

Foundation Park

Office Unit
For Sale

2641 Fruitville Road, Unit 2-201, Sarasota, FL 34237



Property Description

1,250 sf Office Condominium unit located on the 2nd floor of this newly constructed 3 story professional office building located in Foundation Park.

The suite offers 4 executive size private offices, receptionist/admin office, waiting area, break room and private restroom.

Most of the offices have windows which provides great natural lighting. Suite is approximately 70% complete and ready for the new owner to add their personal touches.

This Suite can be combined with the adjoining suite for a total of 2,500 SF.

OFFERING SUMMARY

Sale Price:	\$437,500
Building Size:	13,500 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,893	40,331	80,981
Total Population	13,604	88,638	176,896
Average HH Income	\$83,314	\$93,633	\$100,431



Loyd Robbins

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



3580 S. Tuttle Ave
Sarasota FL 34239

www.rerobbins.com

Brand New Office Space Near Downtown

2641 Fruitville Road Unit 2 - 201, Sarasota, FL 34237

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Final Design Touches can be Made by the Buyer

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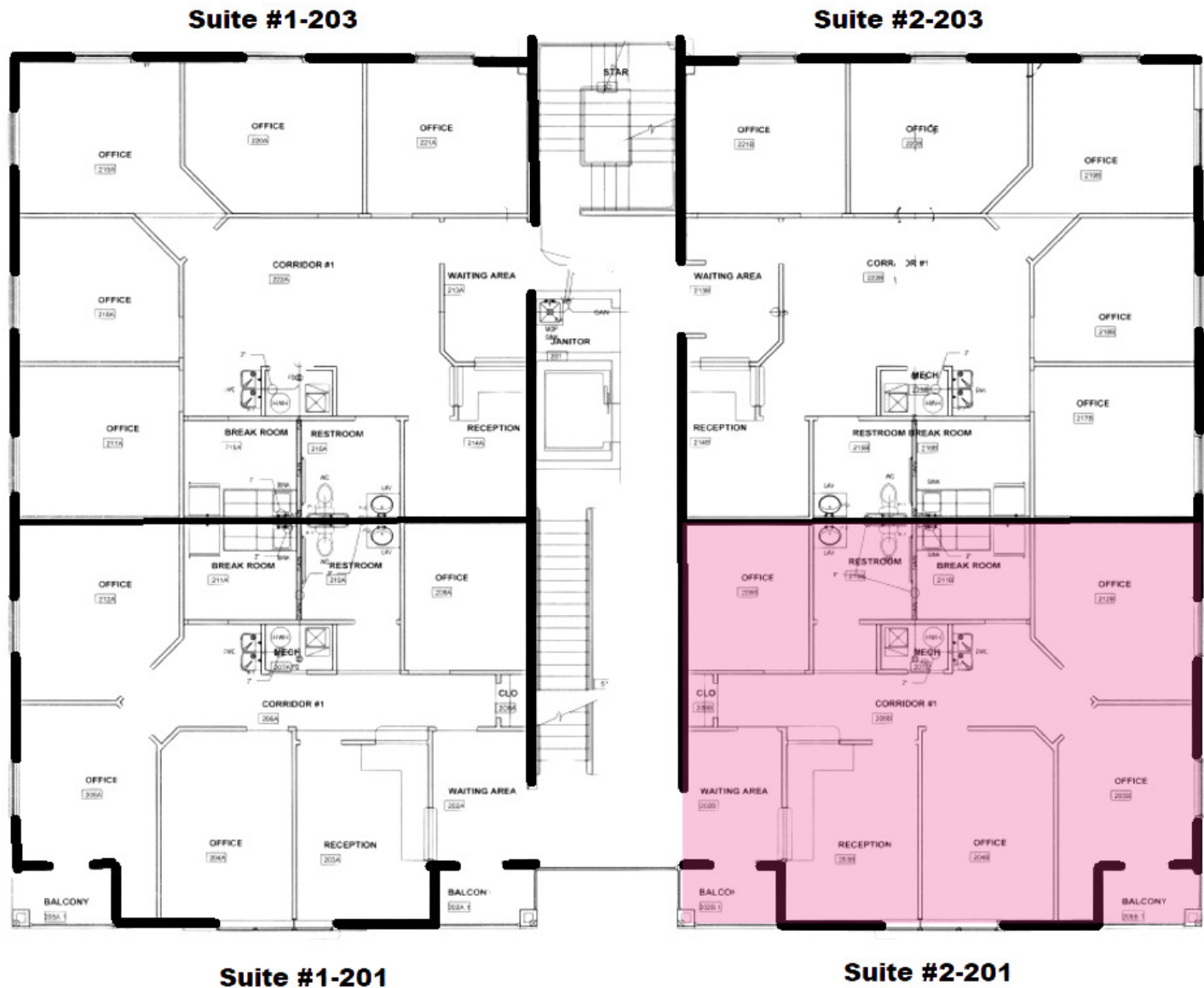
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2-201 Floor Plan

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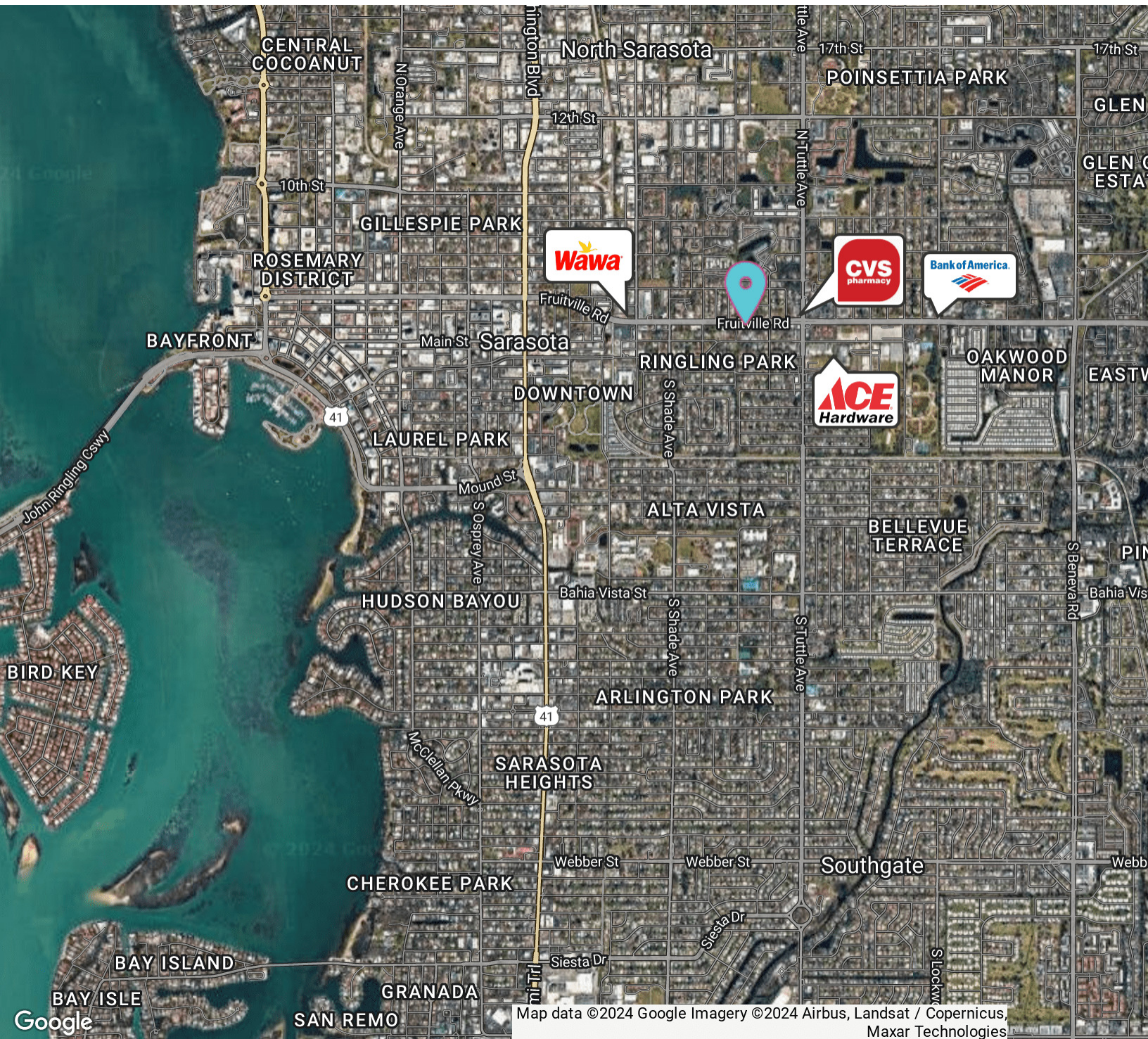
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Less than 1 mile from Downtown Sarasota

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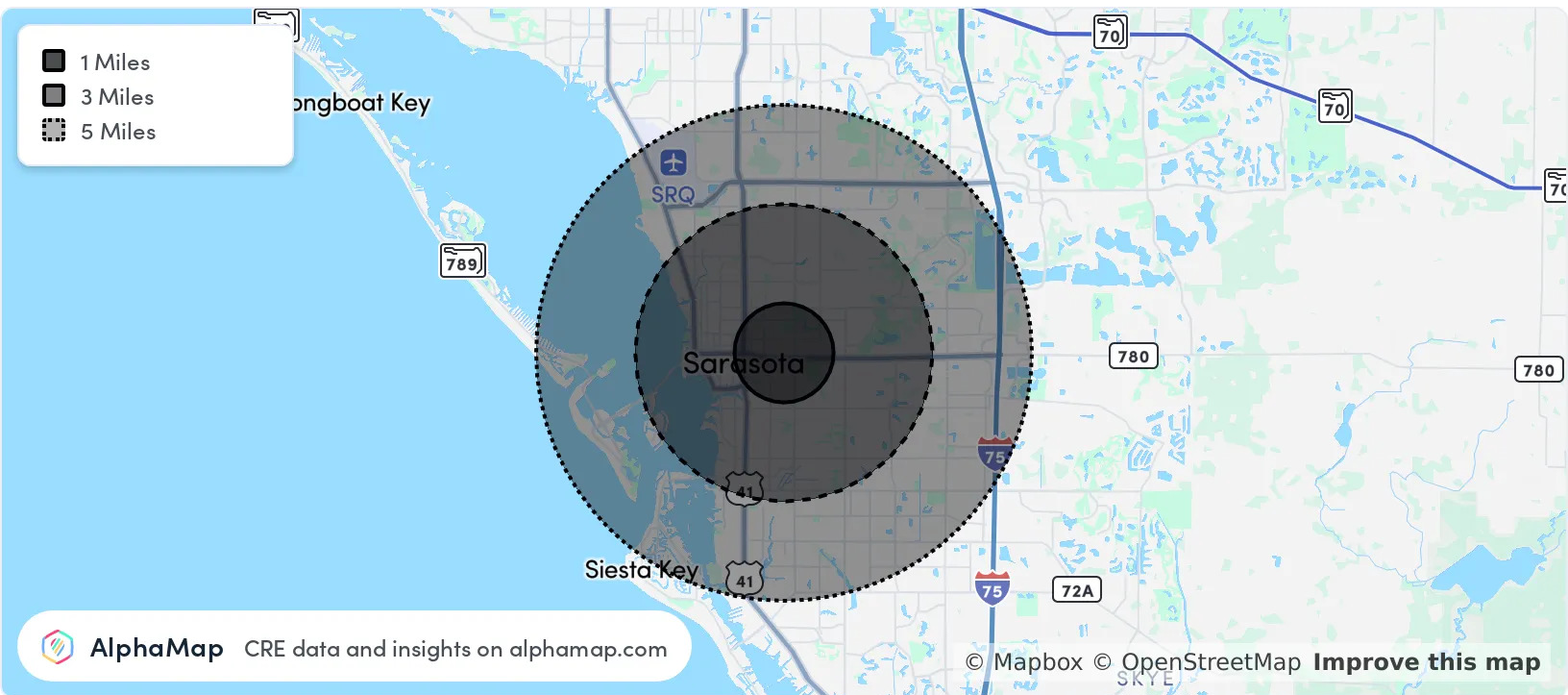
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High Growth Area

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,604	88,638	176,896
Average Age	45	49	50
Average Age (Male)	43	47	48
Average Age (Female)	46	50	51

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,893	40,331	80,981
Persons per HH	2.3	2.2	2.2
Average HH Income	\$83,314	\$93,633	\$100,431
Average House Value	\$445,700	\$468,994	\$490,444
Per Capita Income	\$36,223	\$42,560	\$45,650



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