

# 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](http://www.rerobbins.com)

# Brand New Office Space Near Downtown

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

Office Unit  
For Sale



**Loyd Robbins**

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



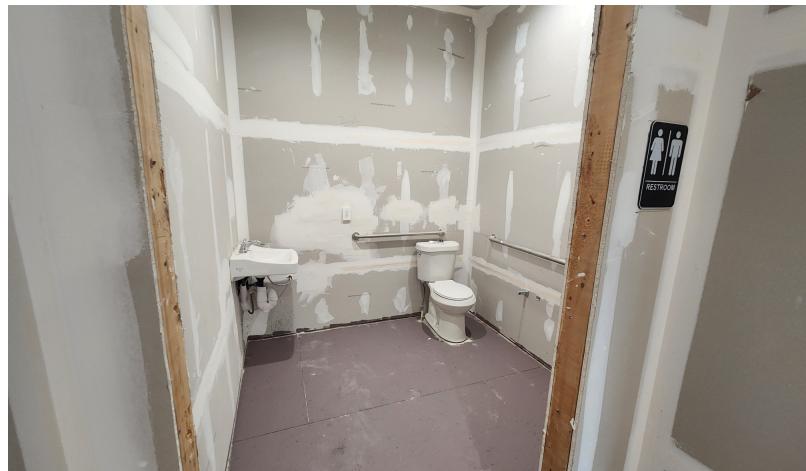
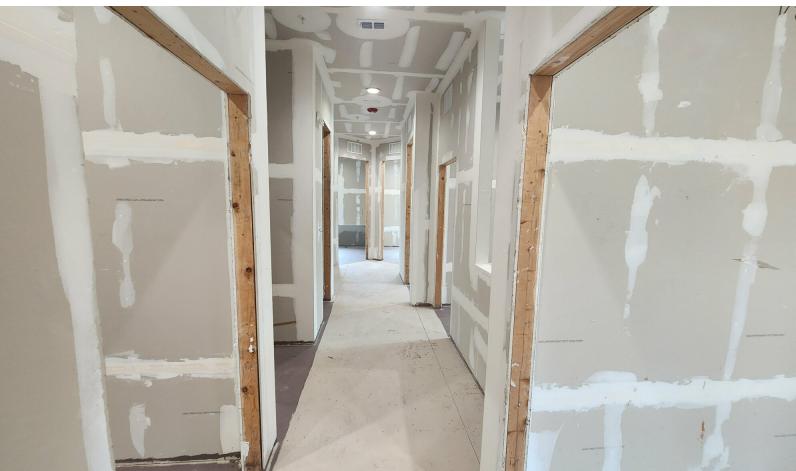
3580 S. Tuttle Ave  
Sarasota FL 34239

[www.rerobbins.com](http://www.rerobbins.com)

# Final Design Touches can be Made by the Buyer

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

Office  
Building  
For Sale



**Loyd Robbins**

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



3580 S. Tuttle Ave  
Sarasota FL 34239

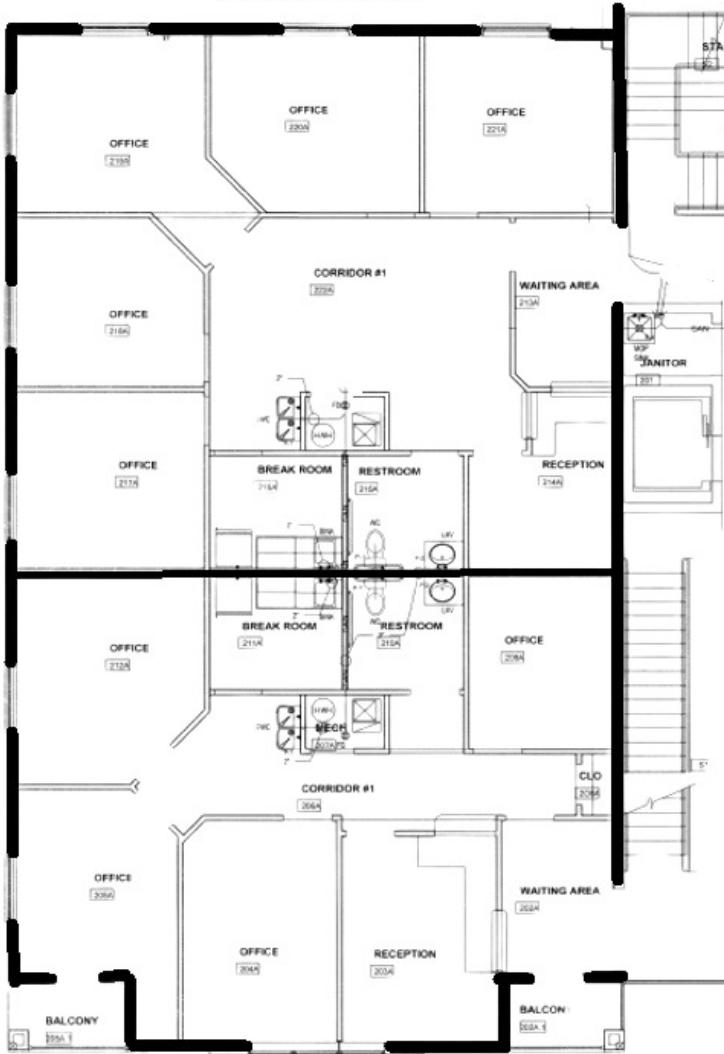
[www.rerobbins.com](http://www.rerobbins.com)

# 2-201 Floor Plan

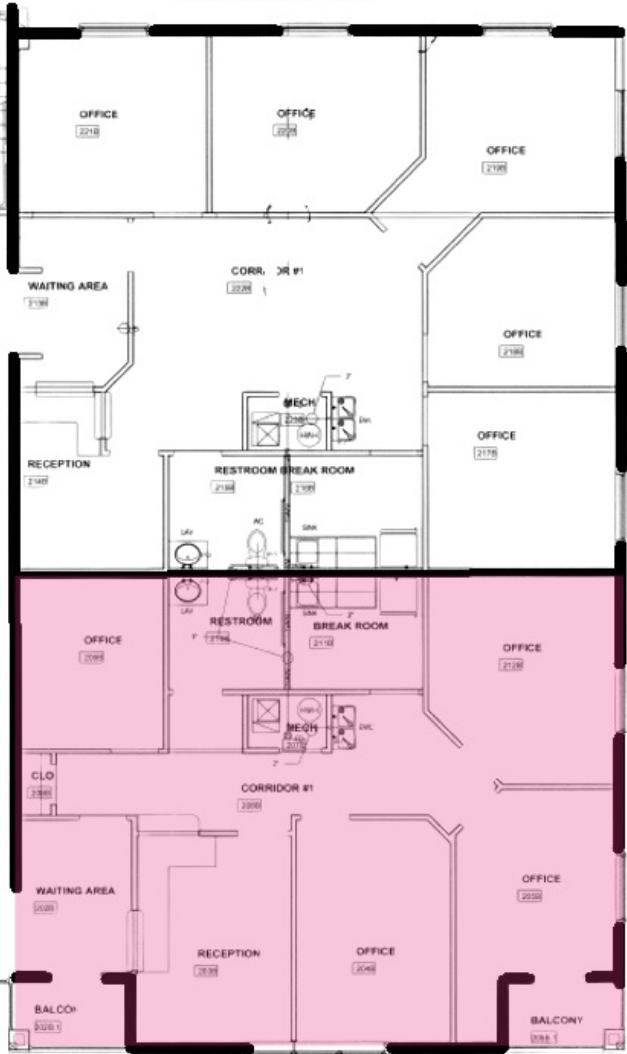
2641 Fruitville Road Unit 2 - 201, Sarasota, FL 34237

# Office Building For Sale

**Suite #1-203**



**Suite #2-203**



## **Suite #1-201**

**Suite #2-201**



Loyd Robbins

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



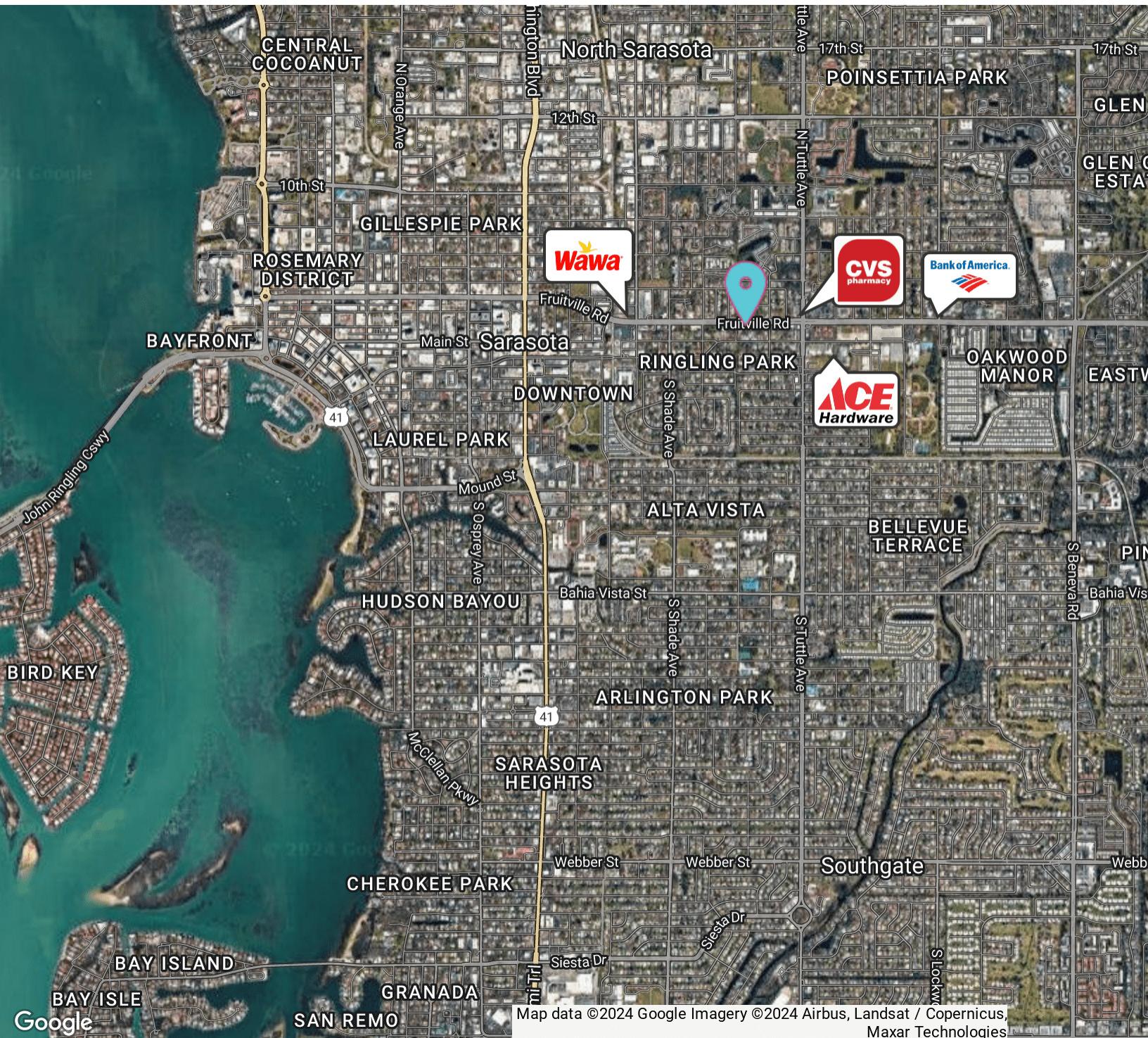
3580 S. Tuttle Ave  
Sarasota FL 34239

[www.rerobbins.com](http://www.rerobbins.com)

# Less than 1 mile from Downtown Sarasota

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

Office Unit  
For Sale



Map data ©2024 Google Imagery ©2024 Airbus, Landsat / Copernicus,  
Maxar Technologies



**Loyd Robbins**

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



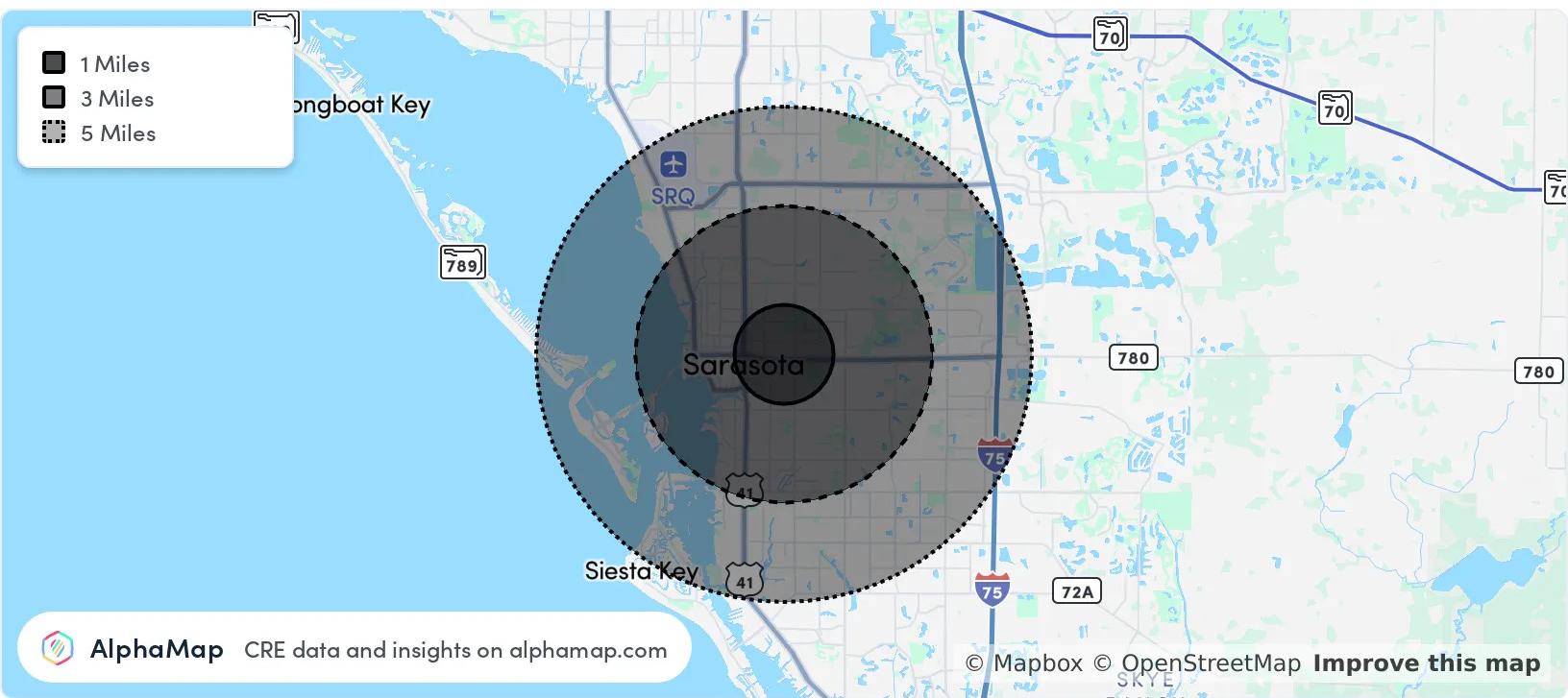
3580 S. Tuttle Ave  
Sarasota FL 34239

[www.rerobbins.com](http://www.rerobbins.com)

# High Growth Area

Office Unit  
For Sale

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



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



**Loyd Robbins**

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



3580 S. Tuttle Ave  
Sarasota FL 34239  
[www.rerobbins.com](http://www.rerobbins.com)