

# New Construction Opportunity For Lease

124 Houle Ave., Sarasota, FL 34232

New Retail &  
Office Building  
For Lease



## Property Description

Prime retail and/or office space available for lease, located just west of I-75 off Fruitville Road, and minutes from Downtown Sarasota. Each unit is 1,500 SF.

Located at the intersection of Houle Ave and Fruitville Rd, this newly constructed center boasts modern storefront entries, 16-foot eave heights, ample parking, and abundant signage space. Ideal for retail or office use, this location offers an excellent opportunity to thrive within Sarasota's vibrant business community.

Ability to combine up to 2 units. Units delivered as a white shell.

## OFFERING SUMMARY

Lease Rate:	\$30.00 SF/yr (NNN)
Number of Units:	2
Available SF:	3,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,532	31,330	83,871
Total Population	7,909	70,360	186,822
Average HH Income	\$99,030	\$96,189	\$104,408



### Loyd Robbins

Principal Broker  
(941)-356-9659  
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3580 S. Tuttle Ave  
Sarasota FL 34239

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



# Retail & Office

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# High Traffic Location

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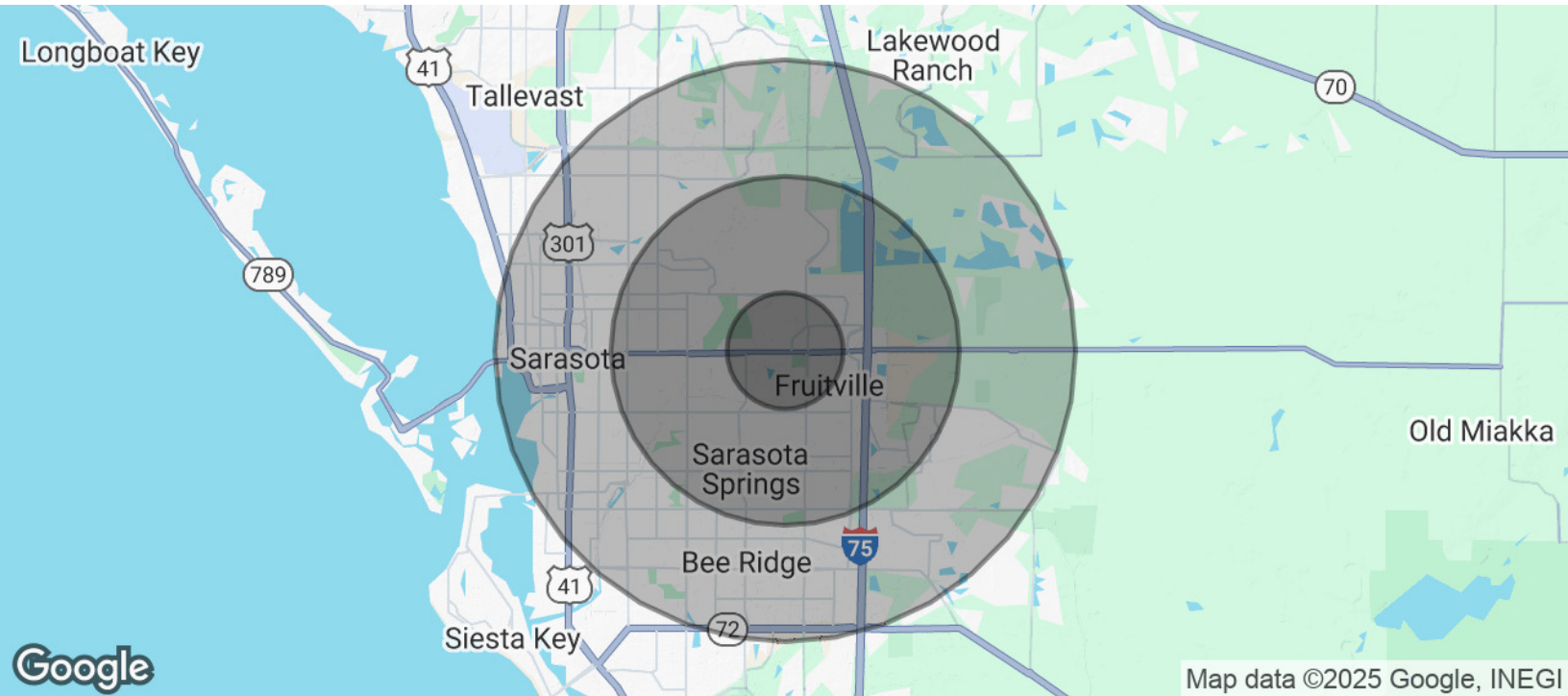
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# Rapidly Growing Area

New Retail &  
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For Lease

Sarasota, FL 34232



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,909	70,360	186,822
Average Age	46	49	49
Average Age (Male)	45	47	48
Average Age (Female)	48	50	51
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,532	31,330	83,871
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$99,030	\$96,189	\$104,408
Average House Value	\$411,649	\$377,797	\$467,083

*Demographics data derived from AlphaMap*



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