

**HEAVY MANUFACTURING
1 ACRE OUTSIDE
STORAGE W/ 40X40
CANOPY**

1908 13TH ST E
PALMETTO, FLORIDA 34221

PROPERTY HIGHLIGHTS

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	2,158	65,694	171,719
Total Population	5,744	144,100	354,451
Average HH Income	\$49,134	\$54,808	\$63,118



For More Information

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OFFERING SUMMARY

Lease Rate:	\$5,000.00 per month (MG)
Building Size:	1,600 SF
Available SF:	1,600 SF
Lot Size:	1 Acres
Zoning:	HM HEAVY M

PROPERTY OVERVIEW

Introducing a Heavy Manufacturing opportunity with approx. 1 acre of outside storage. Also included on site is a fully AC modular office.

Located at 1904 and 1908 13th St E, Palmetto, FL, 34221. This expansive property offers versatile space ideal for a range of industrial outdoor storage uses. Property includes a 40x40 canopy structure constructed on a concrete slab that is fully fenced from all sides and new fencing to be completed on the north end. With convenient access just 3 miles from I-75, 1 miles from US 41, and 5 miles to I-275 this property is perfectly positioned to elevate your Industrial needs.

The tenant is responsible to maintain the grounds and to carry insurance.

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**AMERICAN
PROPERTY GROUP**
OF SARASOTA, INC.

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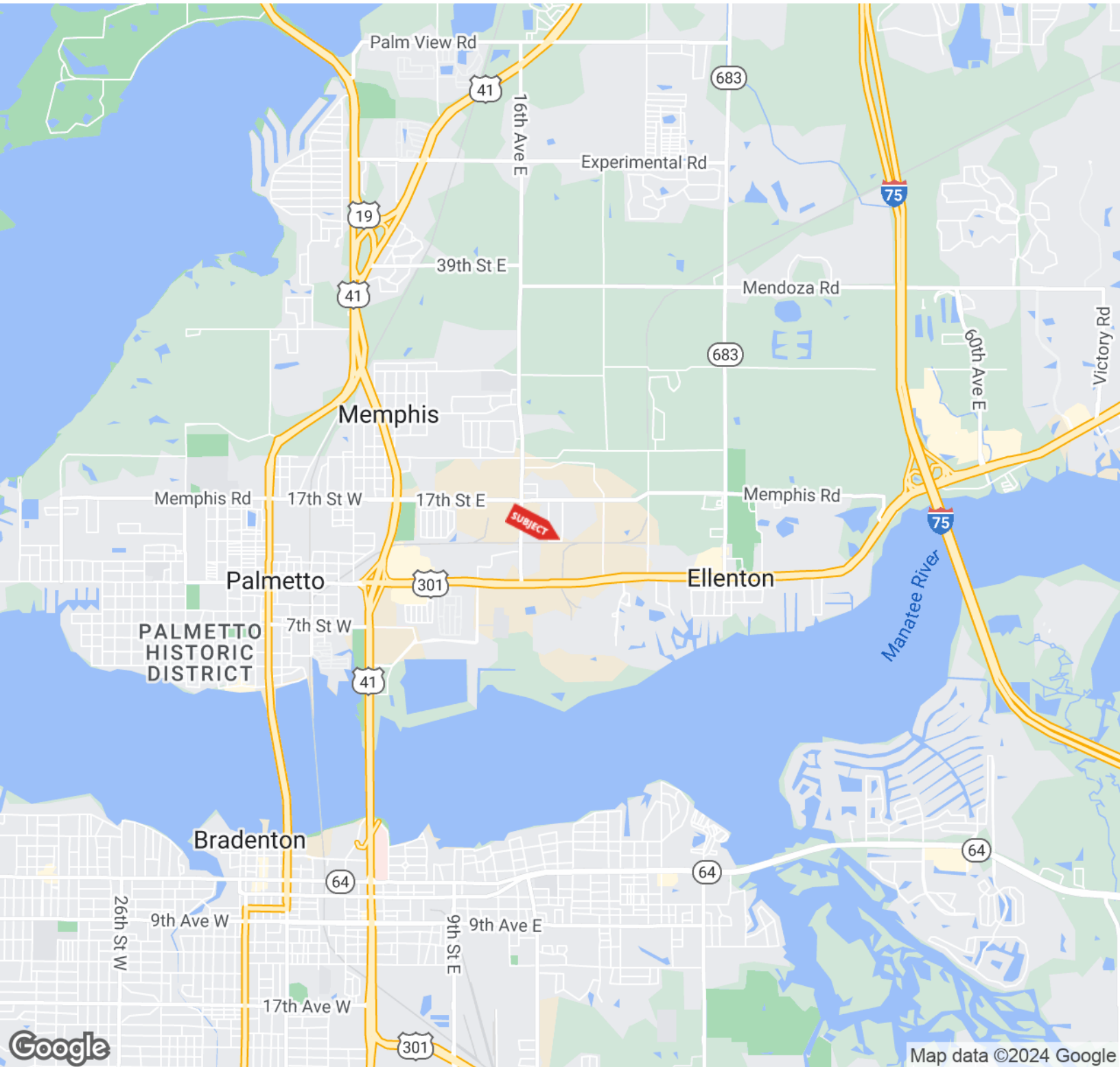


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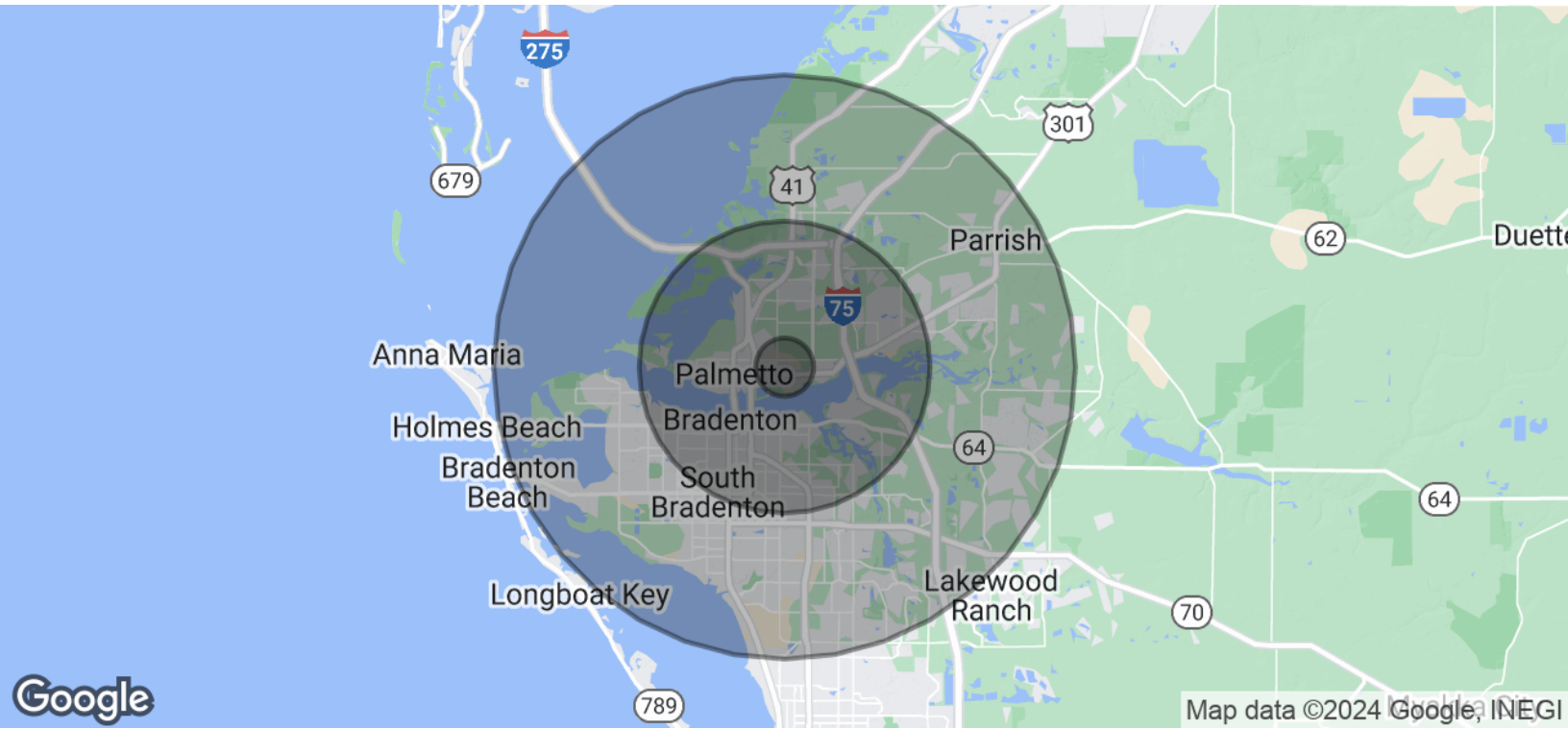


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,744	144,100	354,451
Average Age	39.7	43.7	47.4
Average Age (Male)	35.9	42.8	46.3
Average Age (Female)	40.1	44.3	48.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,158	65,694	171,719
# of Persons per HH	2.7	2.2	2.1
Average HH Income	\$49,134	\$54,808	\$63,118
Average House Value	\$143,893	\$181,311	\$226,322

2020 American Community Survey (ACS)

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