



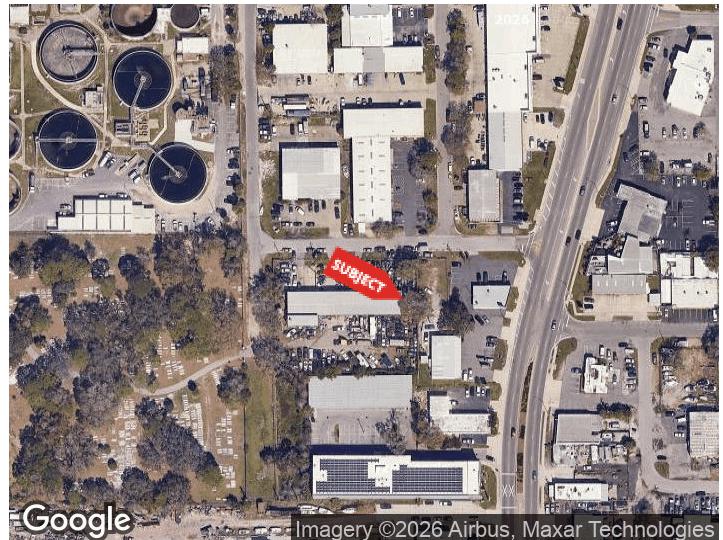
**AMERICAN**  
**PROPERTY GROUP**  
 OF SARASOTA, INC.

## 1950 11TH ST

SARASOTA, FLORIDA 34236

### PROPERTY HIGHLIGHTS

- ±9,000 SF freestanding industrial building on ±1.1 acres
- Fully occupied with six (6) month-to-month tenants
- 10 overhead doors offering excellent access and functionality
- Abundant yard space with flexible industrial utility
- Prime infill location near Downtown Sarasota



### DEMOGRAPHICS 1 MILE 5 MILES 10 MILES

	1 MILE	5 MILES	10 MILES
Total Households	6,563	84,263	227,103
Total Population	13,771	157,100	419,740
Average HH Income	\$54,747	\$74,922	\$69,747

For More Information

**TYLER SLUMAN**

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# SARASOTA, FL 34236



## OFFERING SUMMARY

Sale Price:	\$2,200,000
Building Size:	8,936 SF
Lot Size:	50,068 SF
Price / SF:	\$246.20
Year Built:	1982
Zoning:	IGD

## PROPERTY OVERVIEW

American Property Group presents 1950 11th St, Sarasota, FL 34236

This is a 9,000 SF +/- freestanding Industrial building sitting on 1.1 acres of land near downtown Sarasota.

There are six current tenants at the property, all on month to month terms. With 10 overhead doors, this is a perfect opportunity for an investor to capitalize on an asset near downtown Sarasota or an owner-user to purchase for their use with an abundant amount of yard space.

- Do not approach property without broker. Fully occupied with month to month tenants.

## TYLER SLUMAN

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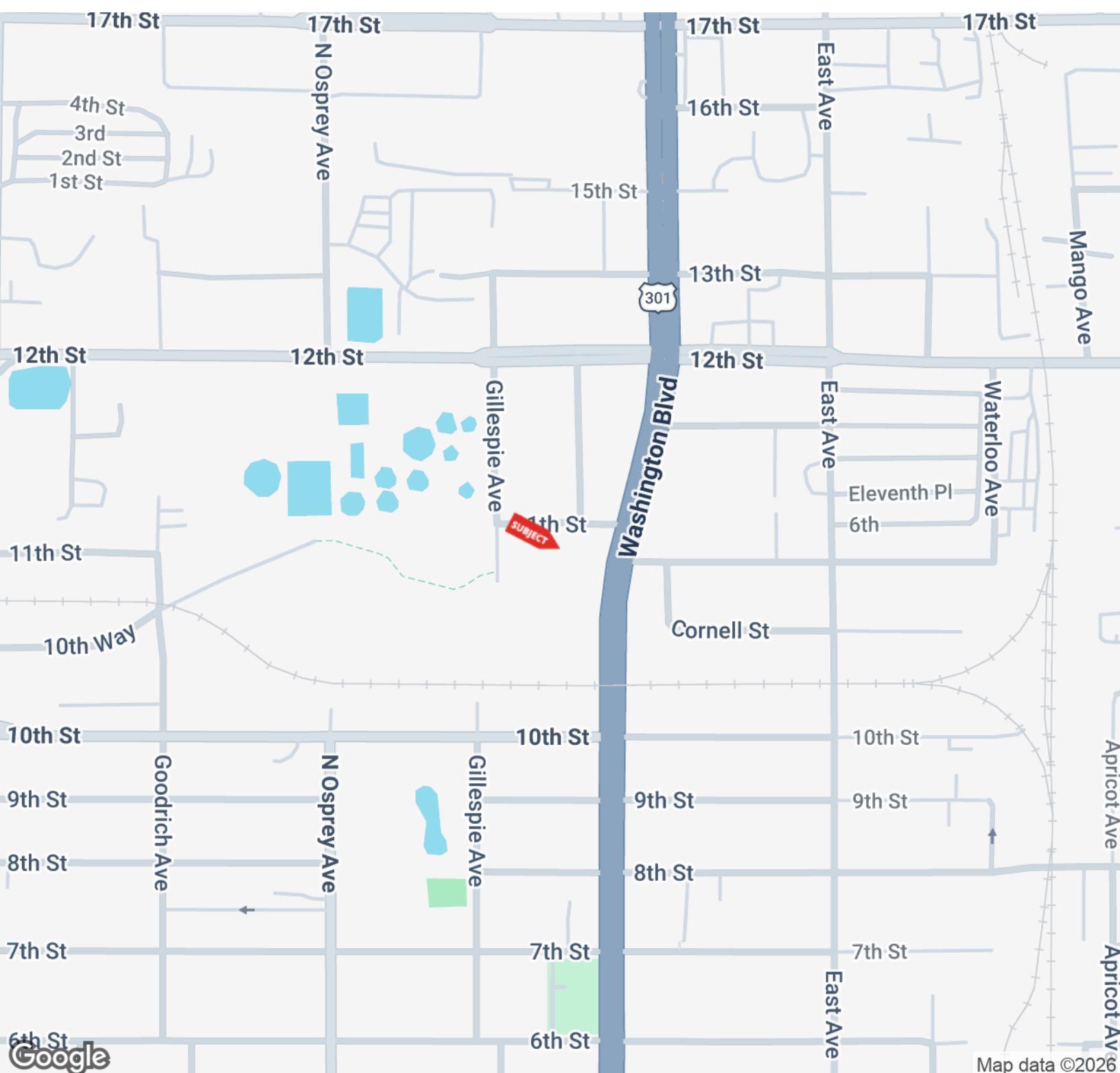


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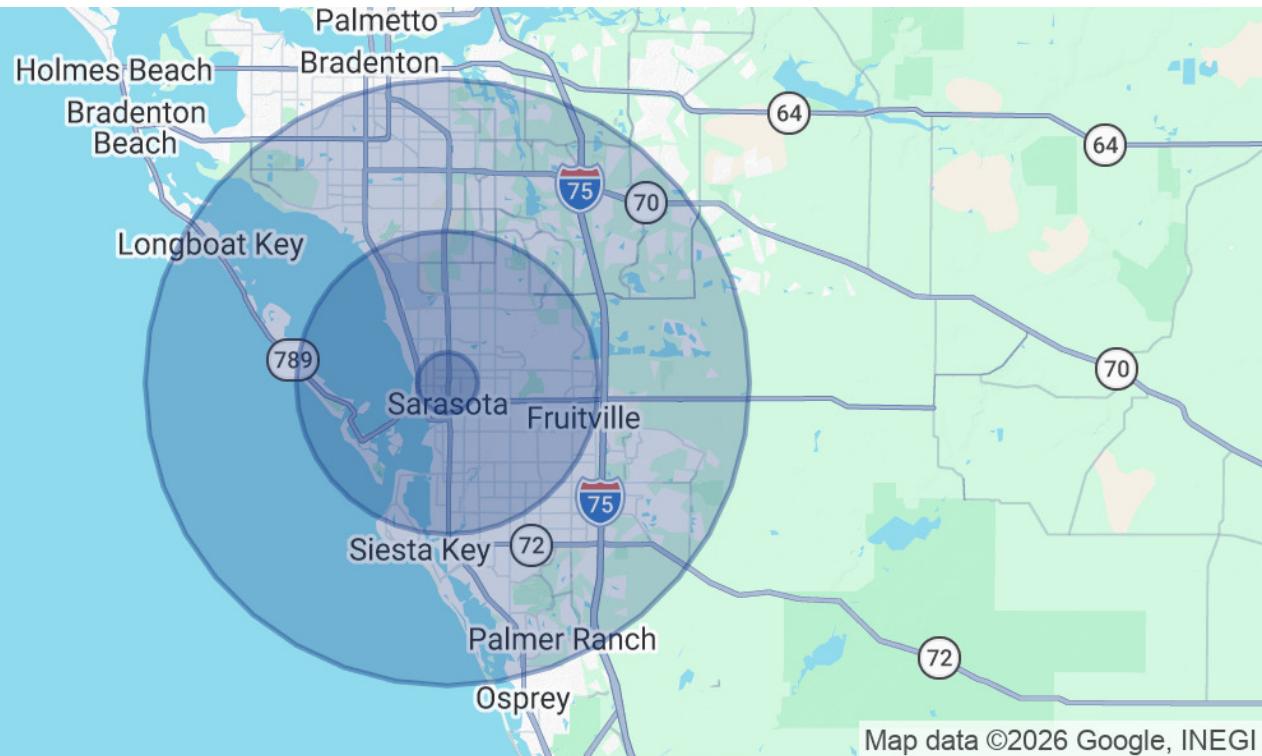


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Google

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	13,771	157,100	419,740
Average Age	40.7	49.2	49.8
Average Age (Male)	39.9	47.1	47.9
Average Age (Female)	43.2	51.2	51.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	6,563	84,263	227,103
# of Persons per HH	2.1	1.9	1.8
Average HH Income	\$54,747	\$74,922	\$69,747
Average House Value	\$235,443	\$342,033	\$299,565

2020 American Community Survey (ACS)

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