



1236 CENTRAL AVE

SARASOTA, FLORIDA 34236

PROPERTY HIGHLIGHTS

- 2,519 SF available for lease
- Zoned I (Industrial)
- Open and flexible floor plan
- Kitchenette and private bathroom
- Near North Tamiami Trail
- Convenient to Sarasota Bradenton International Airport



DEMOGRAPHICS 0.25 MILES 0.5 MILES 1 MILE

Total Households	188	1,325	5,946
Total Population	475	2,961	12,985
Average HH Income	\$112,831	\$109,922	\$107,743

For More Information

MARCIA CUTTLER

Agent/Associate
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SARASOTA, FL 34236



OFFERING SUMMARY

Lease Rate:	\$15.03 SF/yr (NNN)
Building Size:	8,000 SF
Available SF:	2,519 SF
Lot Size:	20,307 SF
Year Built:	1947
Zoning:	I

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 1236 Central Avenue, Sarasota, FL.

Property Type: Industrial Space for Lease

This 2,519 SF industrial space offers an open floor plan that can accommodate a variety of business, storage, light industrial, church or service-oriented uses. The space includes a kitchenette and private bathroom, providing added convenience for daily operations.

Conveniently located near North Tamiami Trail and Sarasota Bradenton International Airport, the property offers easy access to major transportation routes and the greater Sarasota-Bradenton area.

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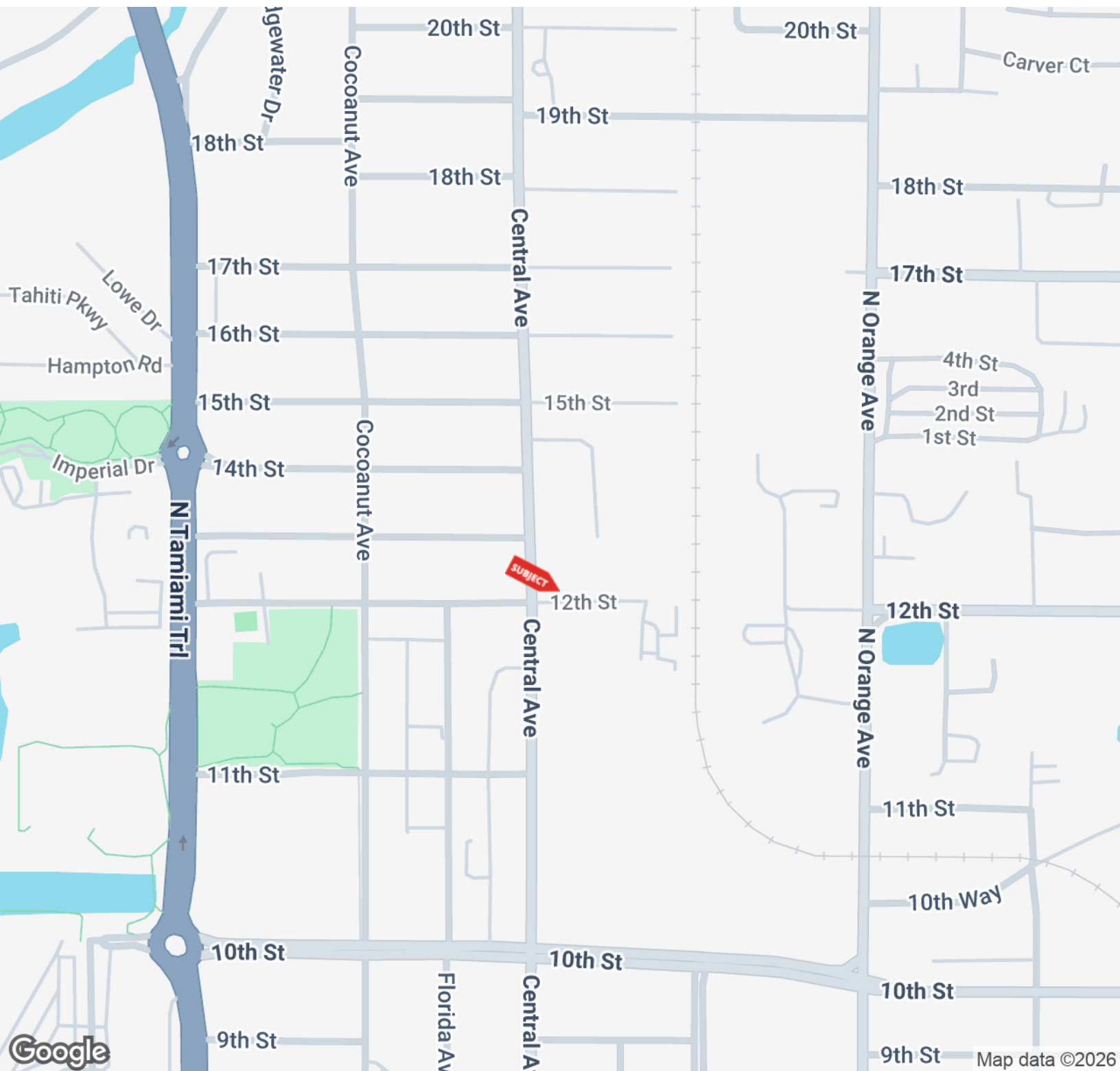
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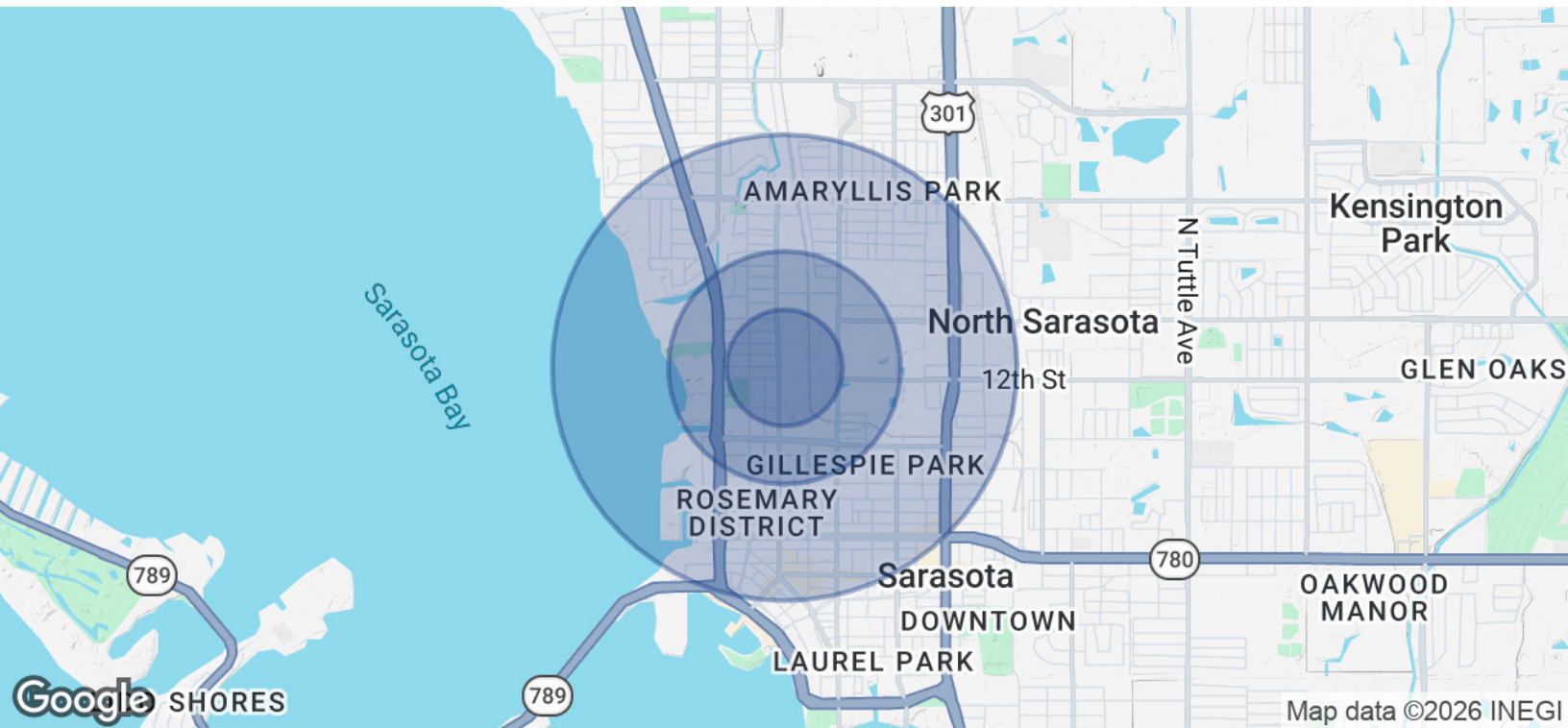


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	475	2,961	12,985
Average Age	46.6	46.6	46.2
Average Age (Male)	45.3	45.7	46.0
Average Age (Female)	53.0	49.1	46.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	188	1,325	5,946
# of Persons per HH	2.5	2.2	2.2
Average HH Income	\$112,831	\$109,922	\$107,743
Average House Value	\$481,916	\$447,250	\$709,394

2023 American Community Survey (ACS)

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PROFESSIONAL BACKGROUND

Marcia Cuttler has been a resident of Sarasota since 1974. She has owned several successful business ventures and has personally purchased many commercial investment properties over the past 35 years. She knows first-hand the stress associated with buying and selling property and uses that experience in assisting both Buyers and Sellers with their transactions. With her ever-growing long list of successful closings, Marcia has earned much respect and recognition in the Sarasota Area Commercial Real Estate Community. Coupled with resourcefulness, tenacity, dedication to detail, integrity, energy and enthusiasm, quality customer service and being a good listener, Marcia will give you 100% effort and outstanding results! "I consider it a privilege to work with my clients on a decision as pivotal as Buying, Selling and Leasing a prized property." - Marcia Cuttler

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