

FOR SALE

1891 PORTER LAKE DR
UNIT 110

Sarasota, FL 34240



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PROPERTY DESCRIPTION

Move-in Ready! This 1,896 SF industrial/flex space is located in the highly desirable Lake Industrial Park with convenient access to I-75 and Fruitville Rd. The property offers a versatile layout, perfect for a wide range of industrial and commercial uses. The property consists of approximately 550 sf office space with a reception area, an Executive office/showroom, 2 private offices, and 2 newly renovated restrooms. The warehouse space is fully air-conditioned with 16' clear ceiling height, a 250 SF mezzanine, and a 12-foot overhead door. The space is equipped with a security system. Don't miss out on this ideal location and space.

OFFERING SUMMARY

| | |
|----------------|-----------|
| Sale Price: | \$560,000 |
| Lot Size: | 70,366 SF |
| Building Size: | 1,896 SF |
| Zoning: | PID |



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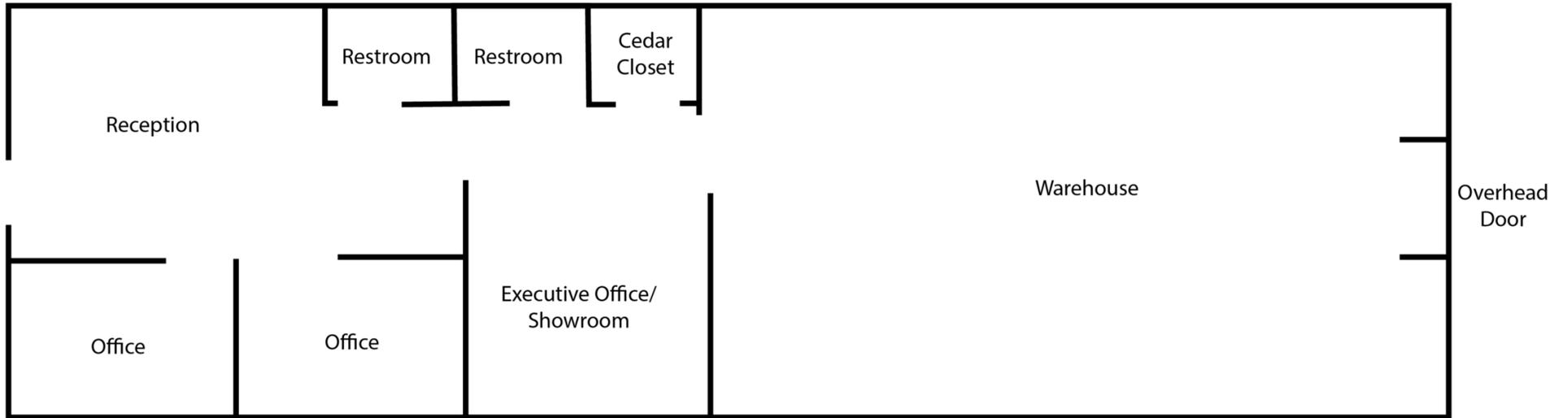
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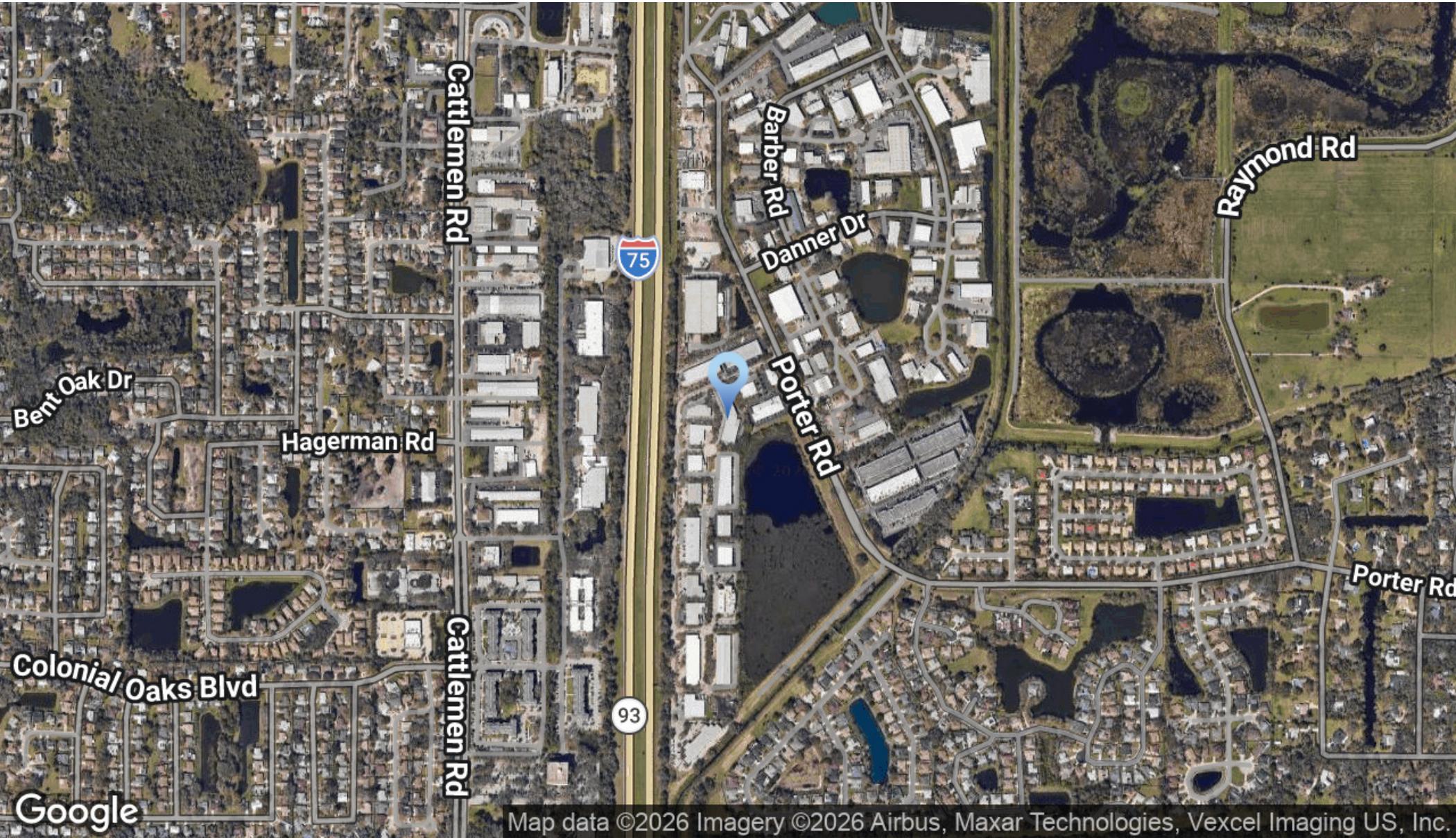


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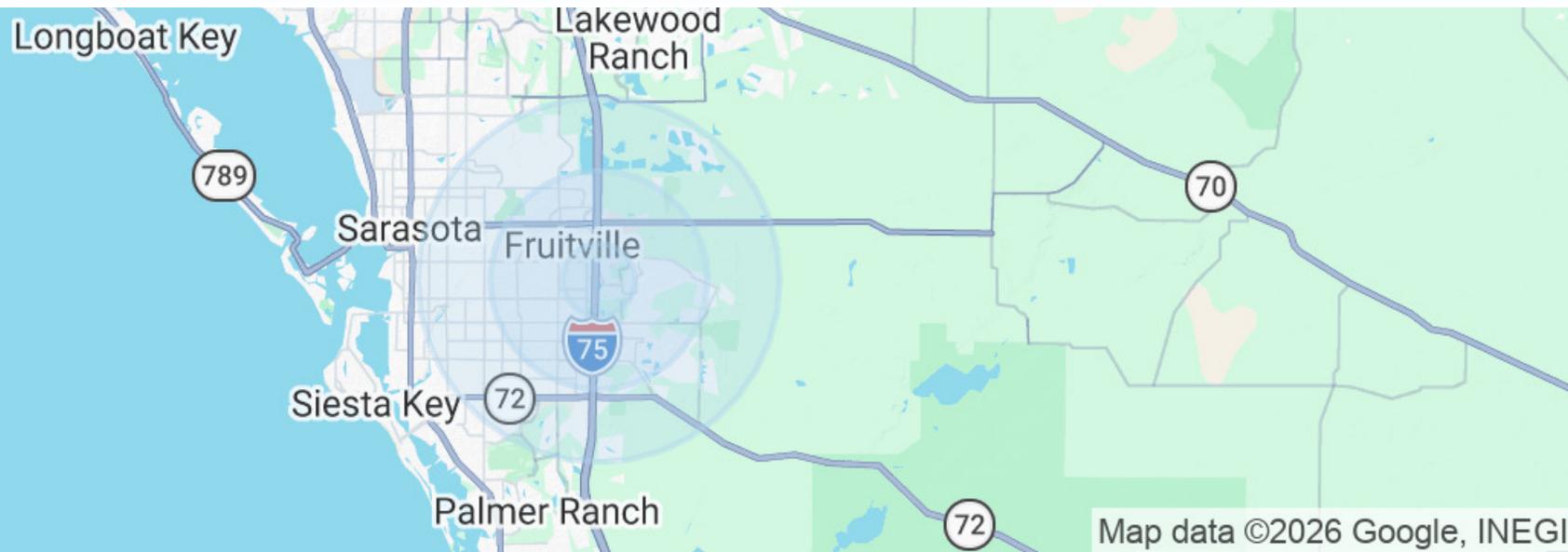


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POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 6,266 | 62,884 | 147,902 |
| Average Age | 45 | 47 | 49 |
| Average Age (Male) | 43 | 46 | 48 |
| Average Age (Female) | 46 | 49 | 51 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 2,432 | 26,430 | 65,189 |
| # of Persons per HH | 2.6 | 2.4 | 2.3 |
| Average HH Income | \$116,951 | \$111,181 | \$106,776 |
| Average House Value | \$493,170 | \$444,240 | \$438,293 |

Demographics data derived from AlphaMap



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