

# Courtyard Creek Office/Warehouse Unit

2555 Porter Lake Dr #102, Sarasota, FL 34240

Industrial  
Property  
For Lease



## Property Description

Versatile office/warehouse flex unit featuring a welcoming storefront entry that opens into a generous reception area—perfect for greeting clients or customers. The layout includes three private offices, a full size kitchen/break room, and a private restroom. A spacious warehouse with an overhead door provides excellent storage, light industrial use, or distribution. The building offers convenient drive-around access for deliveries, ample on-site parking, and quick connectivity to I-75. Ideal for a variety of business operations seeking convenience, accessibility, and professional appeal.

## OFFERING SUMMARY

|               |                     |
|---------------|---------------------|
| Lease Rate:   | \$21.00 SF/yr (NNN) |
| CAM Amount:   | \$6.30 SF/yr        |
| Available SF: | 1,625 SF            |
| Lot Size:     | 107,764 SF          |
| Zoning:       | PID                 |

| DEMOGRAPHICS      | 1 MILE    | 3 MILES   | 5 MILES   |
|-------------------|-----------|-----------|-----------|
| Total Households  | 2,611     | 27,067    | 66,412    |
| Total Population  | 6,771     | 64,596    | 150,376   |
| Average HH Income | \$116,384 | \$111,798 | \$107,440 |



### Loyd Robbins

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3580 S. Tuttle Ave  
Sarasota FL 34239

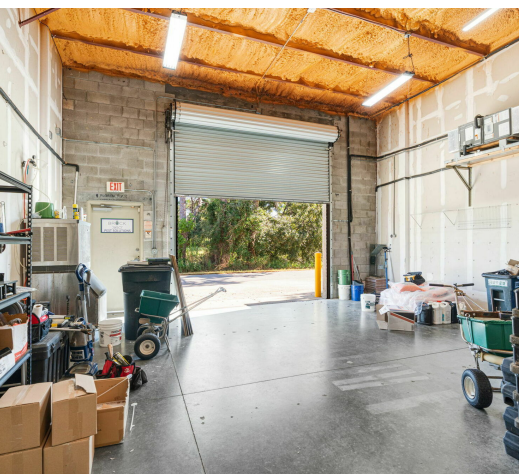
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# Clean & Move-In Ready

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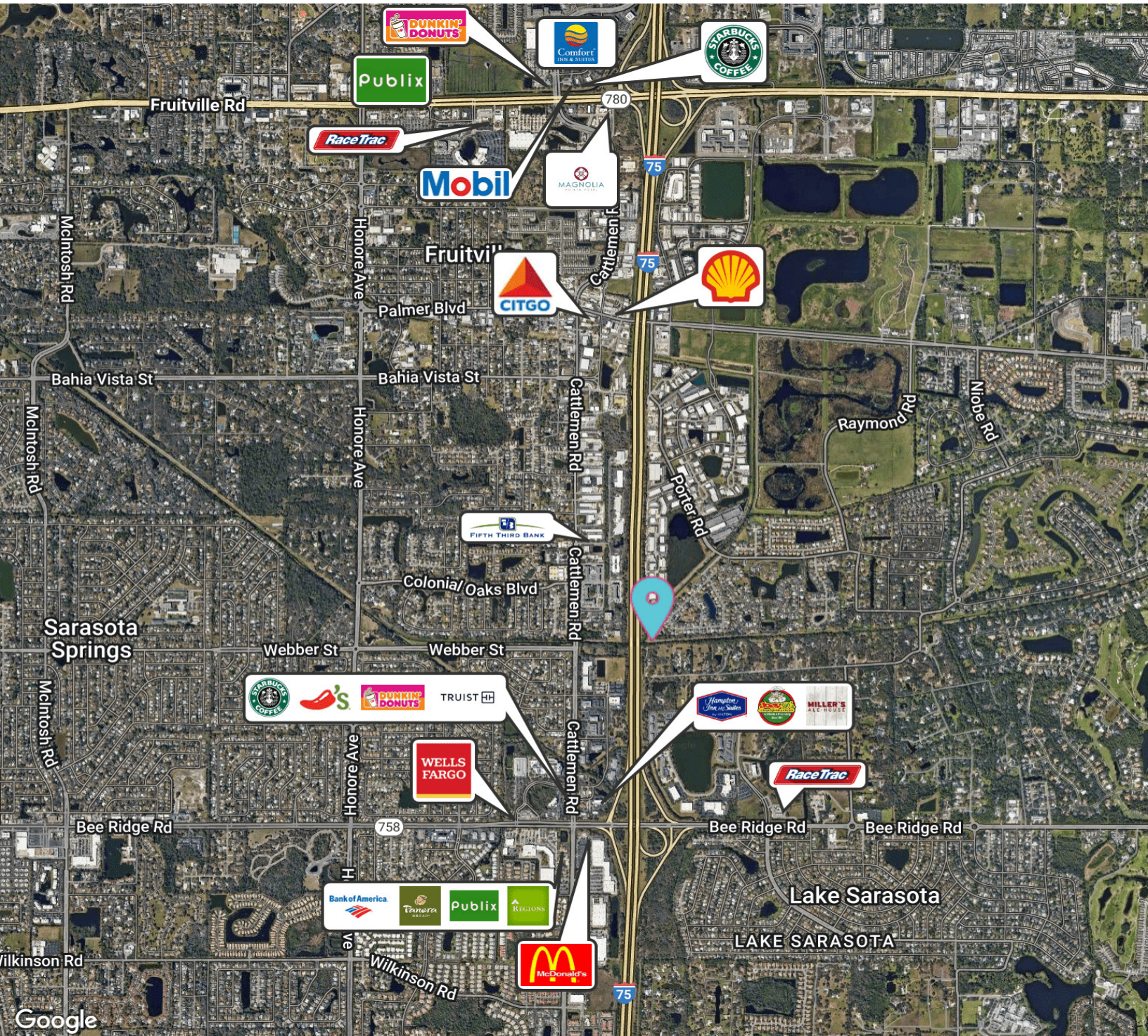
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# Strategically Located

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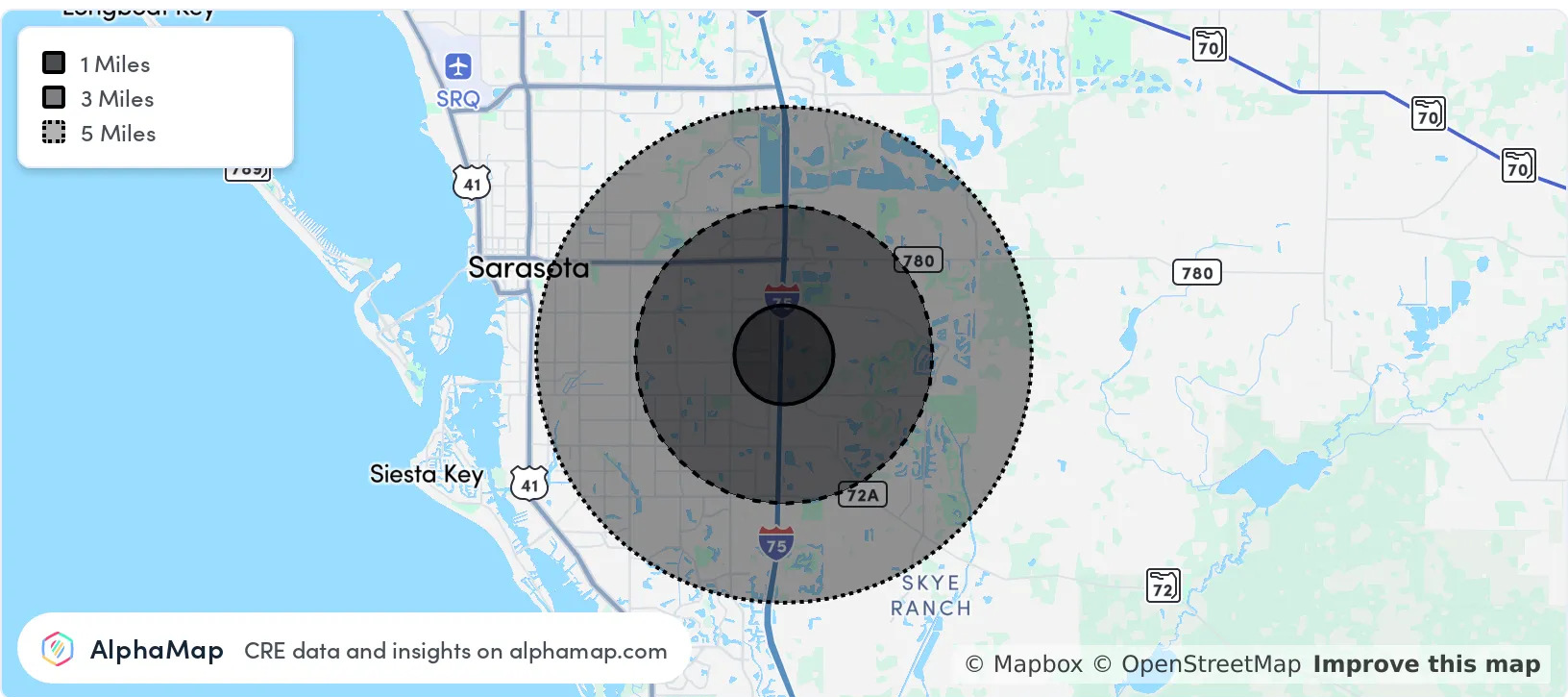
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# Rapidly Growing Market with Favorable Demographics

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| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 6,771  | 64,596  | 150,376 |
| Average Age          | 45     | 47      | 50      |
| Average Age (Male)   | 44     | 46      | 48      |
| Average Age (Female) | 46     | 48      | 51      |

| HOUSEHOLD & INCOME  | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 2,611     | 27,067    | 66,412    |
| Persons per HH      | 2.6       | 2.4       | 2.3       |
| Average HH Income   | \$116,384 | \$111,798 | \$107,440 |
| Average House Value | \$506,980 | \$445,633 | \$439,957 |
| Per Capita Income   | \$44,763  | \$46,582  | \$46,713  |

Map and demographics data derived from AlphaMap



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