

# Foundation Park

Office Unit  
For Sale

2641 Fruitville Road Unit 2 - 301, Sarasota, FL 34237



## VIDEO

### Property Description

1,750 sf Office Condominium unit located on the 3rd floor of this newly constructed 3-story professional office building in Foundation Park.

Suite #1-301 offers multiple private offices, a central reception/meeting area, kitchen, mechanical room, and 2 private restrooms.

Most offices have windows, providing excellent natural lighting. Suite is approximately 70% complete and ready for the new owner to personalize.

### Property Highlights

### OFFERING SUMMARY

Sale Price:	\$656,250
Building Size:	13,500 SF
Unit Size:	1,750 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,893	40,331	80,981
Total Population	13,604	88,638	176,896
Average HH Income	\$83,314	\$93,633	\$100,431



### Loyd Robbins

Principal Broker  
(941)-356-9659  
loyd@rerobbins.com



3580 S. Tuttle Ave  
Sarasota FL 34239

[www.rerobbins.com](http://www.rerobbins.com)



# Brand New Office Space Near Downtown

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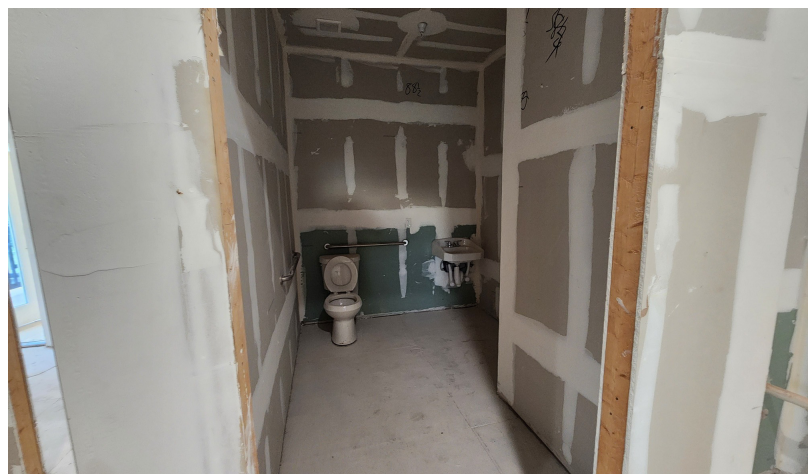
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# Interior Can Be Finished to the Buyer's Liking

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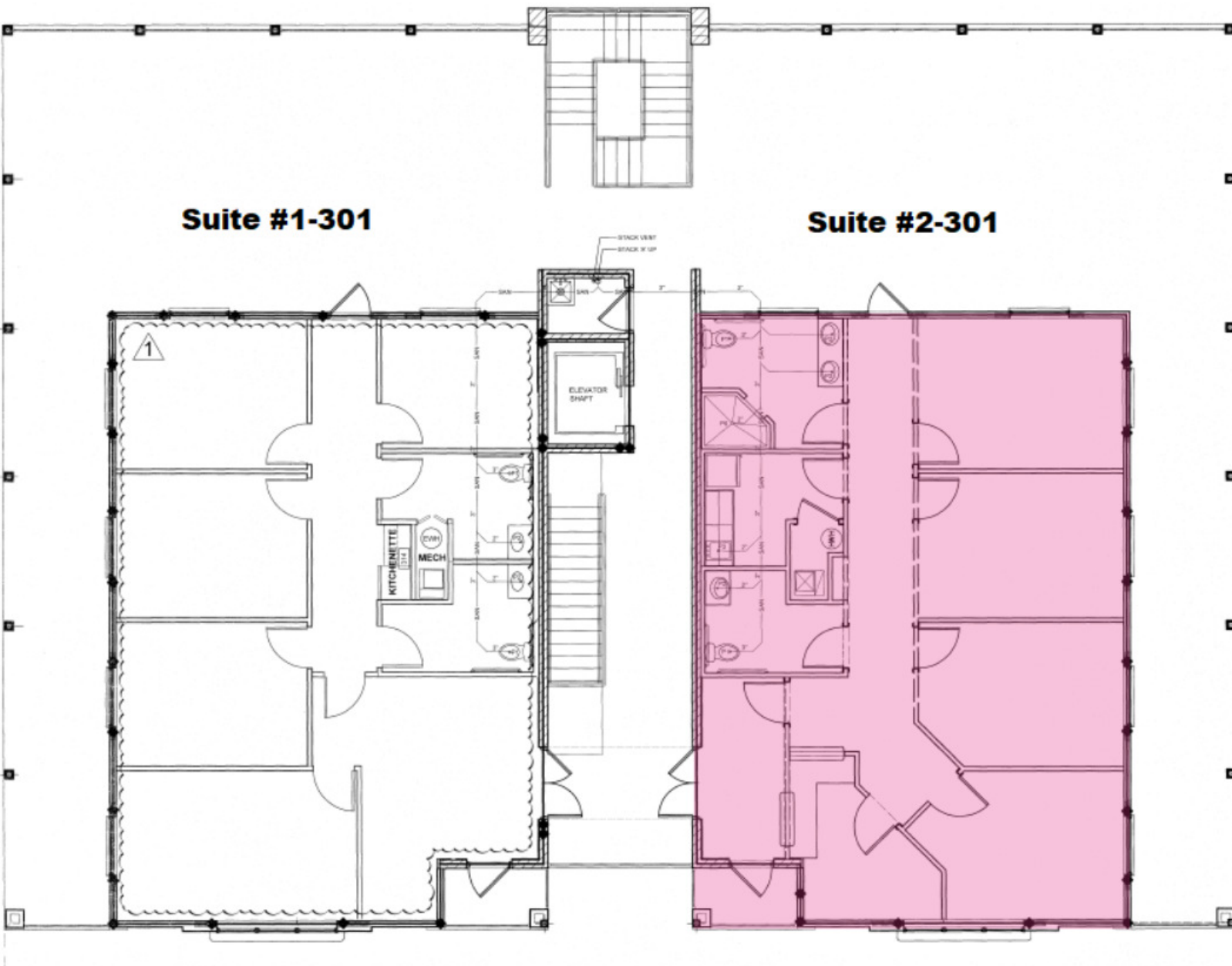
# Unit 2-301 Floor Plan

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Condo Unit  
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**Suite #1-301**

**Suite #2-301**



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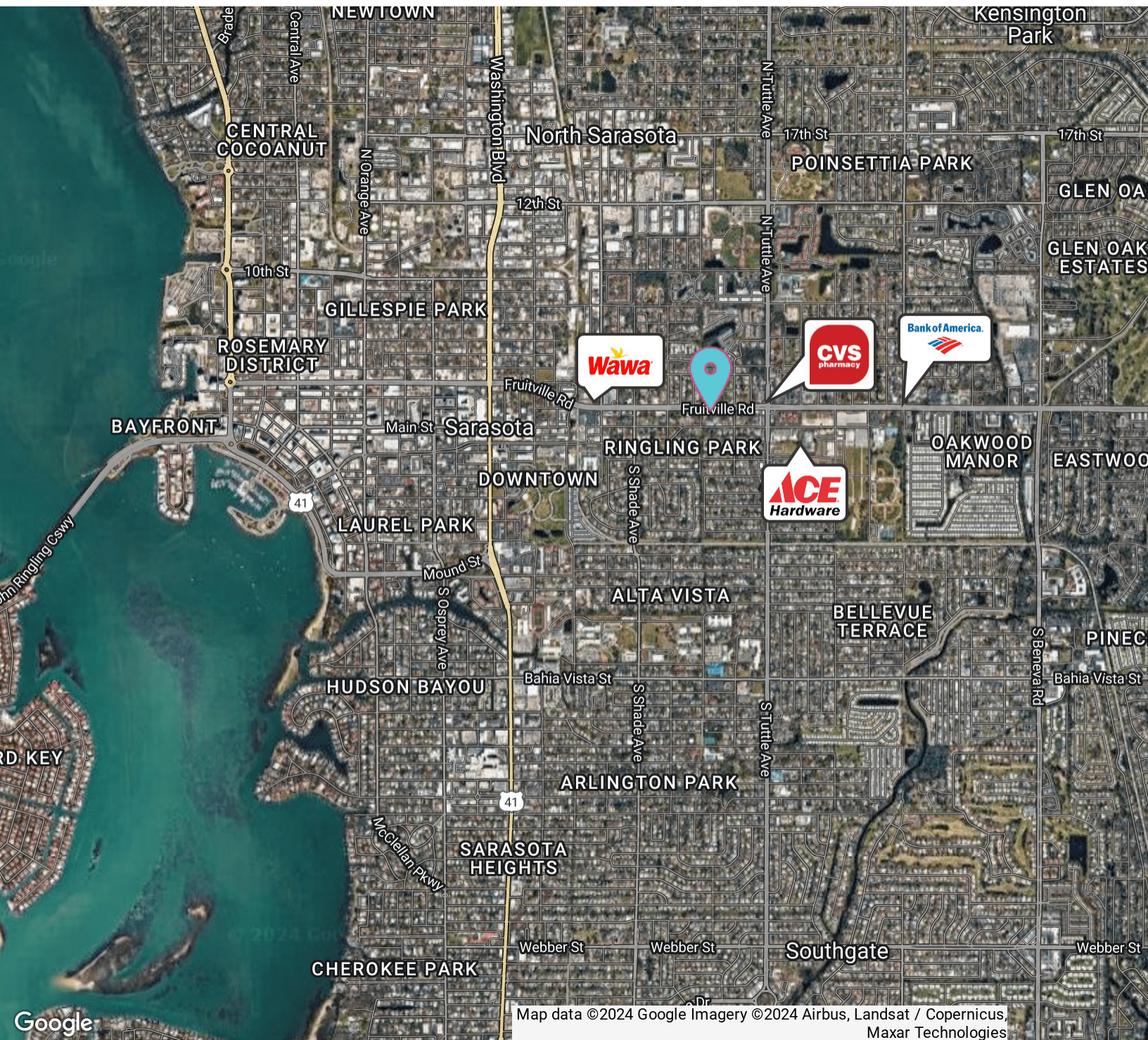
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# Less than 1 mile from Downtown Sarasota

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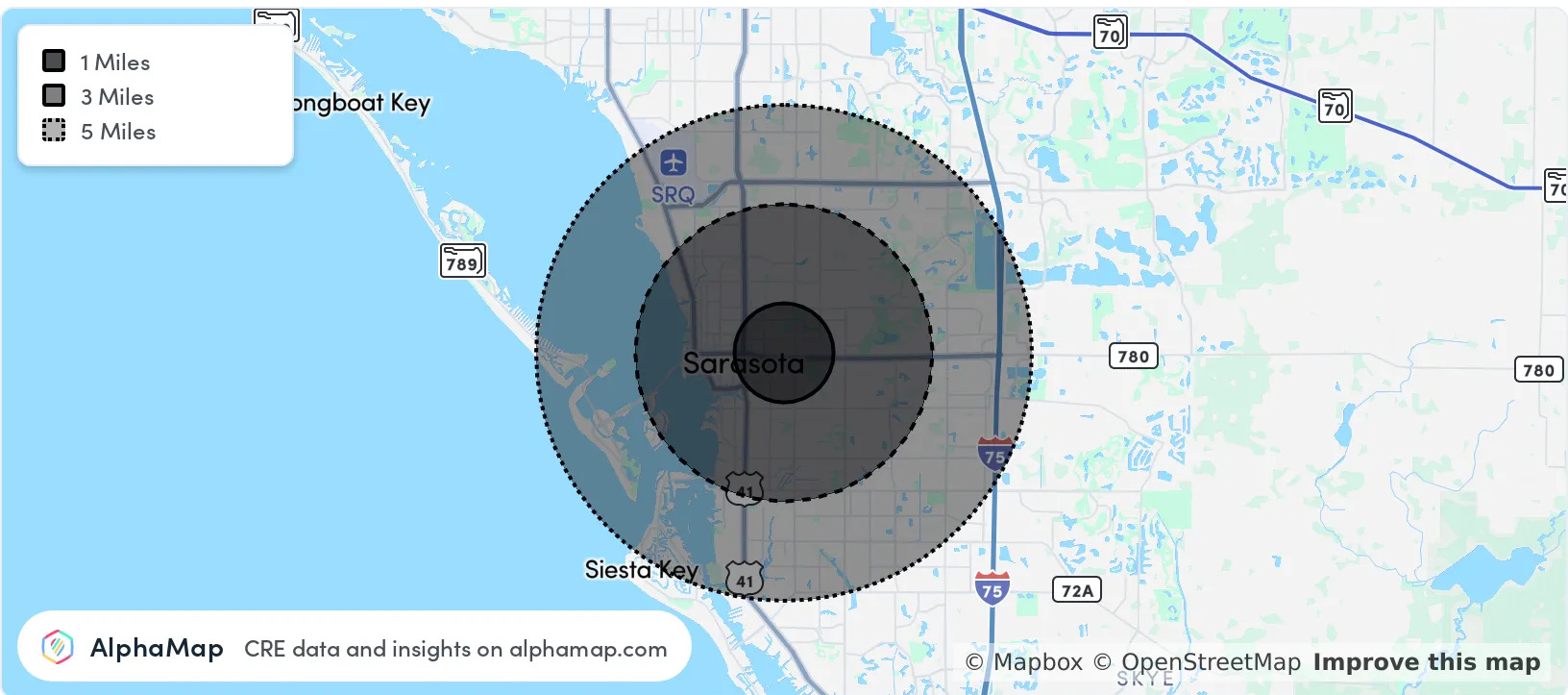
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# High Growth Area

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,604	88,638	176,896
Average Age	45	49	50
Average Age (Male)	43	47	48
Average Age (Female)	46	50	51

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,893	40,331	80,981
Persons per HH	2.3	2.2	2.2
Average HH Income	\$83,314	\$93,633	\$100,431
Average House Value	\$445,700	\$468,994	\$490,444
Per Capita Income	\$36,223	\$42,560	\$45,650



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