

1127 Goodrich Ave
Sarasota, FL 34236



FOR SALE AND LEASE



INFORMATION

Sale Price:	\$1,200,000
Lease Rate:	\$16.00 SF/yr (NNN)
Additional Rent (CAM):	\$5.37 SF/yr
Available SF:	4,748 SF
Price / SF:	\$252.74
Year Built:	1961
Zoning:	IGD
Traffic Count:	35,917

OVERVIEW

Strategically situated in Sarasota's prime industrial zone, 1127 Goodrich stands as a lucrative investment opportunity within an opportunity zone, offering substantial tax advantages. This independent facility boasts a generous 4,748 SF of climate-controlled warehouse space, with two convenient roll-up bay doors, a recently upgraded roof, and fenced outdoor storage.

Its proximity to downtown Sarasota, recent enhancements, and an appealing footprint make it a wise investment in the thriving industrial sector of Sarasota. Whether you're seeking a shrewd investment or an ideal property for owner/user purposes, 1127 Goodrich ticks all the boxes.

For those looking to expand further, the adjacent property is also on the market, adding an additional 8,000 SF and 0.4 acres to this exceptional opportunity. Don't miss the chance to be part of Sarasota's rapidly appreciating industrial landscape.

Bryan Flores
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9130 Galleria Court, Suite 100 | Naples, FL 34109
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The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner.

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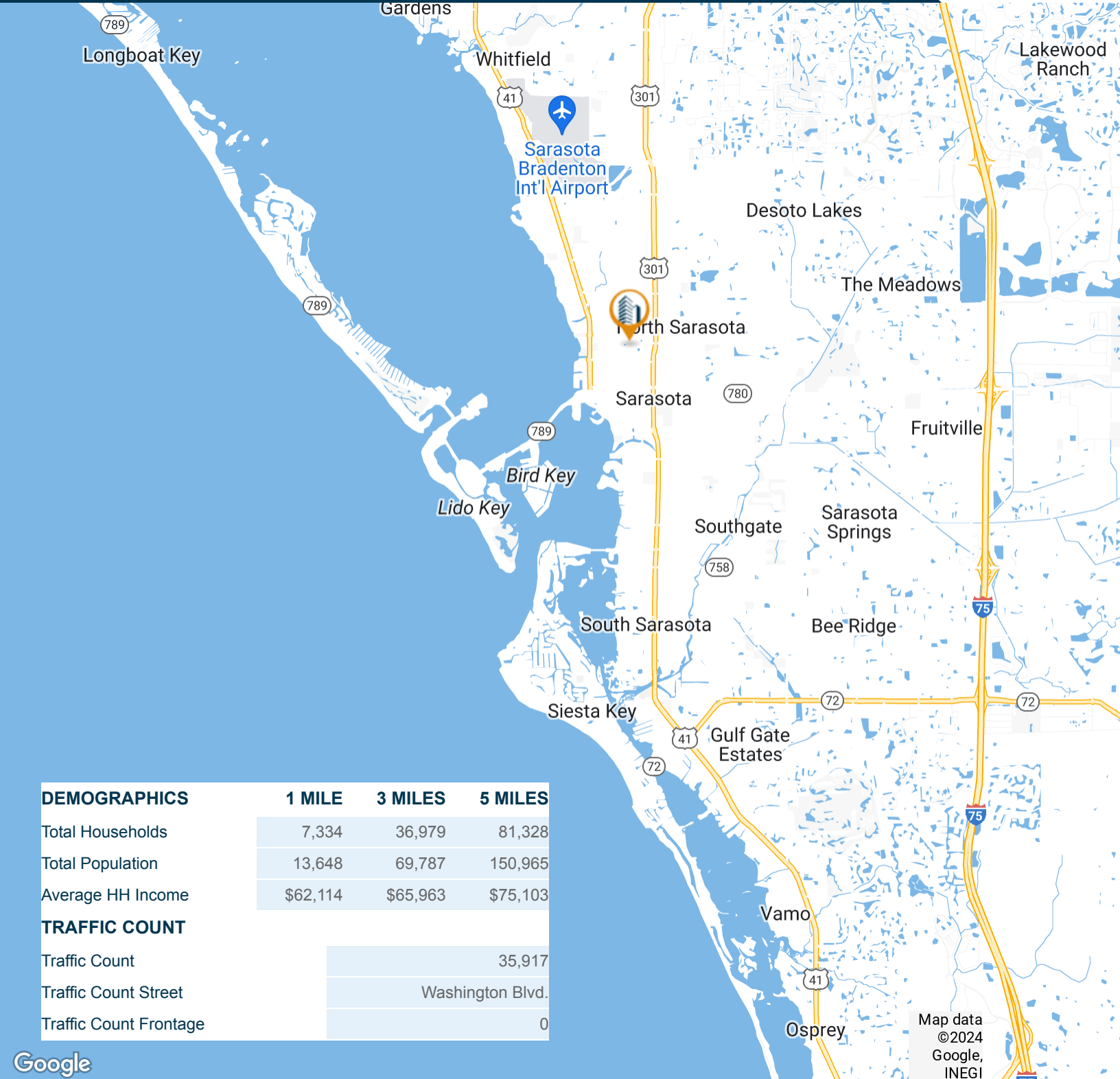


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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,334	36,979	81,328
Total Population	13,648	69,787	150,965
Average HH Income	\$62,114	\$65,963	\$75,103
TRAFFIC COUNT			
Traffic Count			35,917
Traffic Count Street		Washington Blvd.	
Traffic Count Frontage			0

Map data
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BRYAN FLORES

Senior Advisor

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PROFESSIONAL BACKGROUND

Bryan launched his real estate career in 2014, when he joined KOVA Commercial of Naples and after successfully selling his marine L.E.D. lighting company and pursuing his commercial real estate passion. He has lived in Southwest Florida for over 23 years which has allowed him to create a vast network of local investors, businesses, and relationships. Bryan has been focused on buyer, seller, and tenant rep throughout the Southwest Florida marketplace. Bryan's tenacious attitude and sense of urgency combined with his tech forward approach allow him to attack deals and transactions with unprecedented momentum.

Career Successes:

- Over \$50MM in sales
- 128,978 SF leased of office industrial and retail in 2016
- Landlord & Tenant Representation
- Tenant Improvement Negotiations
- 1031 Transactions
- Buyer Representation
- Investment Analysis & Underwriting
- Strategic Asset Positioning
- Lease-Up Strategies

EDUCATION

Florida Gulf Coast University (2012)

MEMBERSHIPS

ICSC
Co-Founder of the Naples Junior Chamber
NABOR
CCIM of Southwest Florida

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