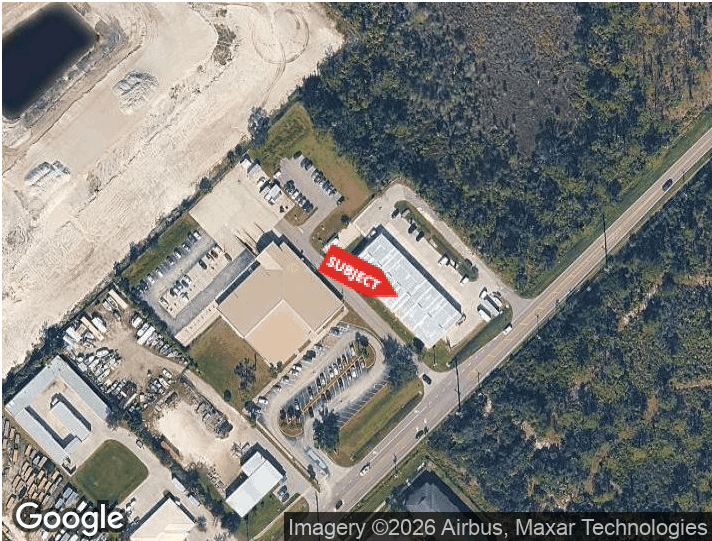




FLEX WAREHOUSE SPACE
976 S RIVER RD
ENGLEWOOD, FLORIDA 34223

PROPERTY HIGHLIGHTS

- Two 2,000 SF units available
- Flex warehouse / industrial layout
- Overhead door access in each unit
- Built-in office space
- Convenient South River Road location
- Ideal for storage, contractor, or service users



DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	11	119	824
Total Population	24	260	1,639
Average HH Income	\$94,844	\$92,944	\$85,908

For More Information
BRIAN SEIDEL
CCIM - Broker Associate
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FLEX WAREHOUSE SPACE



OFFERING SUMMARY

Lease Rate:	\$16.50 SF/yr (NNN)
NNN:	\$3.30/SF
Building Size:	16,000 SF
Available SF:	2,000 SF
Lot Size:	47,916 SF
Number of Units:	9
Year Built:	1980
Zoning:	ILW

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 976 S River Road, Englewood, FL

Property Type: Flex Warehouse

Available Size: 2,000 SF (2 units available)

This versatile flex warehouse opportunity offers two 2,000 SF units ideal for contractors, storage, service-based businesses, light industrial users, or distribution operations. Conveniently located along South River Road in Englewood, the property provides easy access throughout the surrounding market.

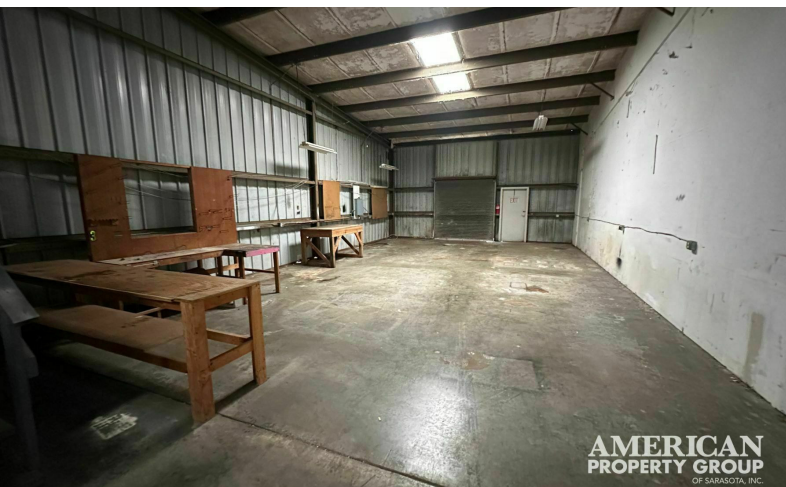
Each unit features a functional layout with warehouse space, office area, and overhead door access to support a wide range of business needs. Unit 976 is a desirable corner unit offering added accessibility and visibility.

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**AMERICAN
PROPERTY GROUP**
OF SARASOTA, INC.

FLEX WAREHOUSE SPACE

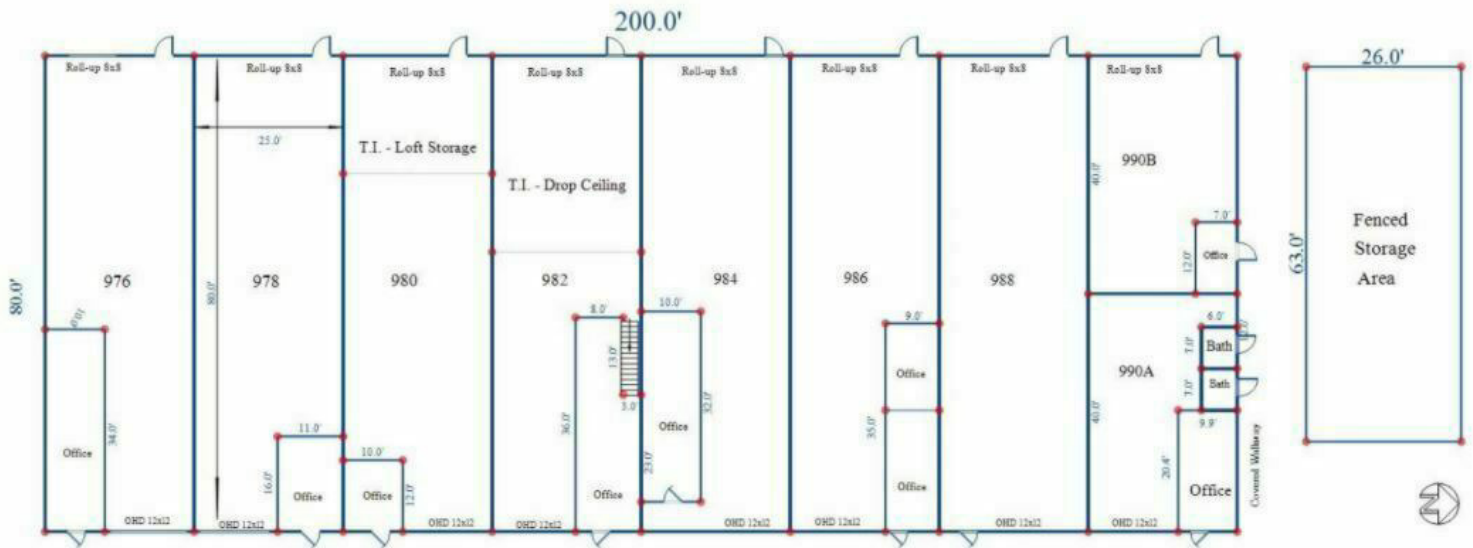


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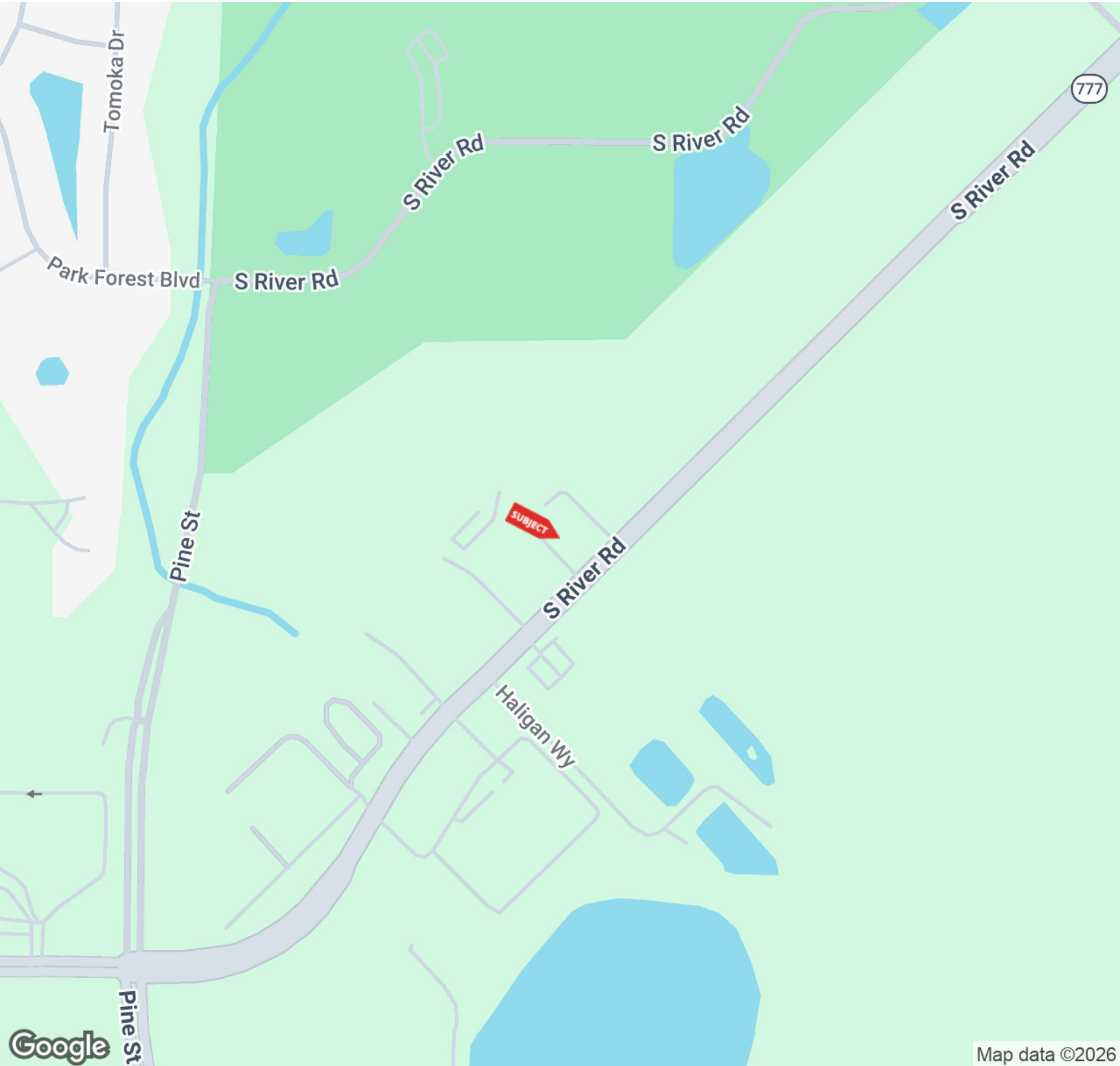
Building Sketch - 976 S. River Road, Englewood

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FLEX WAREHOUSE SPACE



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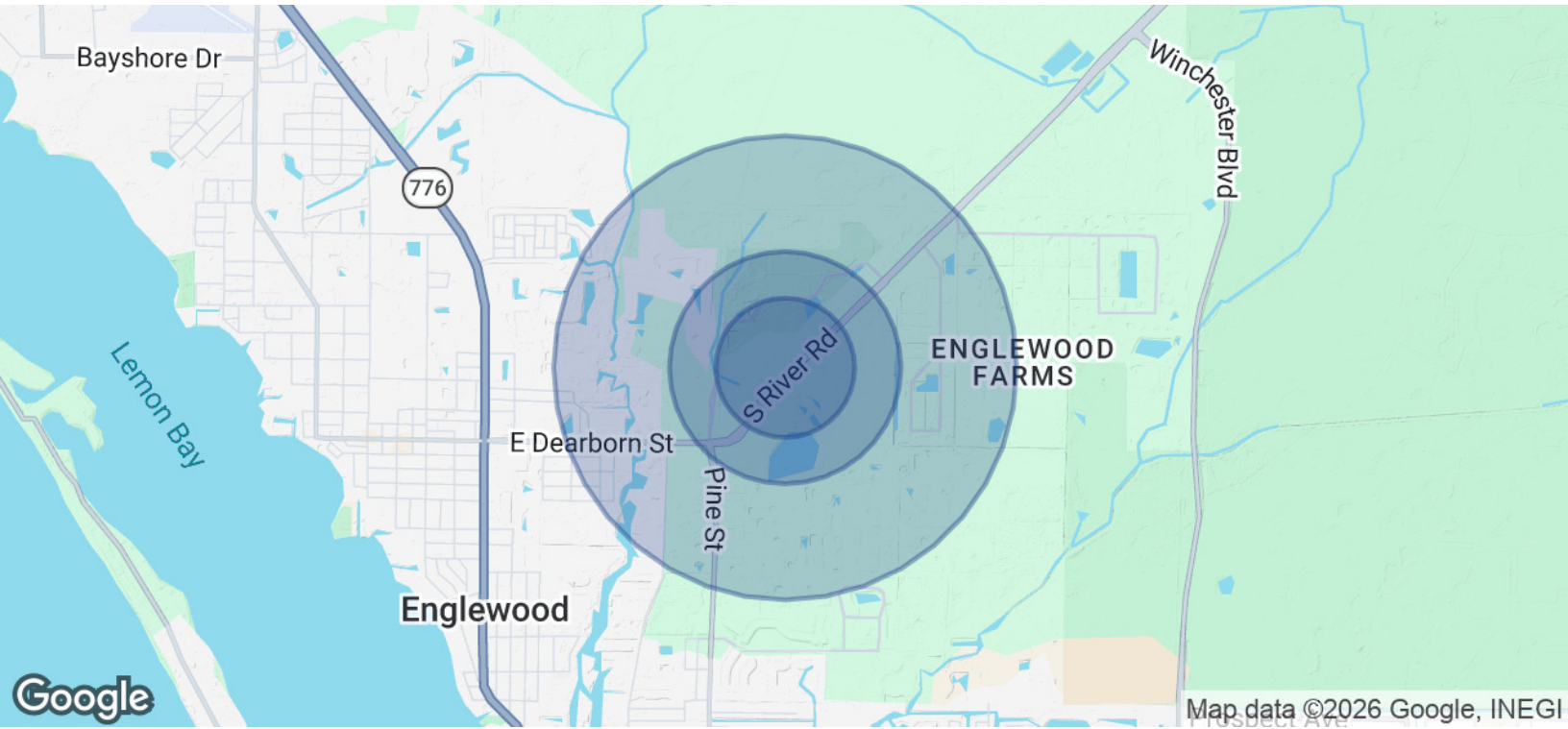
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FLEX WAREHOUSE SPACE



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	24	260	1,639
Average Age	66	66	65
Average Age (Male)	65	65	64
Average Age (Female)	67	67	66
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	11	119	824
# of Persons per HH	2.2	2.2	2
Average HH Income	\$94,844	\$92,944	\$85,908
Average House Value	\$458,003	\$453,682	\$403,228

2020 American Community Survey (ACS)

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