

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

Sales Associate

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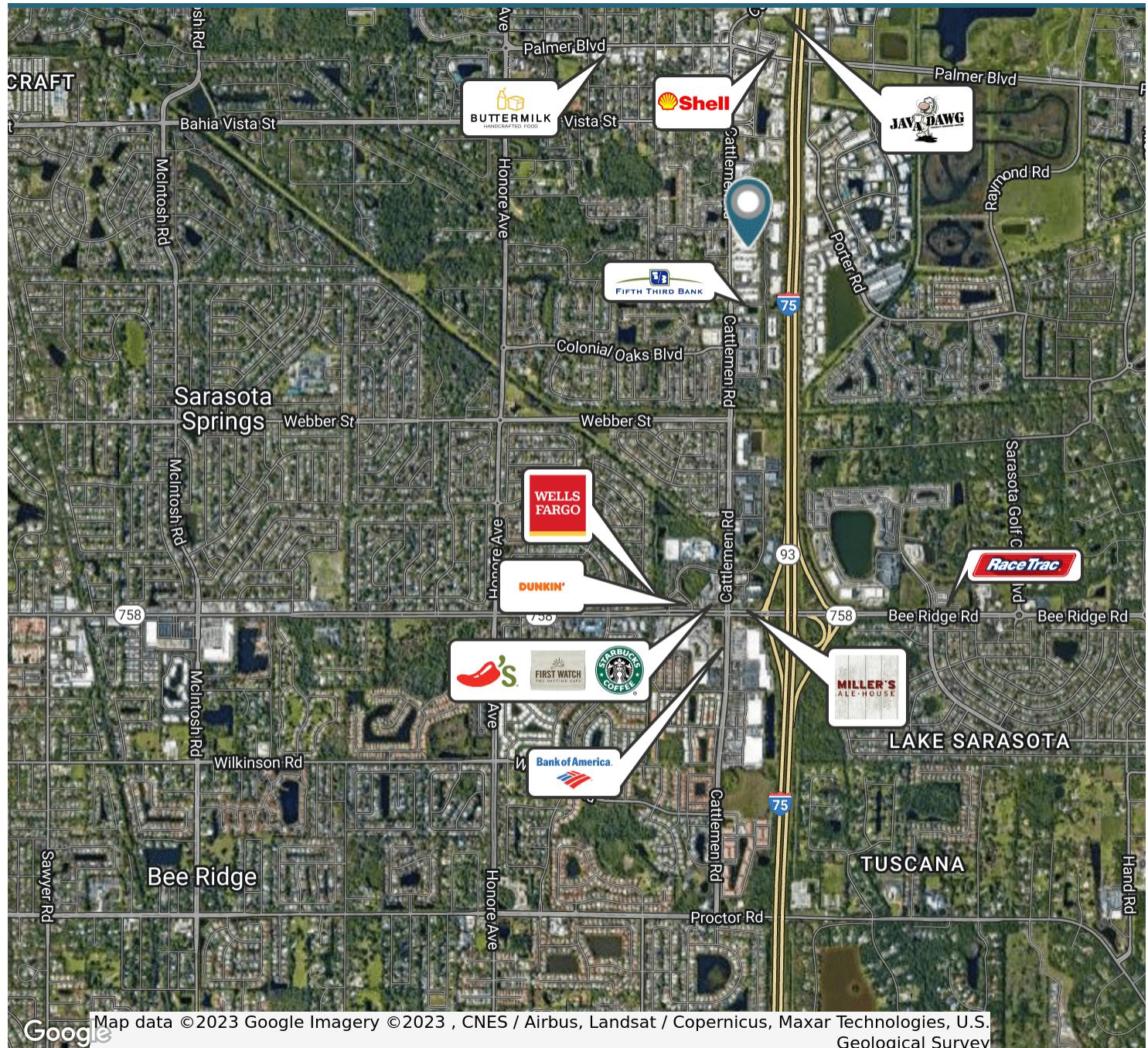
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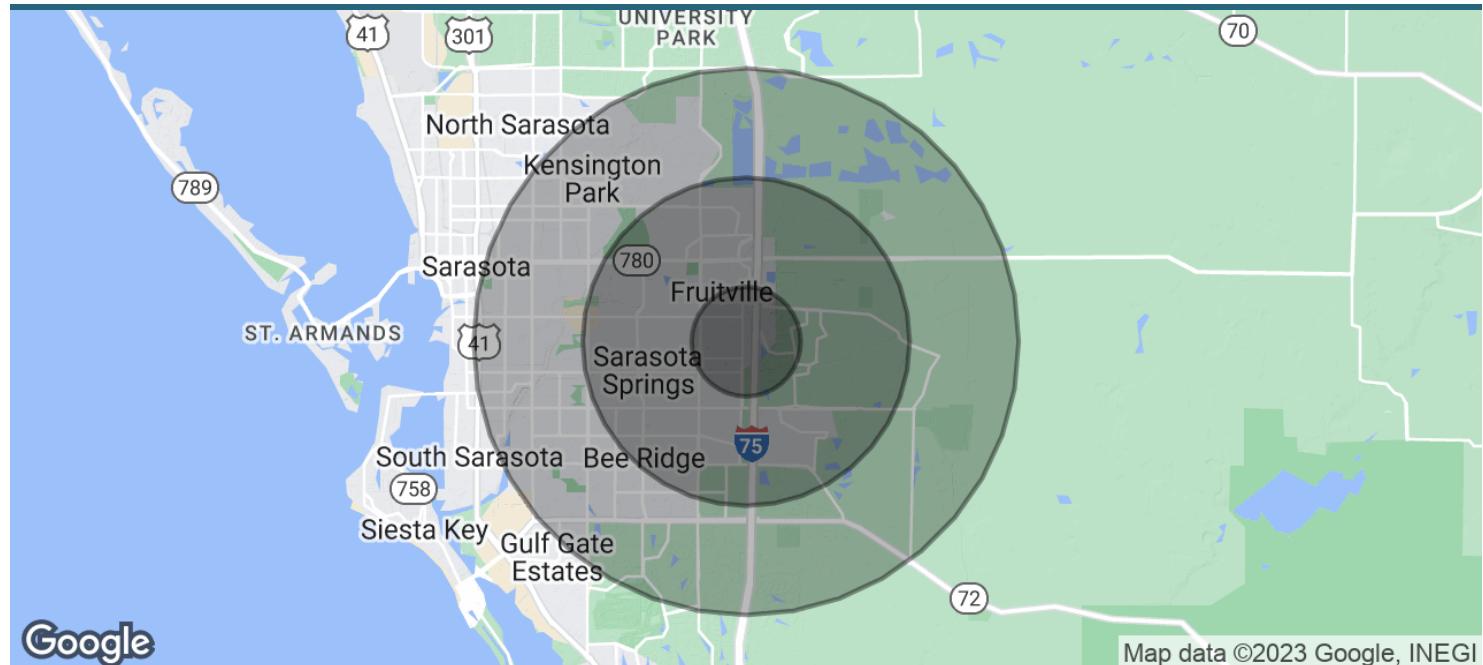
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 4,890 | 61,358 | 142,991 |
| Average Age | 43.8 | 46.9 | 49.4 |
| Average Age (Male) | 43.6 | 45.2 | 47.2 |
| Average Age (Female)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