

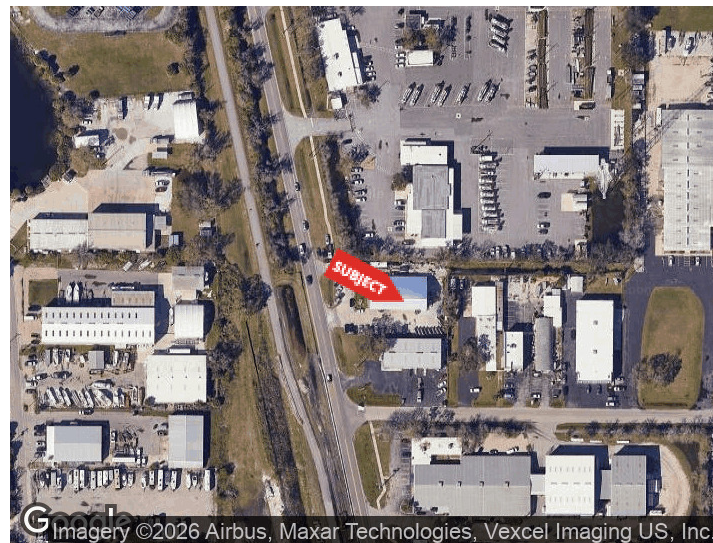


5671 MCINTOSH RD

SARASOTA, FLORIDA 34233

PROPERTY HIGHLIGHTS

- Fully leased, income-producing investment property
- ±5,000 SF two-story industrial/flex building
- Situated on a ±22,766 SF lot
- Desirable McIntosh Road location with convenient access to major Sarasota corridors



DEMOGRAPHICS 0.25 MILES 0.5 MILES 1 MILE

Total Households	118	492	2,200
Total Population	312	1,205	5,055
Average HH Income	\$115,186	\$115,366	\$136,220

For More Information

SARAH TOEDMAN

Commercial Specialist

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MCINTOSH FLEX INDUSTRIAL INVESTMENT



OFFERING SUMMARY

Sale Price:	\$1,450,000
Building Size:	5,000 SF
Lot Size:	22,766 SF
Price / SF:	\$290.00
Year Built:	1978
Zoning:	ILW

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 5671 McIntosh Rd, Sarasota, FL

Property Type: Industrial / Flex Investment Property
Building Size: $\pm 5,000$ SF
Lot Size: $\pm 22,766$ SF

This two-story industrial/flex property offers an excellent opportunity to acquire a fully leased, income-producing asset in a highly desirable Sarasota location.

The first floor features functional warehouse space with overhead doors, while the second floor provides flexible space suitable for office, showroom, or additional workspace. With the entire $\pm 5,000$ SF building currently leased, the property provides immediate in-place income for an investor seeking a stabilized commercial asset.

Conveniently located on McIntosh Road, the property offers easy access to Sarasota's major commercial corridors and surrounding business districts.

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OF SARASOTA, INC.

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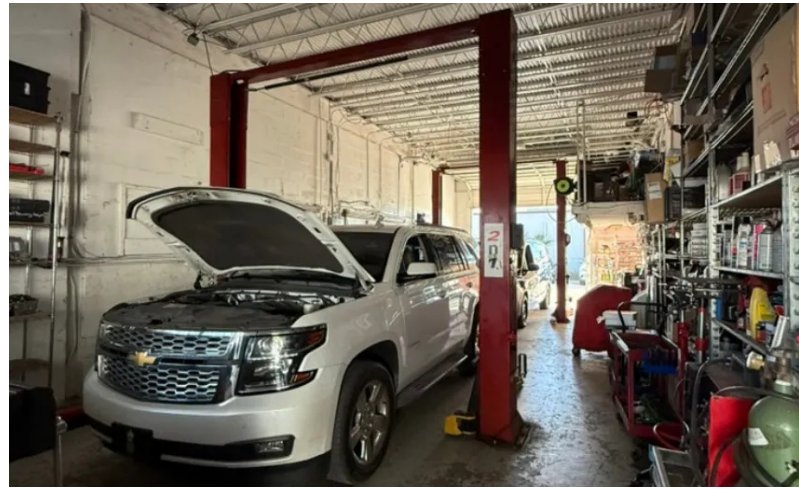
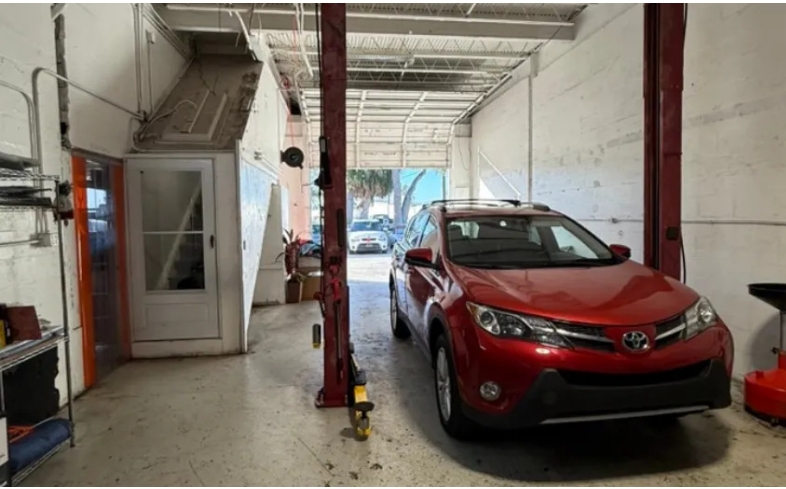
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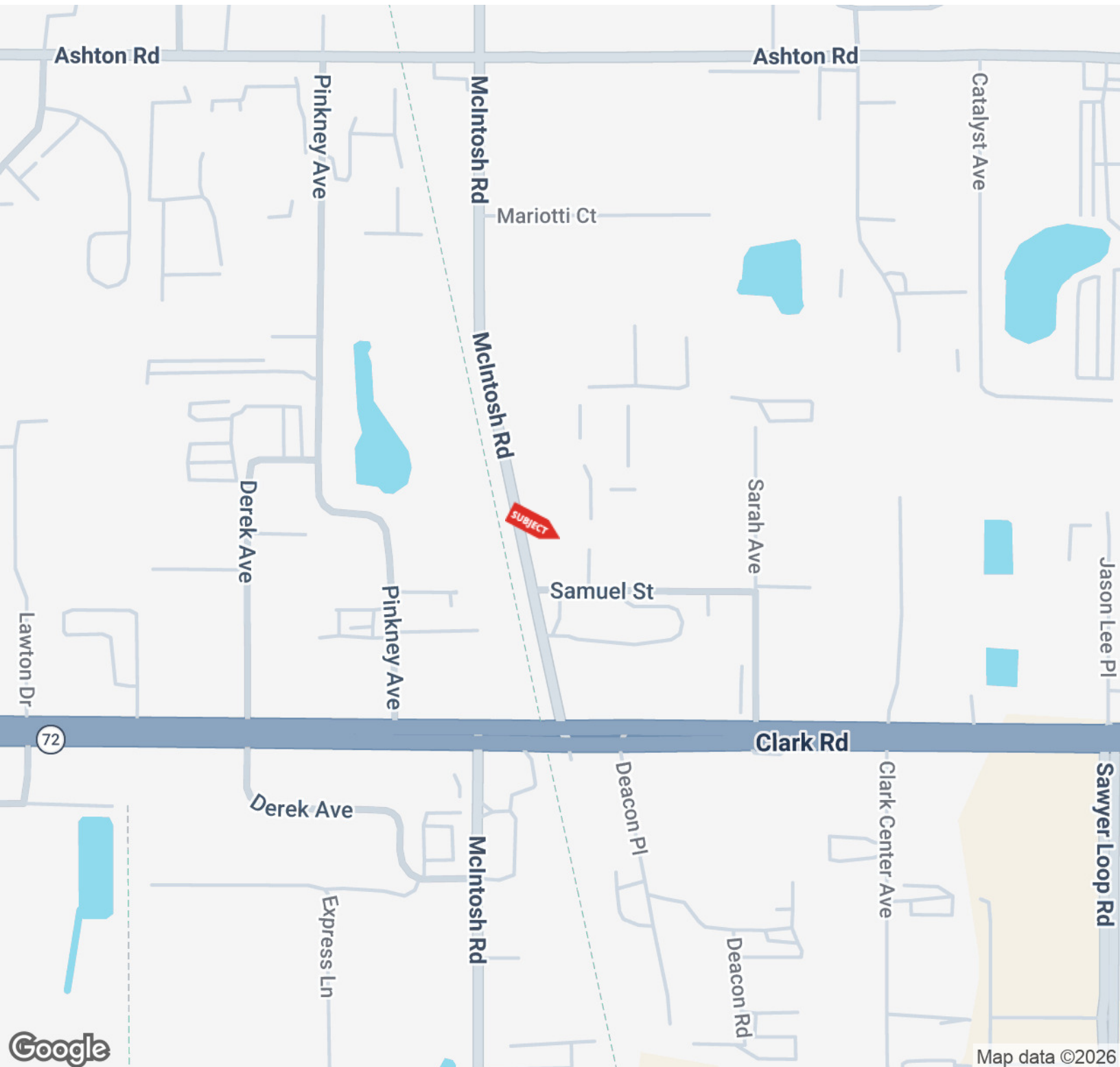


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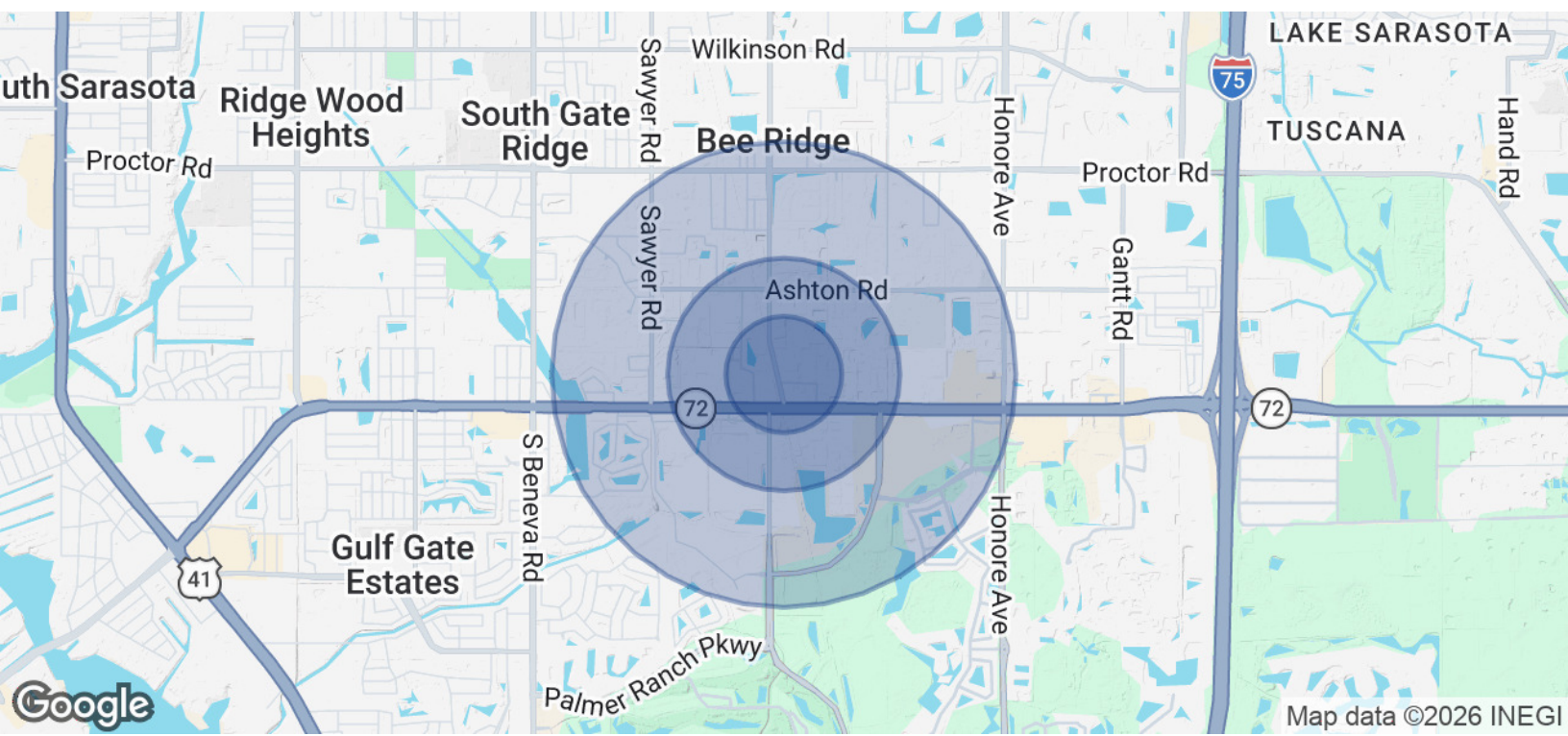


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MCINTOSH FLEX INDUSTRIAL INVESTMENT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	312	1,205	5,055
Average Age	46.1	48.4	53.3
Average Age (Male)	40.6	43.3	50.9
Average Age (Female)	51.9	53.6	56.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	118	492	2,200
# of Persons per HH	2.6	2.4	2.3
Average HH Income	\$115,186	\$115,366	\$136,220
Average House Value	\$497,075	\$485,956	\$485,639

2023 American Community Survey (ACS)

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