

Prime Industrial Space for Lease

1985 CATTLEMEN ROAD SARASOTA, FL 34232



PROPERTY DESCRIPTION

Industrial space for lease convenient to I-75. Fantastic warehouse with direct signage on Cattlemen. Open unit with rollup door into warehouse. Common onsite restrooms. Property is located on Cattlemen Rd. between Bee Ridge and Fruitville Rd. ILW zoned property has use as a retail space also.

OFFERING SUMMARY

Lease Rate:	\$2,500.00 per month (MG)
Available SF:	2,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,050	28,723	71,675
Total Population	4,890	61,358	142,991
Average HH Income	\$91,023	\$79,957	\$73,411



KEVIN ROBBINS

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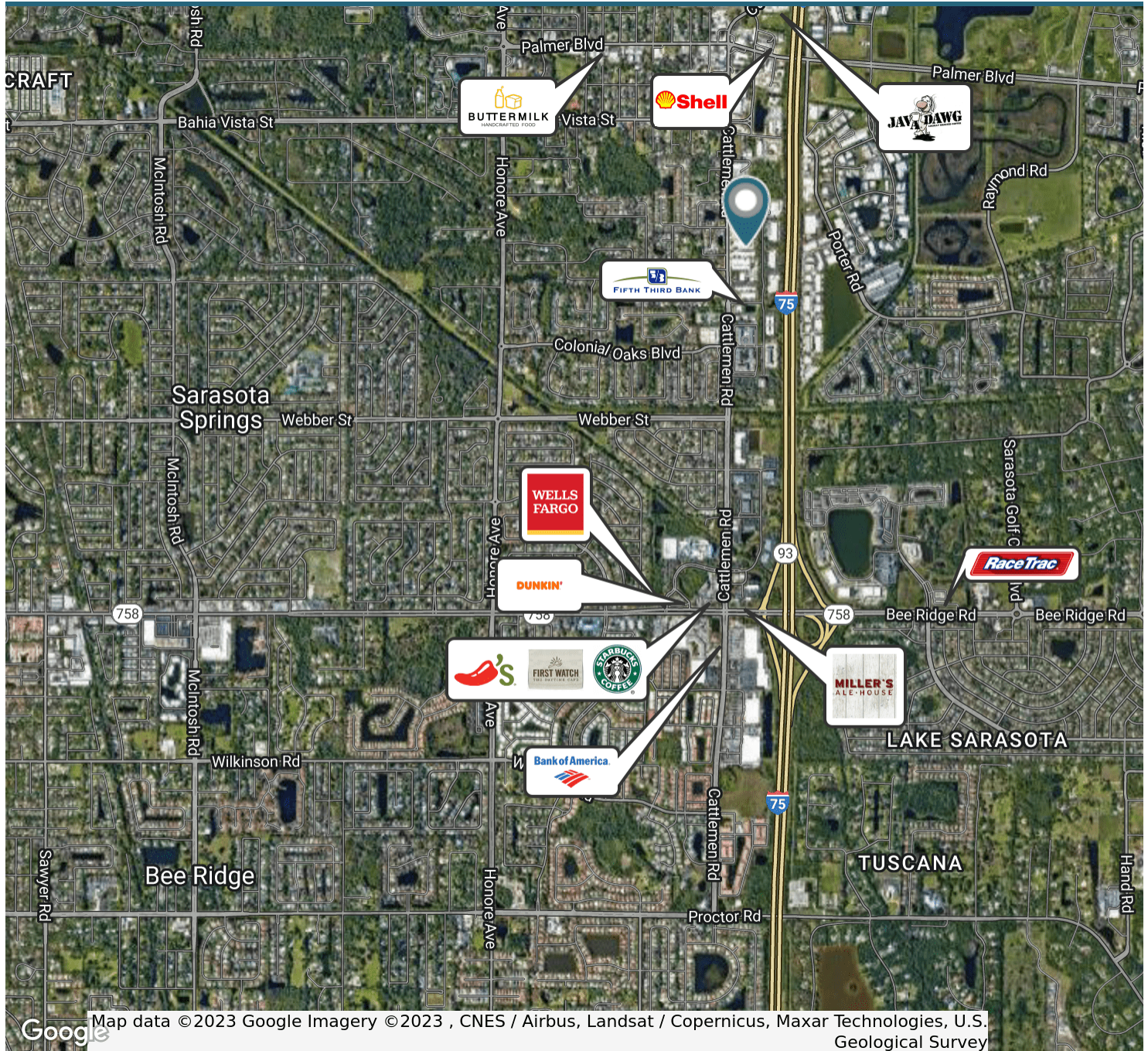
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Google

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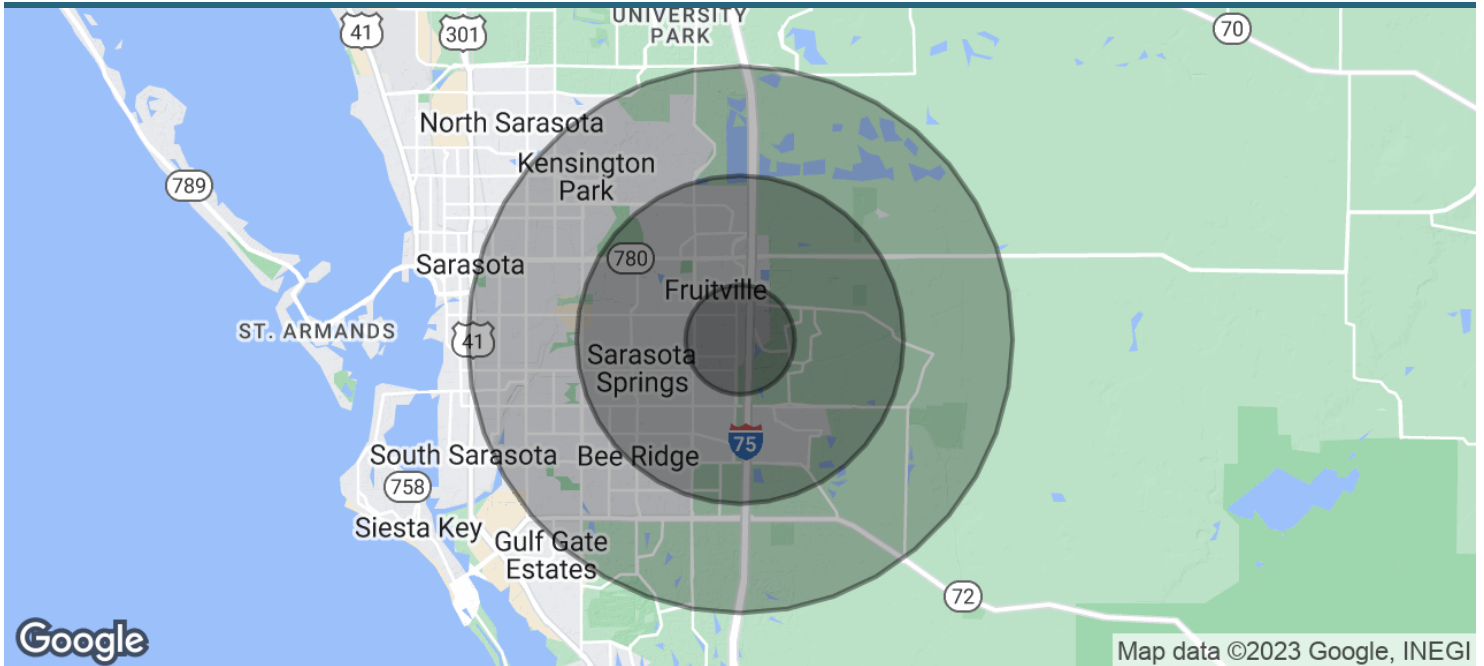
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HARRY E.
ROBBINS
ASSOCIATES, INC. / REALTOR

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,890	61,358	142,991
Average Age	43.8	46.9	49.4
Average Age (Male)	43.6	45.2	47.2
Average Age (Female)	45.2	48.1	51.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,050	28,723	71,675
# of Persons per HH	2.4	2.1	2.0
Average HH Income	\$91,023	\$79,957	\$73,411
Average House Value	\$283,008	\$262,498	\$267,829

* Demographic data derived from 2020 ACS - US Census



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