

TUTTLE AVE
(21,000 ADT)



SALE / LEASE

1630 S Tuttle Ave

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Sarasota, FL 34239

PRESENTED BY:

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FL #BK3044386

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$3,695,000
PRICE PSF:	\$471.96
AVAILABLE SF:	7,829 SF
LOT SIZE:	38,471 SF
BUILDING SIZE:	7,829 SF

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PROPERTY DESCRIPTION

Discover an exceptional opportunity with this impressive property located in Sarasota, FL. Boasting a generous 7,829 SF building, this well-maintained asset offers a prime investment in the thriving Sarasota area. Renovated in 2021, the property features modern amenities and a versatile layout, making it ideal for office or medical use. Gutted to the studs and rebuilt with hurricane proof doors and windows, solid core doors, and LVP Flooring. This office is literally a hurricane shelter. Interior completed with high end finishes you'd expect in a luxurious single family home. Offering also for lease.

PROPERTY HIGHLIGHTS

- 7,829 SF building utilized as medical office
- Hurricane-proof construction for added safety
- Prime location in Sarasota near Sarasota Memorial Hospital
- Renovated down to the studs in 2021 with high-end interior finishes
- 14 fully-equipped exam rooms
- Updated X-ray room and equipment
- Seven private staff offices
- Gorgeous waiting area with two reception desks
- Four bathrooms and two shower rooms for staff and patient usage
- Great opportunity for both end users and investors

AERIAL PHOTOS



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EXTERIOR PHOTOS



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INTERIOR PHOTOS

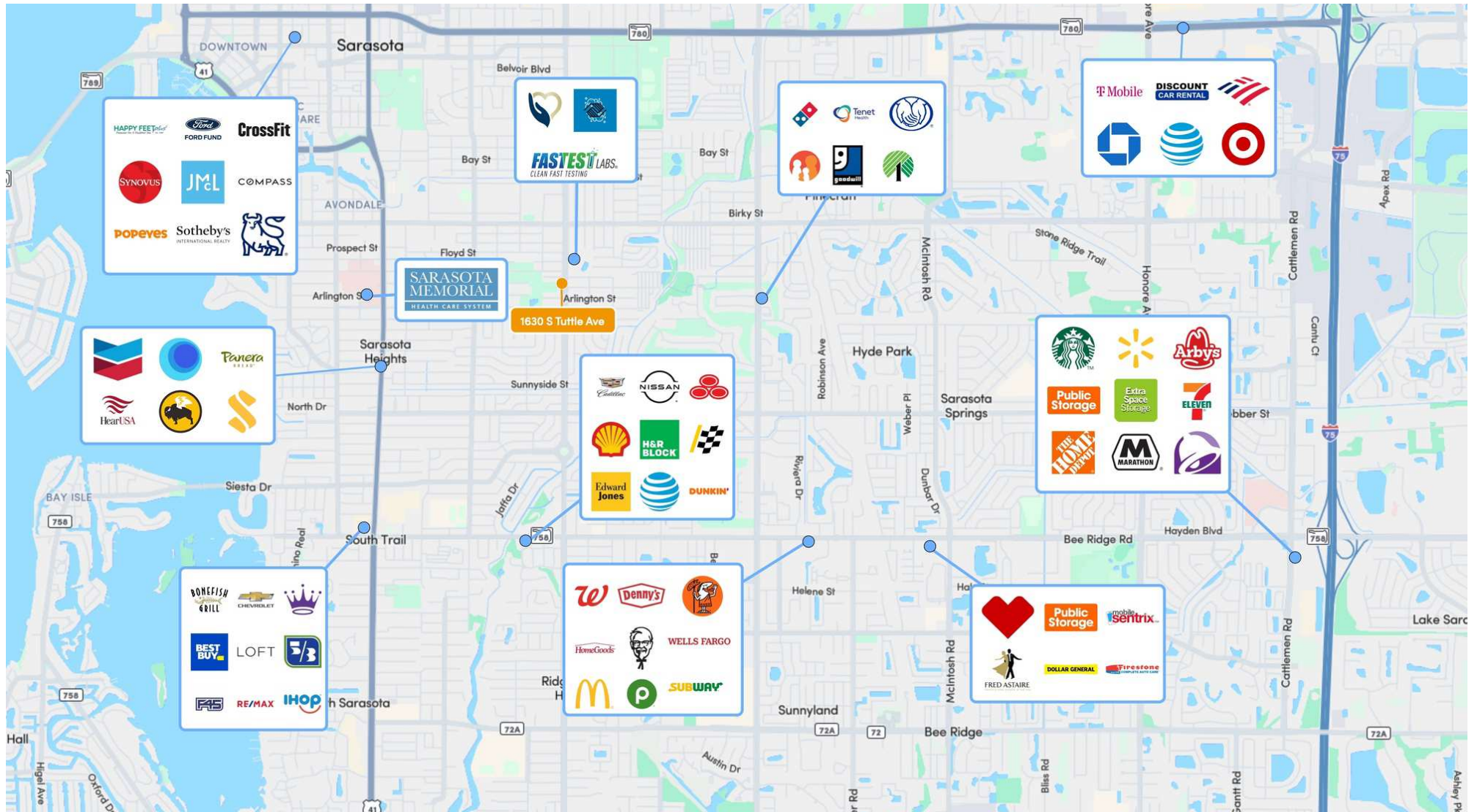


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RETAIL MAP

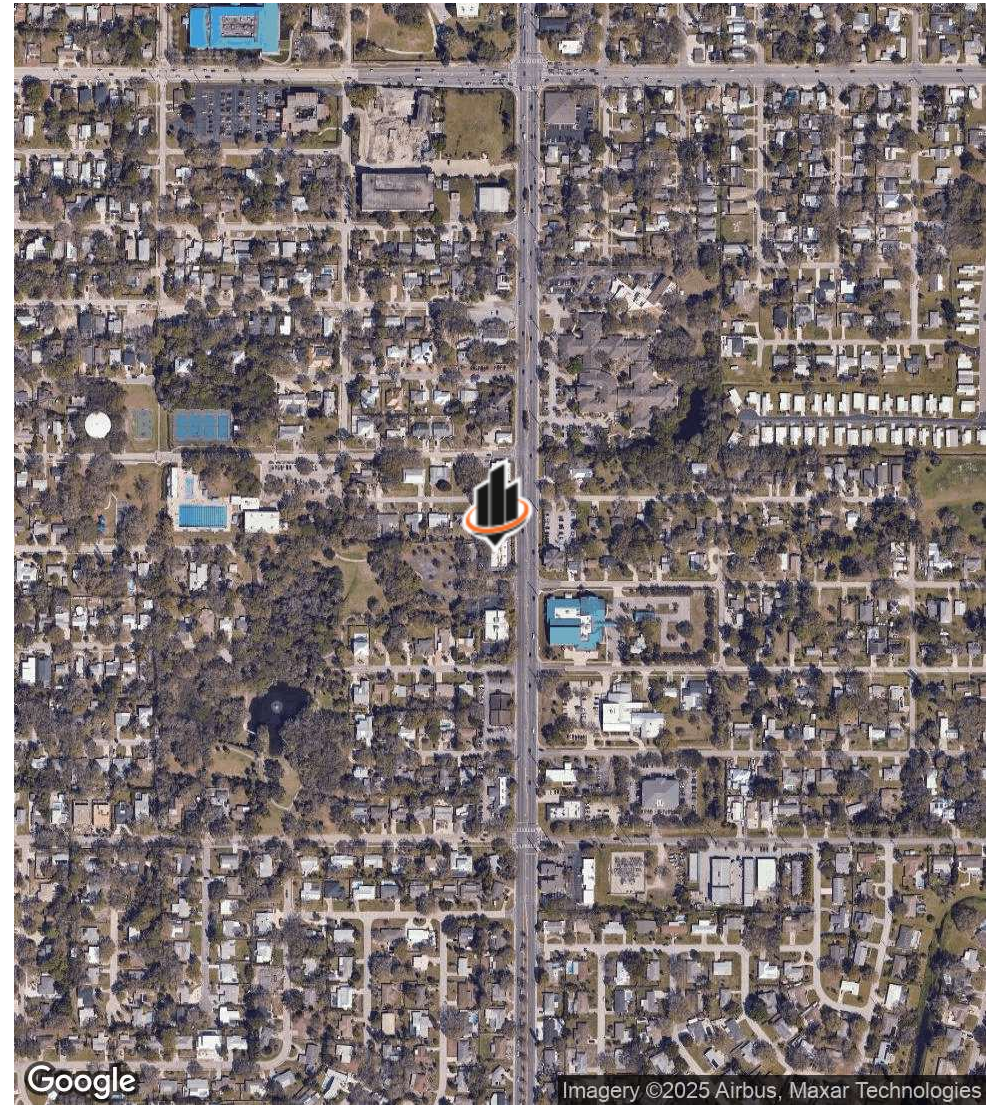
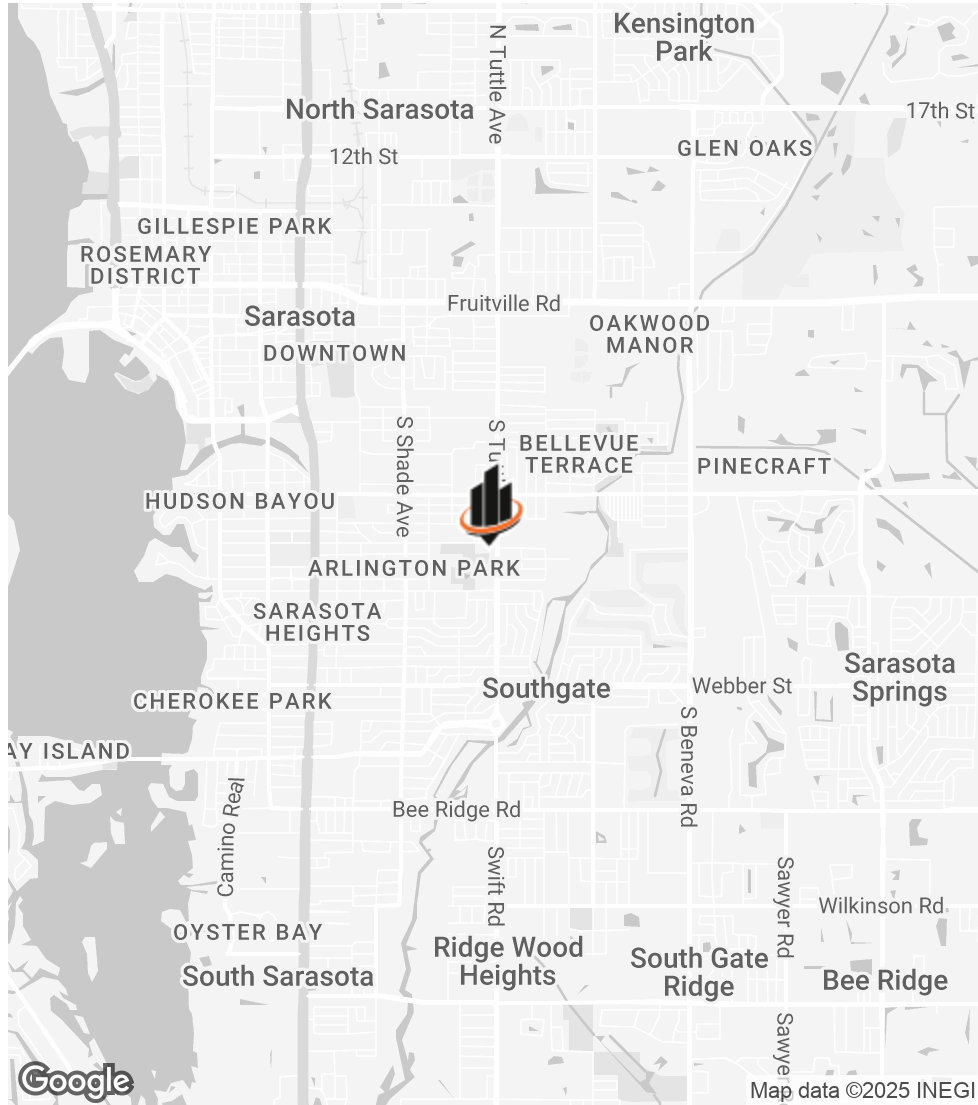


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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

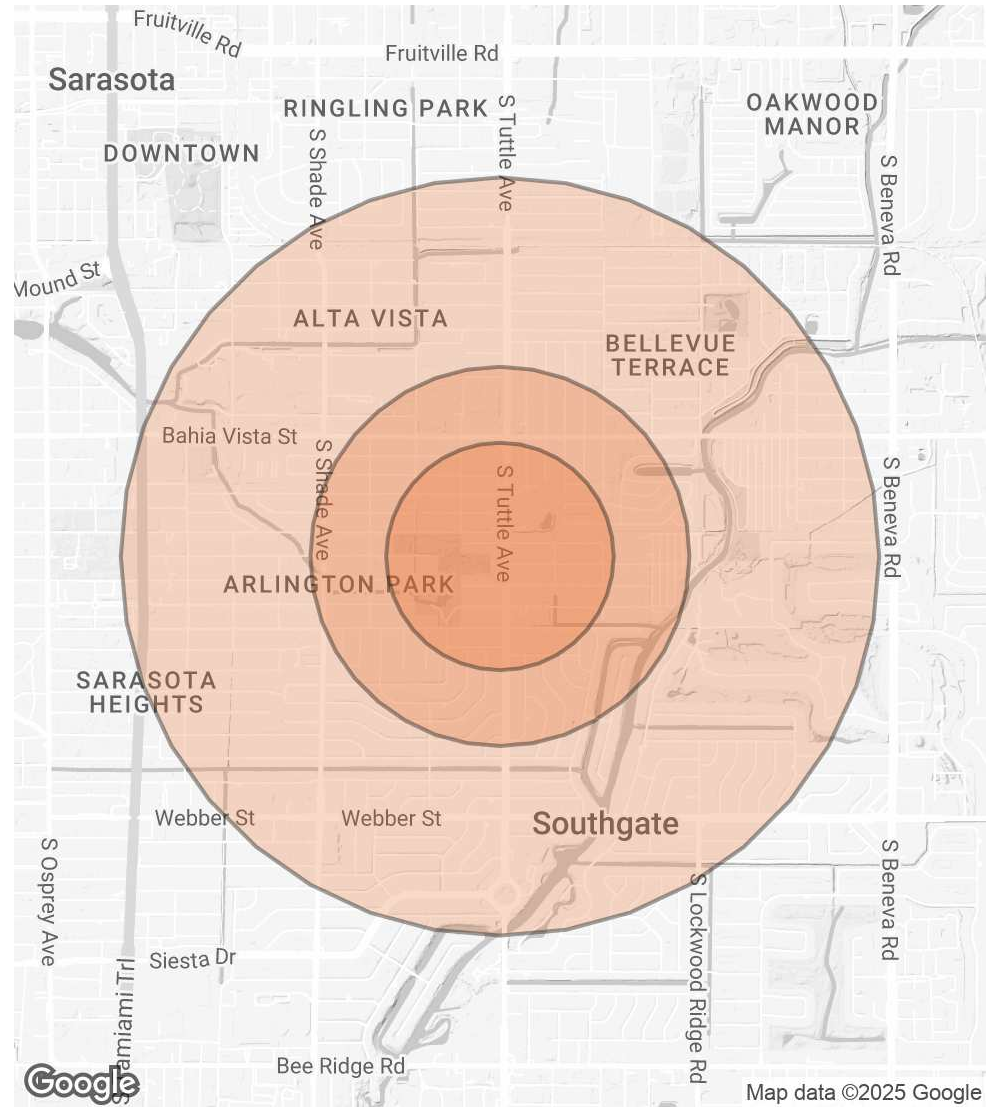
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	999	3,051	11,599
AVERAGE AGE	51	50	49
AVERAGE AGE (MALE)	50	48	47
AVERAGE AGE (FEMALE)	53	52	51

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	459	1,359	5,139
# OF PERSONS PER HH	2.2	2.2	2.3
AVERAGE HH INCOME	\$84,568	\$88,291	\$89,377
AVERAGE HOUSE VALUE	\$339,670	\$379,026	\$434,512

Demographics data derived from AlphaMap



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