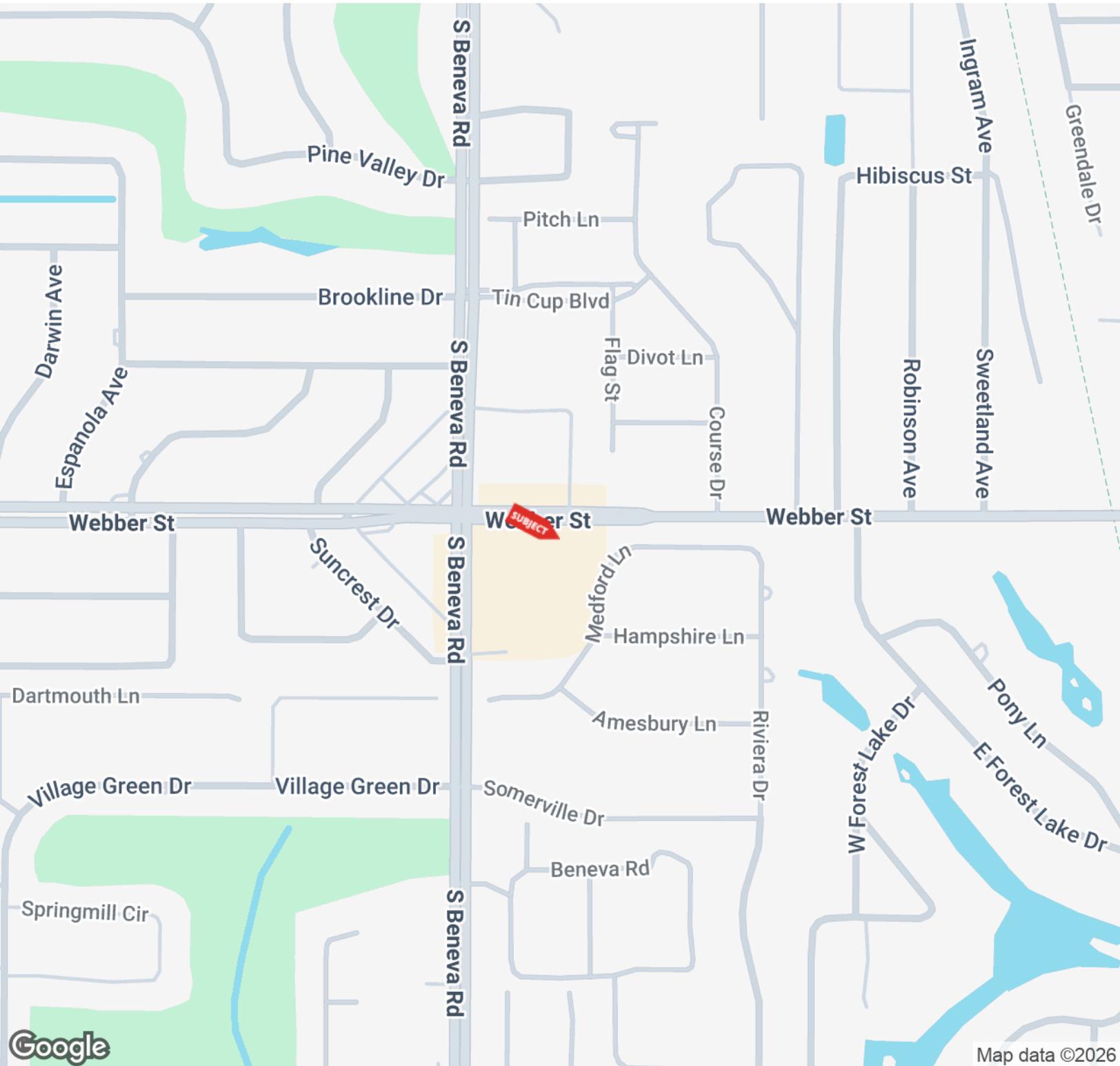
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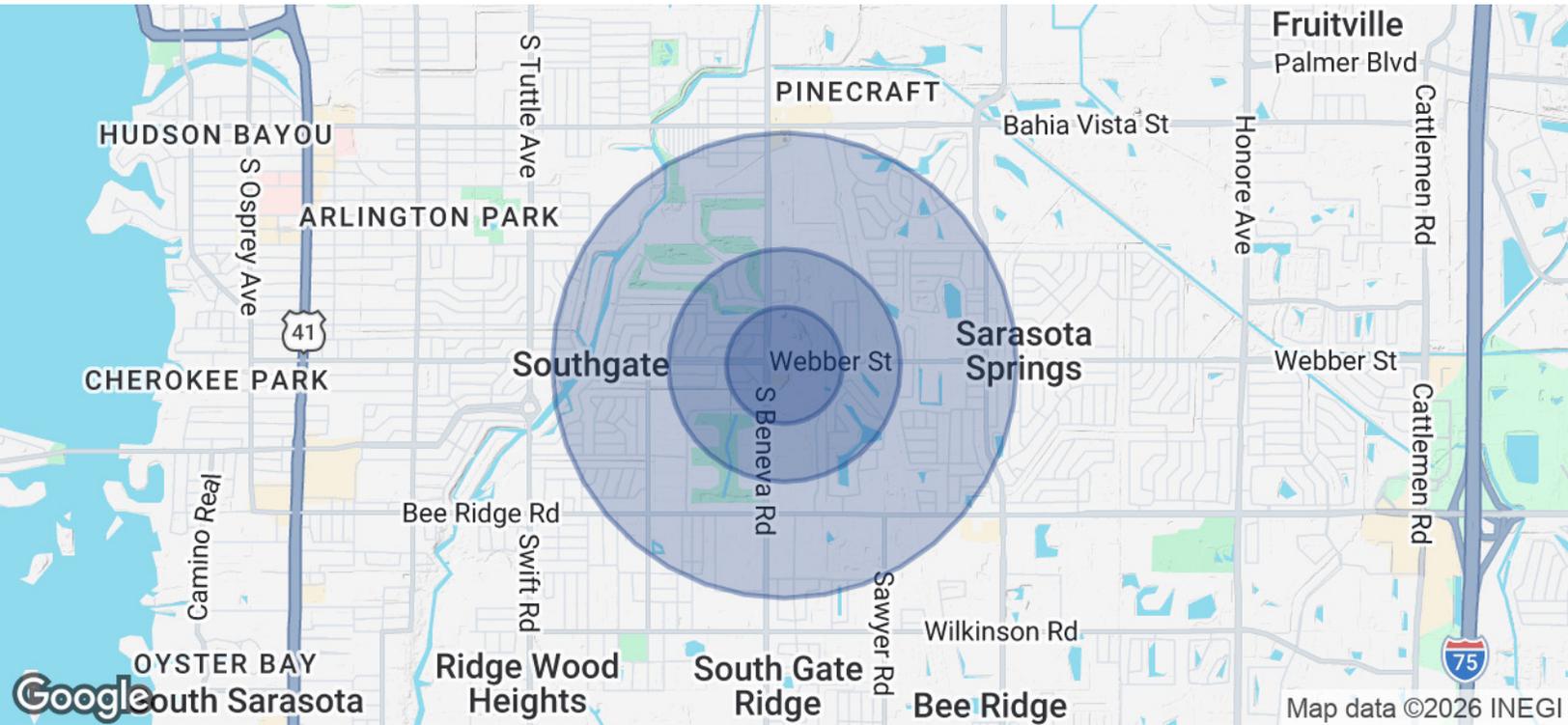
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	752	2,924	11,413
Average Age	58.1	57.3	53.3
Average Age (Male)	57.4	55.9	51.6
Average Age (Female)	58.8	58.4	54.1
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	404	1,548	5,537
# of Persons per HH	1.9	1.9	2.1
Average HH Income	\$116,666	\$114,346	\$106,991
Average House Value	\$360,715	\$367,320	\$359,226

2023 American Community Survey (ACS)

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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

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