

# FOR LEASE

Office Building

## 1747 INDEPENDENCE BLVD E-1 & 2

Sarasota, FL 34234

*For More Information*

**MICHAEL HOLLANDER**

941.404.9850

Michael@hembreeco.com

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## OFFERING SUMMARY

Lease Rate:	\$2,250 per month (MG)
Building Size:	22,848 SF
Available SF:	3,000 SF

## PROPERTY OVERVIEW

Units: #1 & #2 combined  
Air Conditioned Offices and warehouse  
(2) 12' x 10' overhead doors & (2) rear pedestrian doors into warehouse  
Entire space is sprinklered  
3 phase power to the building  
(2) bathrooms

Available immediately

## PROPERTY HIGHLIGHTS

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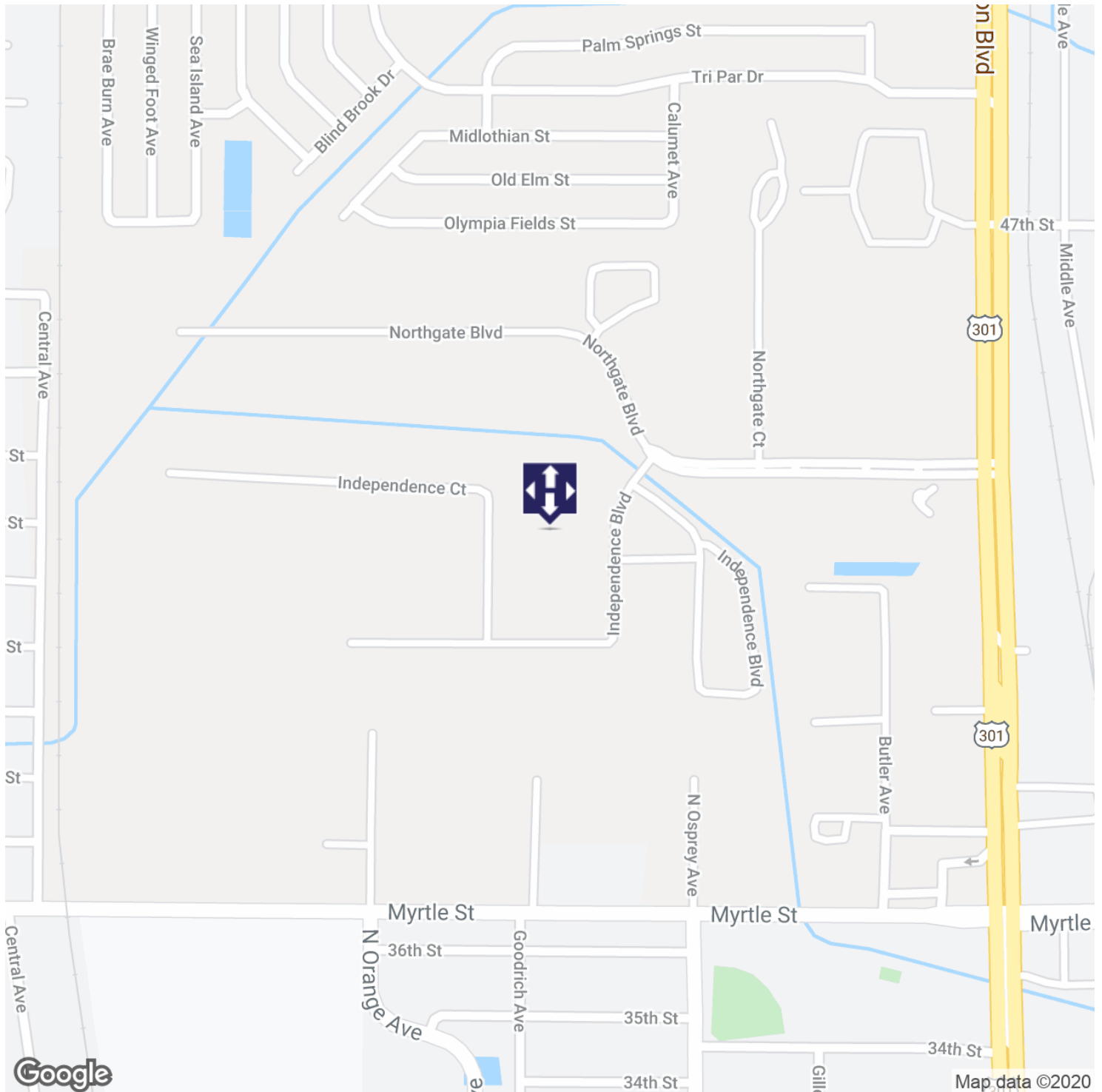
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 **HEMBREE**  
& associates  
commercial real estate

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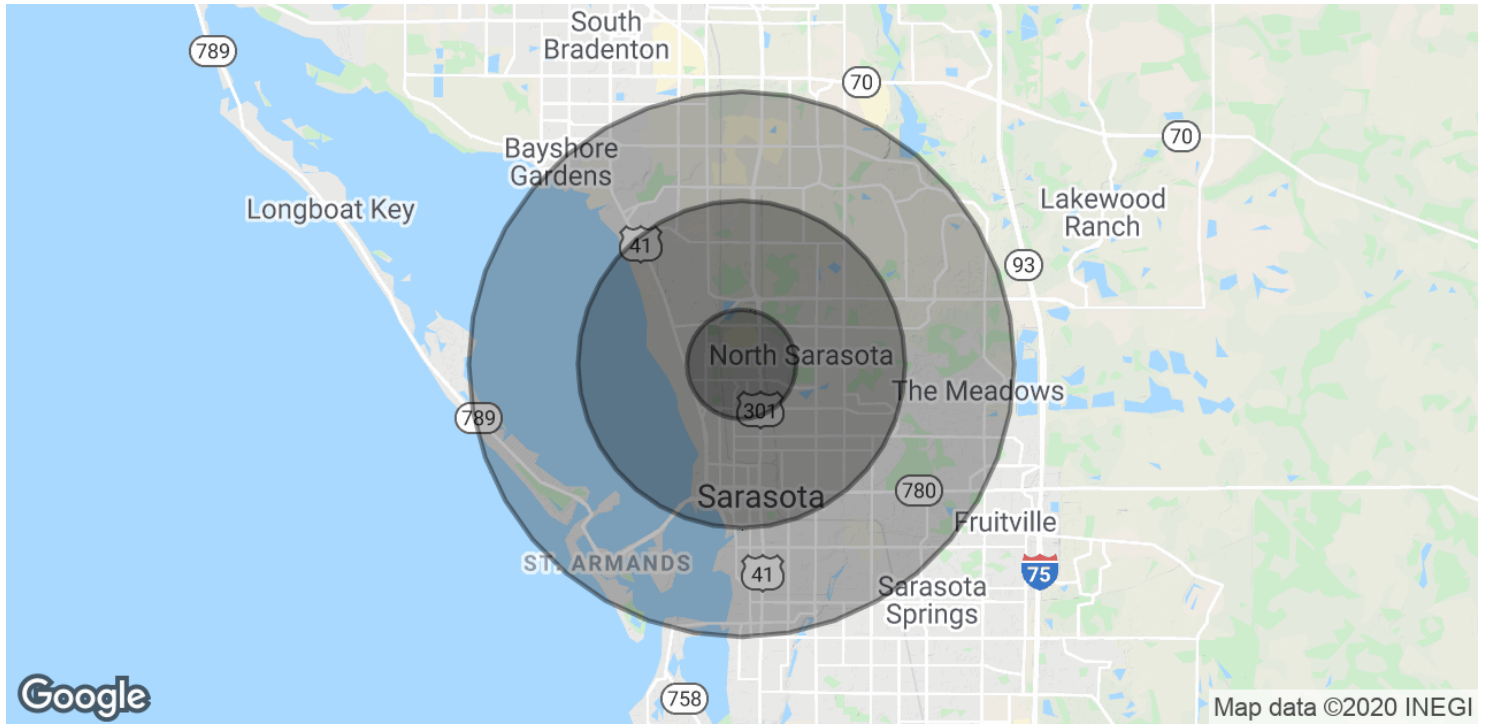
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	7,192	55,179	147,706
Average age	39.1	40.7	45.0
Average age (Male)	40.0	39.3	44.1
Average age (Female)	39.6	42.8	46.2

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	2,848	23,087	63,438
# of persons per HH	2.5	2.4	2.3
Average HH income	\$41,305	\$56,447	\$65,177
Average house value	\$225,117	\$246,036	\$303,681

\* Demographic data derived from 2010 US Census

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