



FOR SALE

For Sale | Office

Versatile Office/Warehouse Suite

1891 Porter Lake Drive, Suite 110, Sarasota, FL 34240

Michael Saunders & Company
LICENSED REAL ESTATE BROKER

1605 Main Street Suite 500 | Sarasota, FL |
941.957.3730 | MSCcommercial.com

PRESENTED BY:

SUSAN H. GOLDSTEIN LLC, CCIM, MBA

Senior Commercial Advisor

941.957.3730

susangoldstein@msccommercial.com

**OFFERING SUMMARY**

Sale Price: \$595,000

Year Built: 2000

Building Size: 1,896

Renovated: 2005

Zoning: PID

Price / SF: \$313.82

PROPERTY OVERVIEW

This 1,900± SF fully air-conditioned flex offered for sale in Interstate Lake Industrial Park. The 13-unit building sits on a serene lake setting and offers easy access and parking.

Located just east of I-75 and south of Fruitville Road, the property offers easy proximity to Sarasota's barrier islands.

PROPERTY HIGHLIGHTS

- 1,900± SF of fully air-conditioned flex space available
- 550± SF of office area can be leased for additional income, leaving 1,350± SF for owner/occupant use including its own bathroom and office.
- Two separate HVAC units
- Two restrooms for warehouse and office users
- Additional 250± SF mezzanine (not included in total SF) provides bonus storage or workspace
- Drive-in door with mechanized roll-top access for easy loading/unloading



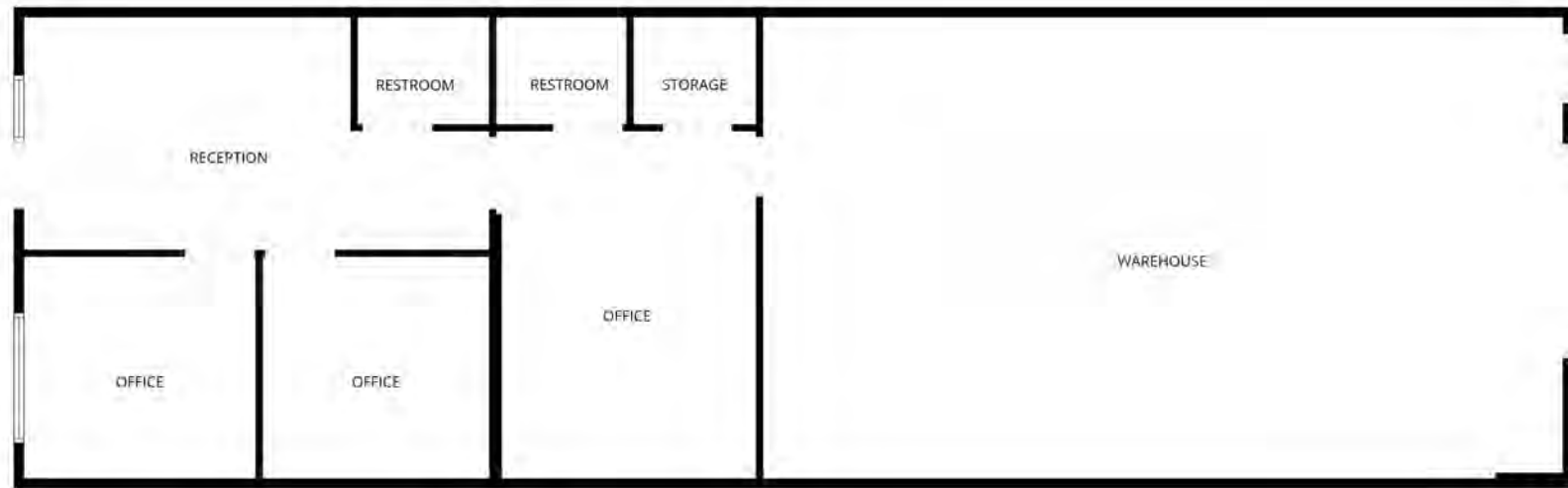


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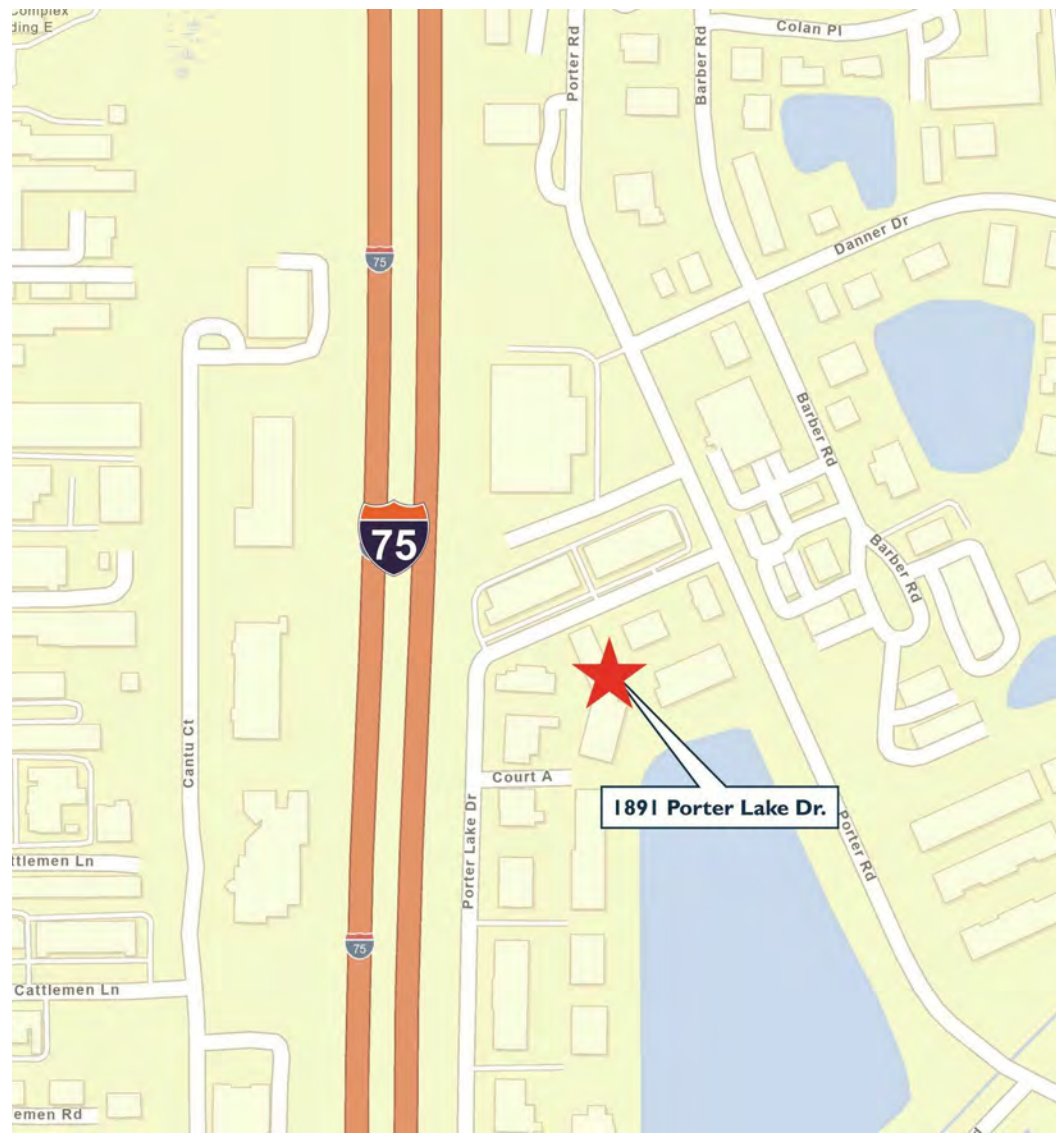
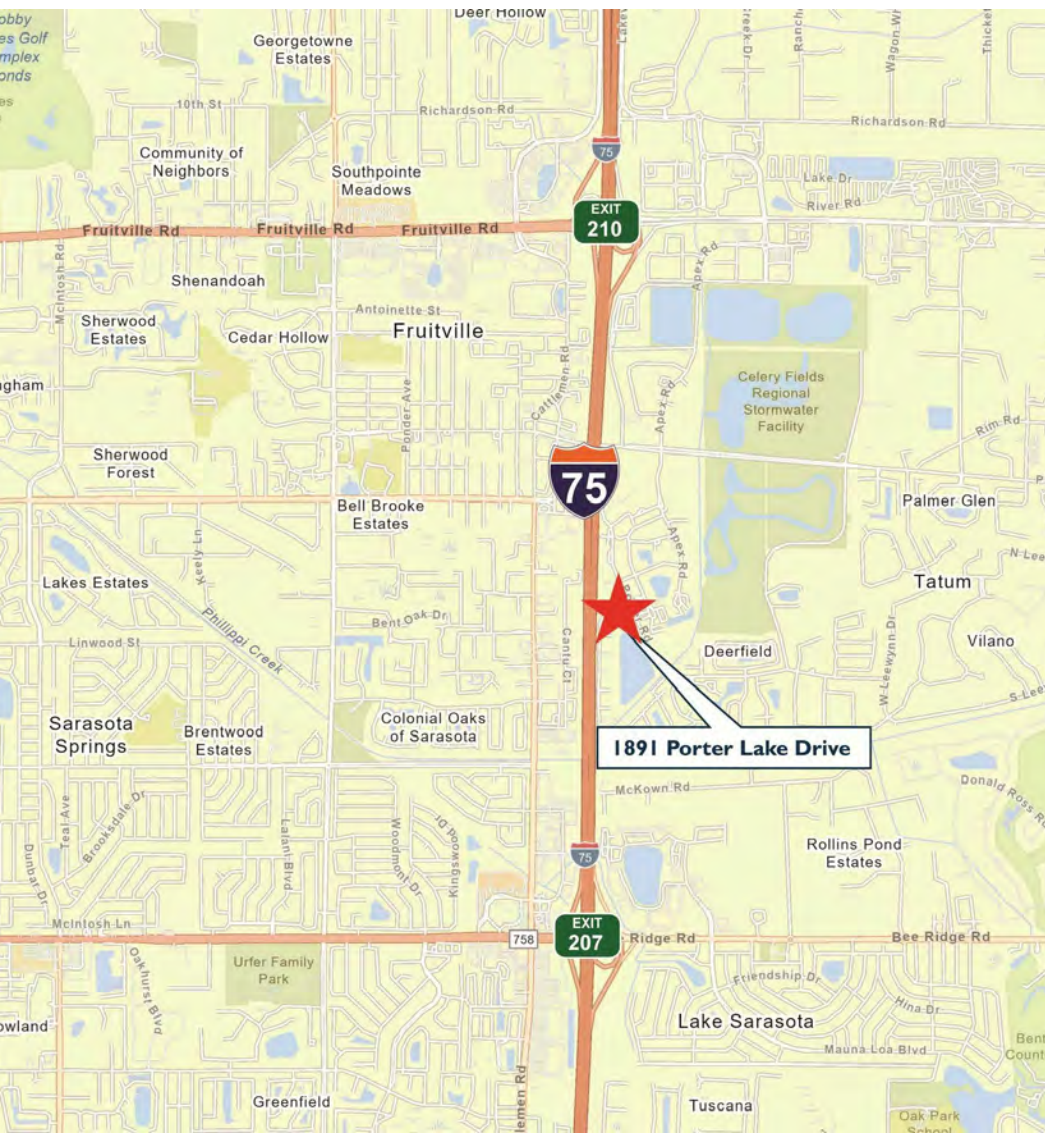
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DEMOGRAPHIC SUMMARY

1891 Porter Lake Dr, Sarasota, Florida, 34240

Ring of 3 miles

KEY FACTS

59,502

Population



25,195

Households

48.3

Median Age

\$75,717

Median Disposable Income

EDUCATION

4.8%

No High
School
Diploma

27.1%

High School
Graduate

26.7%

Some College/
Associate's
Degree

41.4%

Bachelor's/Grad/
Prof Degree

INCOME



\$90,021

Median Household
Income

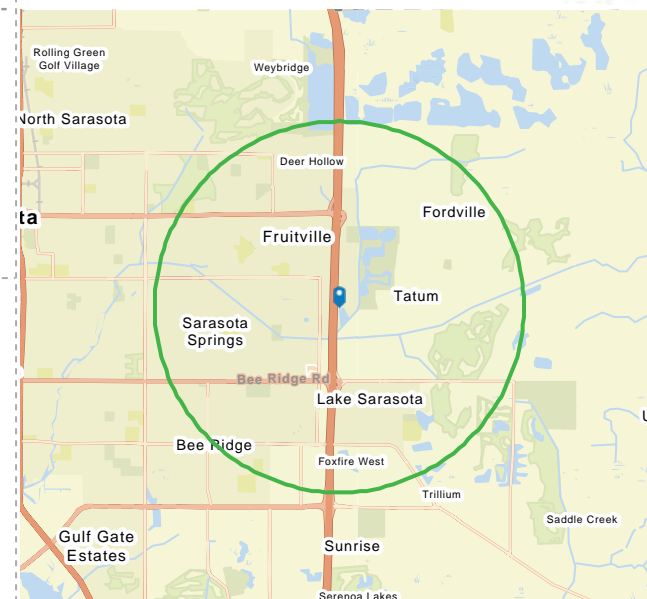
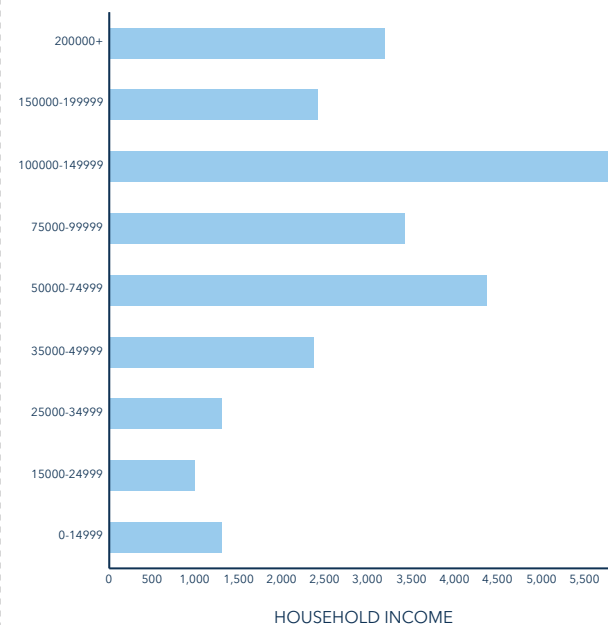
\$51,834

Per Capita Income



\$356,655

Median Net Worth



EMPLOYMENT



White Collar

68.5%



Blue Collar

15.2%



Services

20.2%

2.7%

Unemployment
Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2025 Esri

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PROFESSIONAL BACKGROUND

Susan Goldstein has repeatedly earned the position of MS&C's Top Producing Commercial Agent. She focuses on sales and leasing in the Sarasota and Manatee County marketplace. Susan provides superior service to her clients.

Balancing an understanding of client needs and objectives with dynamics of the market, the financial realities of all parties, and a willingness to work hard to get the job done contribute to Susan's success. Susan has been involved in a multitude of transactions with clients ranging from national corporations to local businesses and developers. Susan is considered an important player in the vibrant commercial real estate arena.

With an MBA from Columbia University, strong marketing experience with companies such as American Express and Proctor & Gamble, along with the CCIM Designation, the highest level of Commercial Realtor educational achievement, Susan ensures her clients the most professional and profitable real estate transaction.

EDUCATION

CCIM Designation
Columbia University Business School MBA
Duke University BA

MEMBERSHIPS & AFFILIATIONS

The Commercial Real Estate Association (CREA) of the Realtor Association of Sarasota and Manatee, 2019 President, Board Member
Lakewood Ranch Business Alliance Governmental Affairs Committee Chair and Executive Committee Member
Columbia University Alumni Club Past President
Realtor Association of Sarasota & Manatee: Past Public Policy Chair, Attorney/ Realtor Committee Chair
The Sarasota and Manatee County Economic Development Corporation Real Estate Office Oversight Committee

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COMMERCIAL OFFERING MEMORANDUM/BROCHURES DISCLOSURE

MS&C Commercial, a Division of Michael Saunders & Company

MS&C Commercial as the Property Owner's representative has been authorized to provide select persons/entities with materials to assess any interest in pursuing further discussions with the Property Owner. Only a fully signed contract will bind the Owner and you. Acceptance of the materials serves as your confirmation of the following conditions: the information cannot be duplicated or provided to a third party; no materials, records, or representations offered, to include but not limited to financial, environmental, zoning, use or income, are warranted or guaranteed to be accurate, current or complete. Prior to executing any purchase contract you assume all responsibility to independently verify any representation relied upon, whether verbal or written, and you agree to hold Owner and MSC harmless from any error or inaccuracy.