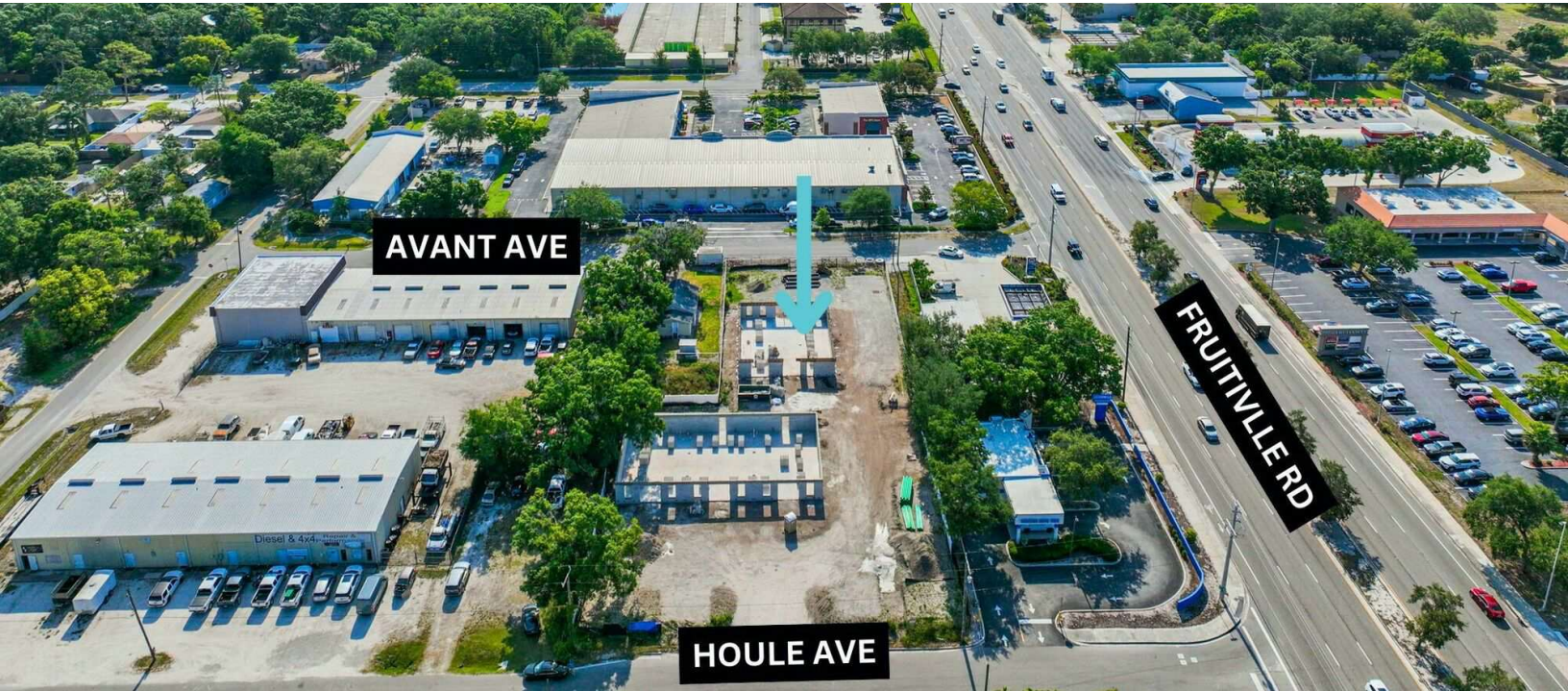


Brand New Office/Retail Building

117 Avant Avenue, Sarasota, FL 34232

Office/Retail
Building
For Sale



Property Description

3,000 SF of prime retail and/or office space, located just west of I-75 off Fruitville Road and minutes from Downtown Sarasota. Located at the intersection of Avant Avenue and Fruitville Road, this newly constructed center boasts modern storefront entries, 18-foot eave heights, ample parking, and abundant signage space. Ideal for retail or office use, this location offers an excellent opportunity to thrive within Sarasota's vibrant business community.

OFFERING SUMMARY

Sale Price:	\$1,500,000
Building Size:	3,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,522	31,330	83,871
Total Population	7,887	70,360	186,822
Average HH Income	\$99,039	\$96,189	\$104,408



Loyd Robbins

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



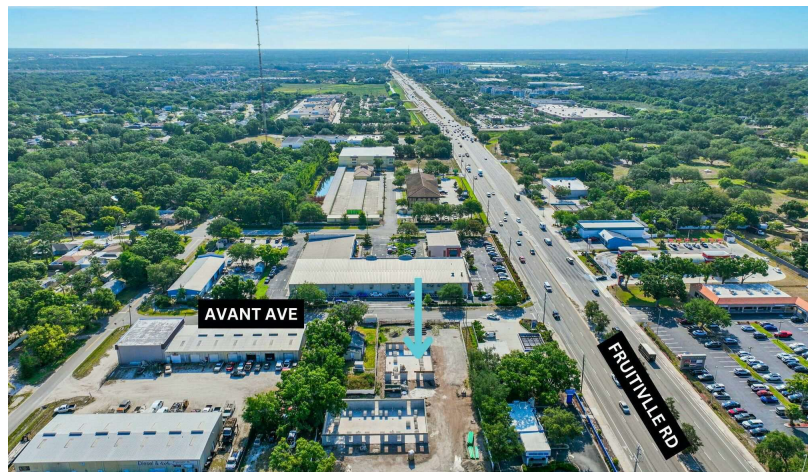
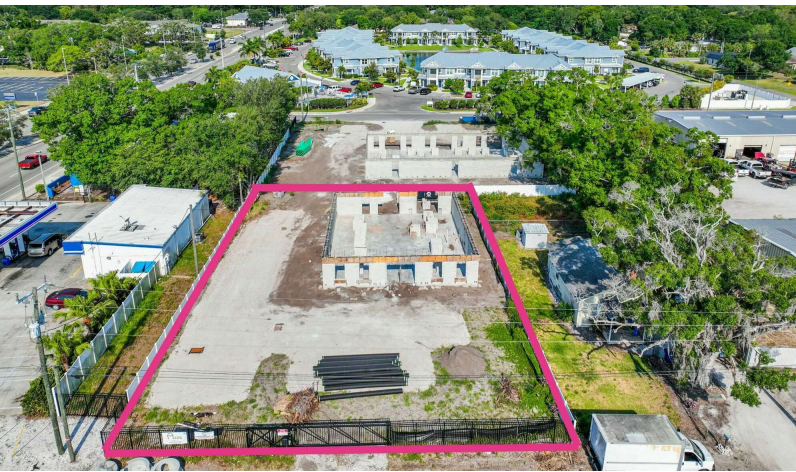
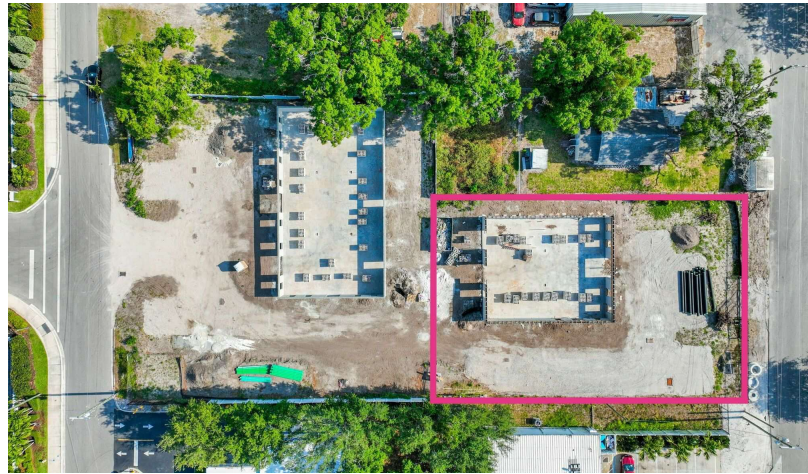
3580 S. Tuttle Ave
Sarasota FL 34239

www.rerobbins.com

Under Construction

Office/Retail
Building For
Sale

117 Avant Avenue, Sarasota, FL 34232



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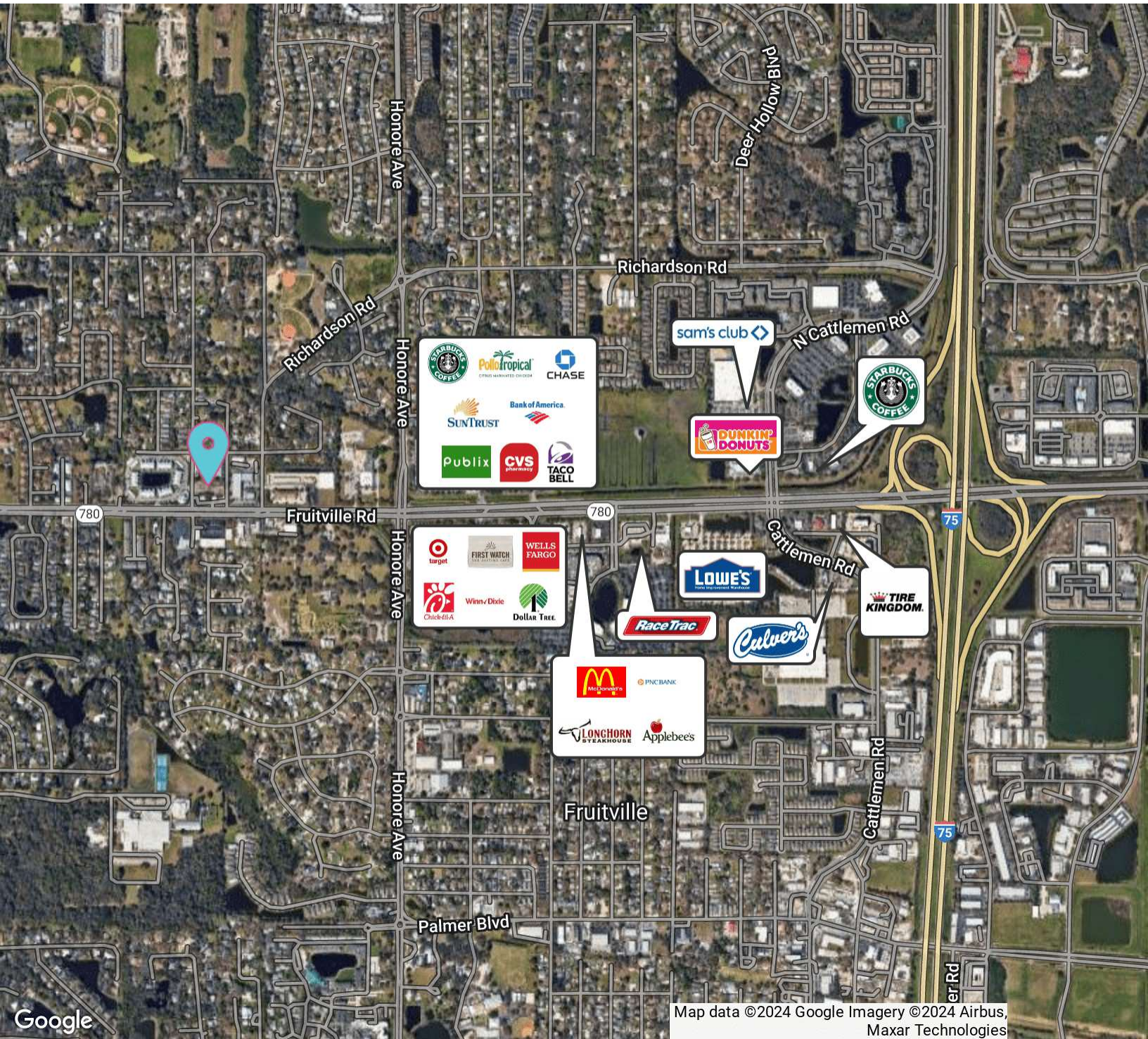
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Prime Location

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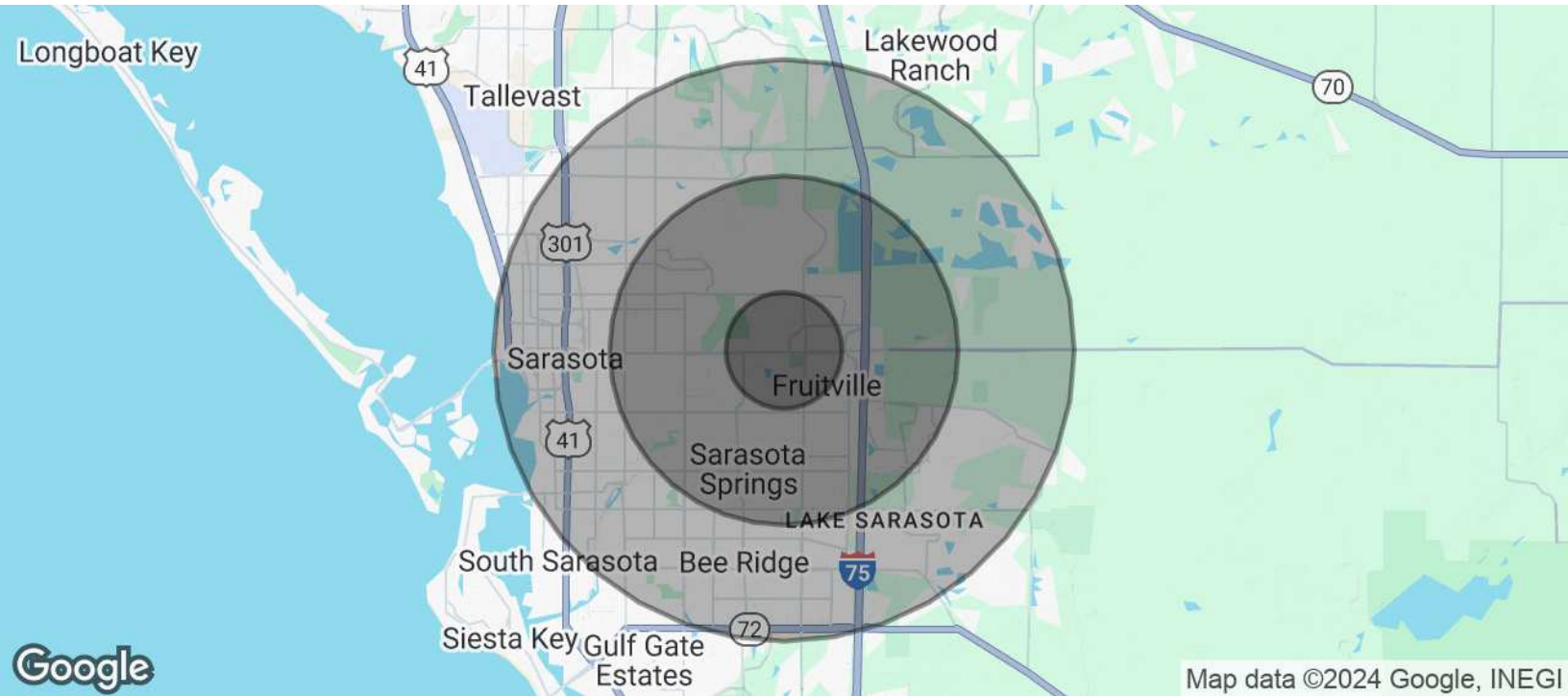
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Rapid Growth Area

Office/Retail
Building For
Sale

117 Avant Avenue, Sarasota, FL 34232



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,887	70,360	186,822
Average Age	46	49	49
Average Age (Male)	45	47	48
Average Age (Female)	48	50	51
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,522	31,330	83,871
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$99,039	\$96,189	\$104,408
Average House Value	\$411,804	\$377,797	\$467,083

Demographics data derived from AlphaMap



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