

Free-Standing Commercial Building

2072 Constitution Blvd., Sarasota, FL 34231

Office
Building
For Sale



Property Description

Mediterranean Architecture Office/Commercial Building conveniently located 1 block of US 41 on Constitution Blvd. Multi-tenant Building with 3,805 sf of air-conditioned area that offers numerous space combination opportunities for either leasing or owner occupant. Property has 10 parking spaces in front of the building with fenced-in yard space for additional parking.

Suite 2072A: Reception Area, Admin Office, 2 private offices & open workspace area.

Suite 2072B: Private office, kitchen area, 13'6x27' & 10'2x23' open workspace areas. Nail & pedicure area, large massage room & laundry/work room. (Can be added to Suite A or leased out independently.)

Suite 2074: 1,085 Sq Ft unit built-out as a Hair Salon and is currently leased. Space has 4 hair stations, Rear Office/Garage Unit which consists of an 800 Sq Ft A/C Office, private restroom & workshop/garage area.

OFFERING SUMMARY

Sale Price:	\$1,000,000
Number of Units:	3
Lot Size:	9,848 SF
Building Size:	3,805 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,784	24,463	58,857
Total Population	7,599	50,982	123,552
Average HH Income	\$118,187	\$115,580	\$114,692



Loyd Robbins

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



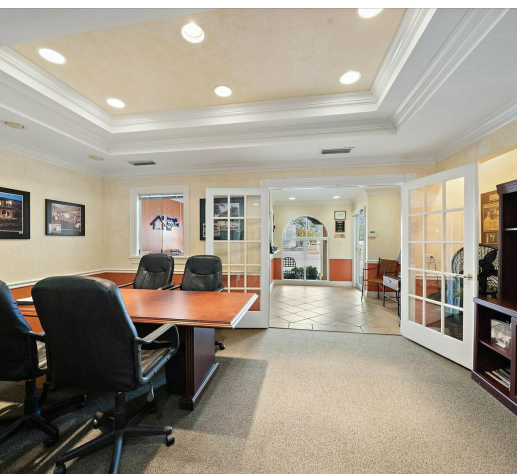
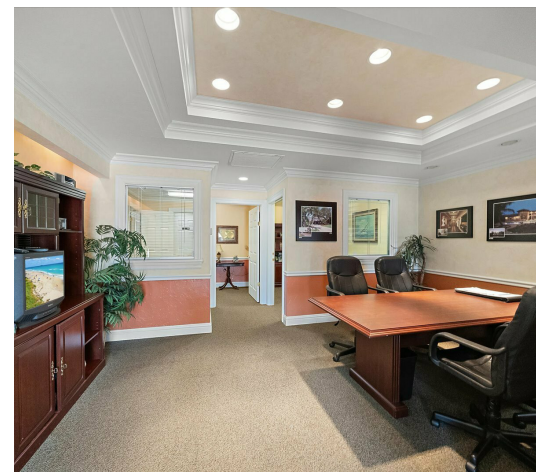
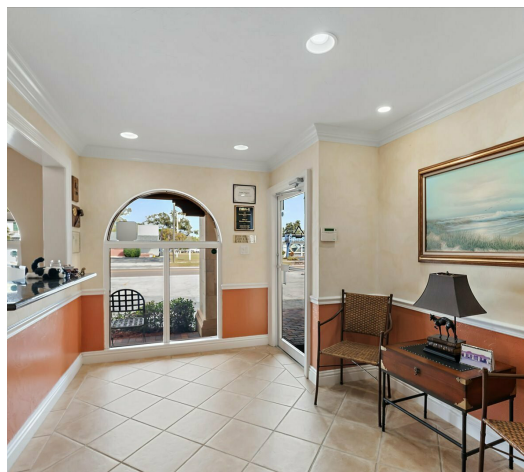
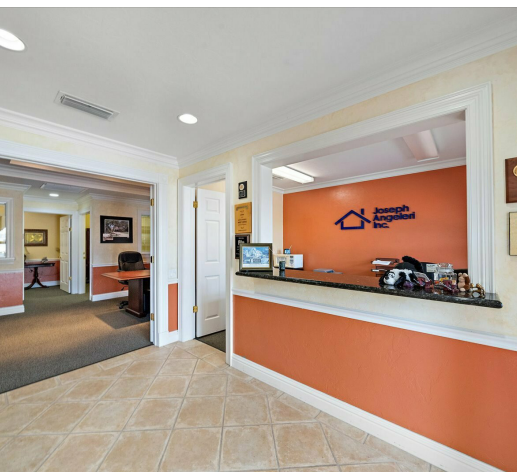
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Owner-User Flexibility

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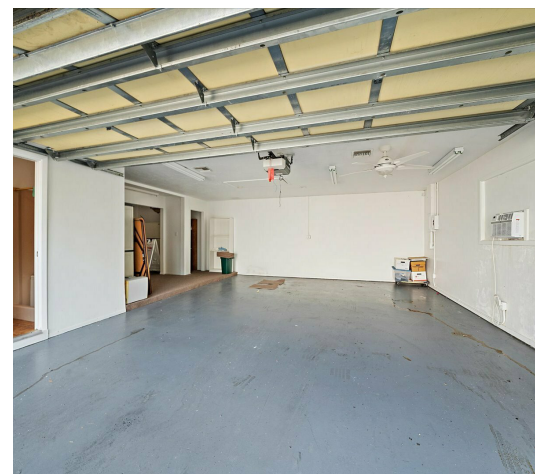
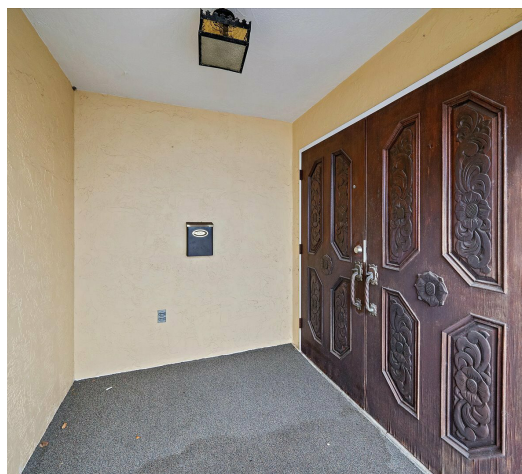
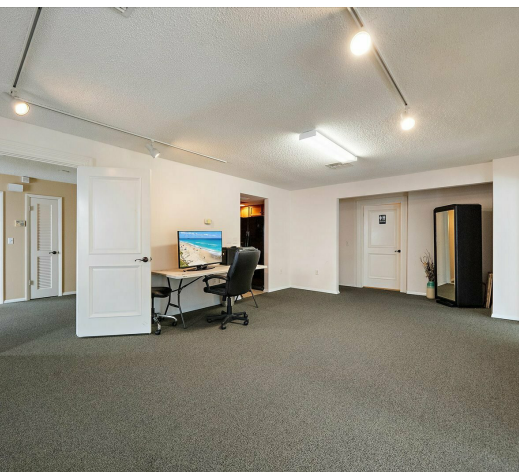
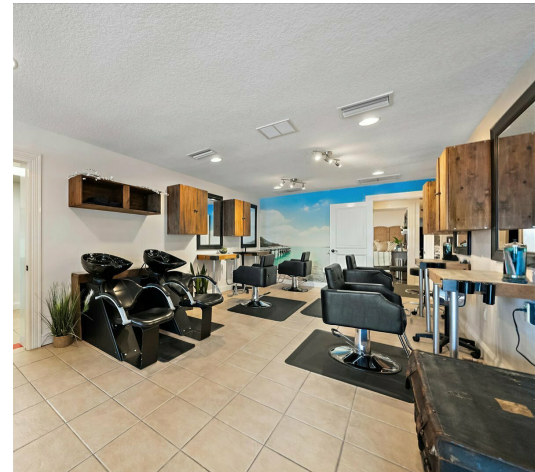
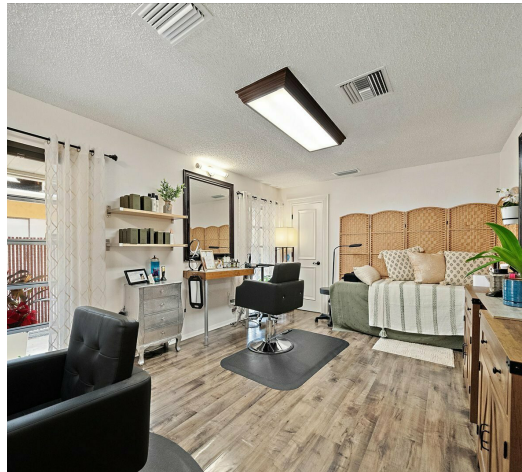


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Multiple Use Potential

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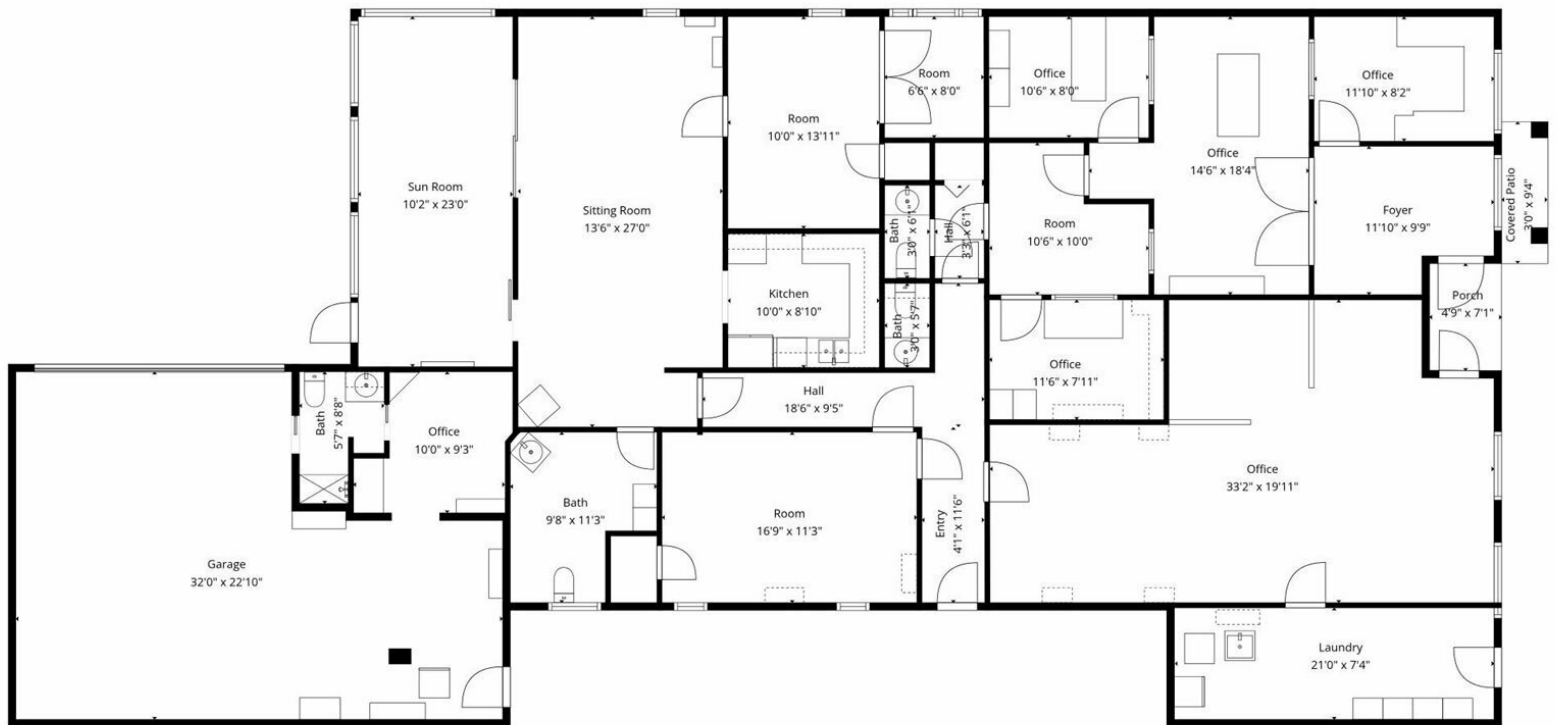


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Flexible Floor Plan

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Floor Plan Created By FI Media Solutions, Measurements Deemed Highly Reliable But Not Guaranteed.



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Prime South Sarasota

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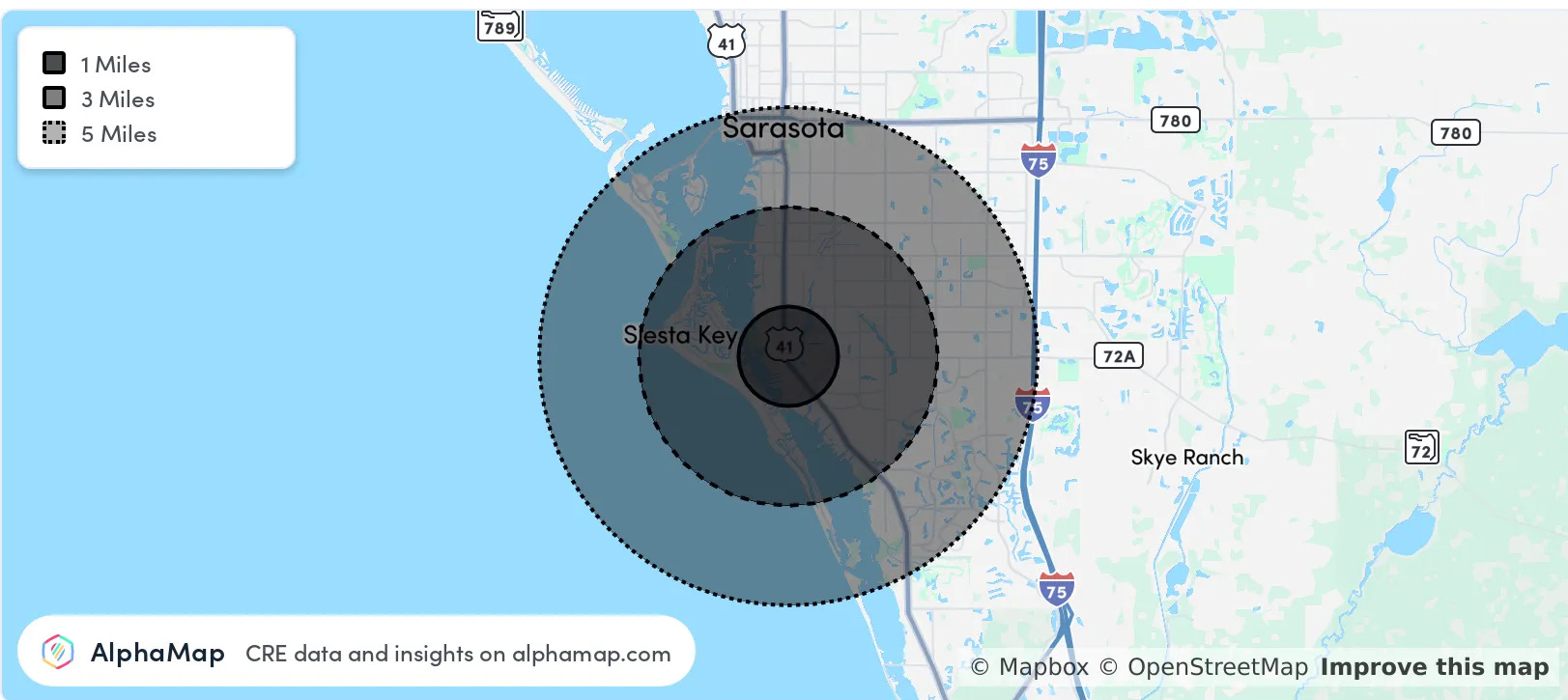


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High Demand Market

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,599	50,982	123,552
Average Age	56	54	53
Average Age (Male)	55	52	52
Average Age (Female)	57	55	55

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,784	24,463	58,857
Persons per HH	2	2.1	2.1
Average HH Income	\$118,187	\$115,580	\$114,692
Average House Value	\$592,450	\$609,134	\$568,429
Per Capita Income	\$59,093	\$55,038	\$54,615

Map and demographics data derived from AlphaMap



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