

3205 On The Circle Unit 1

3205 Southgate Cir, Sarasota, FL 34239

Office
Building
For Sale



Property Description

This freestanding, fully leased, multi-tenant office building offers an excellent investment opportunity in Sarasota, FL, situated on the shores of Phillippi Creek. The property spans 5,846 square feet on a 0.7-acre lot and enjoys prime visibility at the Siesta Dr & Tuttle Ave traffic circle, with exposure to 23,000 vehicles per day.

Property Highlights

- Heavy Daytime Traffic
- Fully Leased
- Short Term Tenants

OFFERING SUMMARY

Sale Price:	\$1,025,000
Number of Tenants:	8
Lot Size:	31,383 SF
Building Size:	2,886 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,340	40,019	83,039
Total Population	11,482	87,531	182,101
Average HH Income	\$91,730	\$103,166	\$105,367



Loyd Robbins

Principal Broker
(941)-356-9659
loyd@rerobbins.com



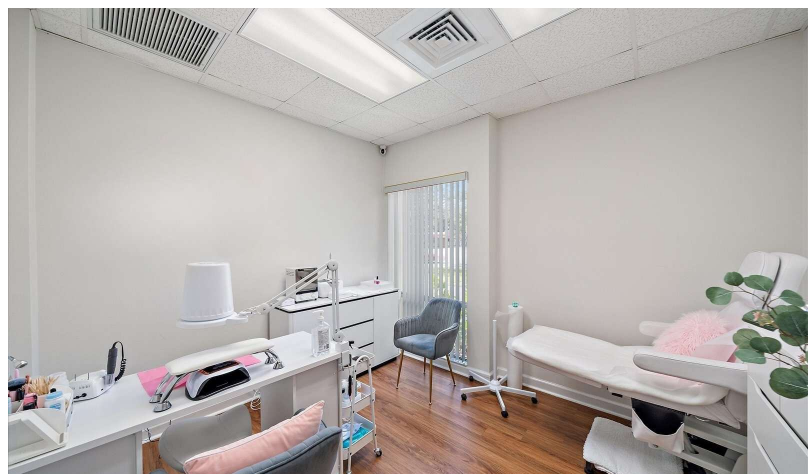
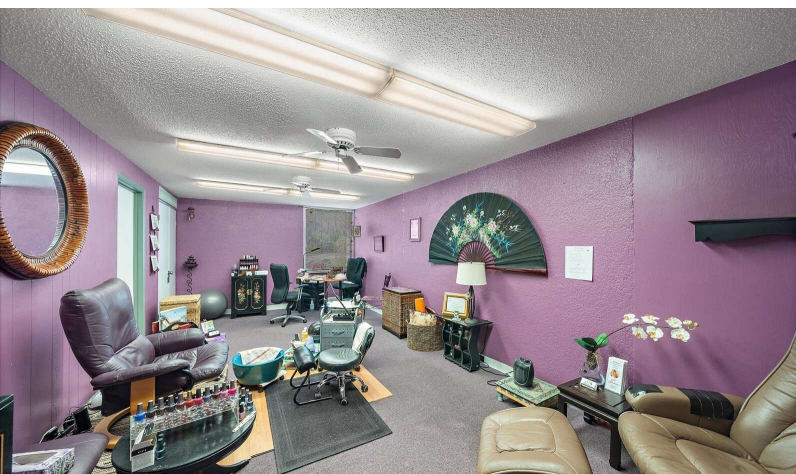
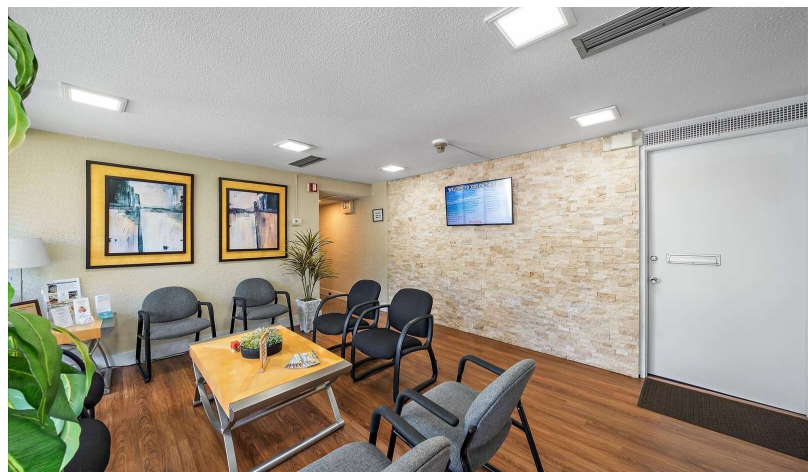
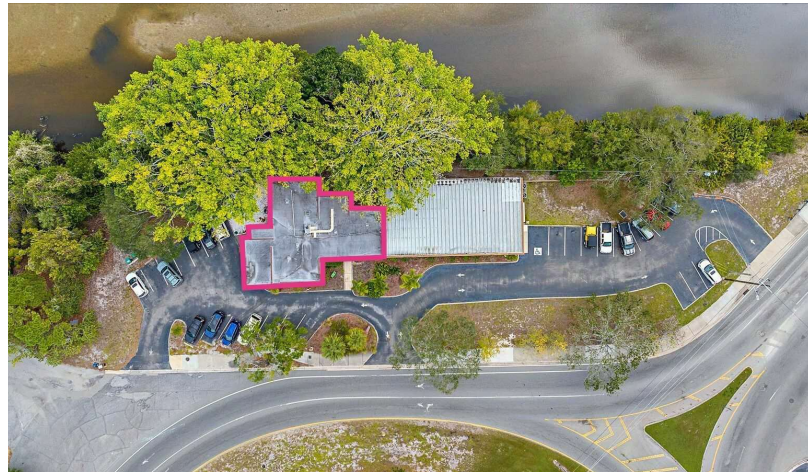
3580 S. Tuttle Ave
Sarasota FL 34239

www.rerobbins.com

Freestanding and Fully Leased

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Centrally Located

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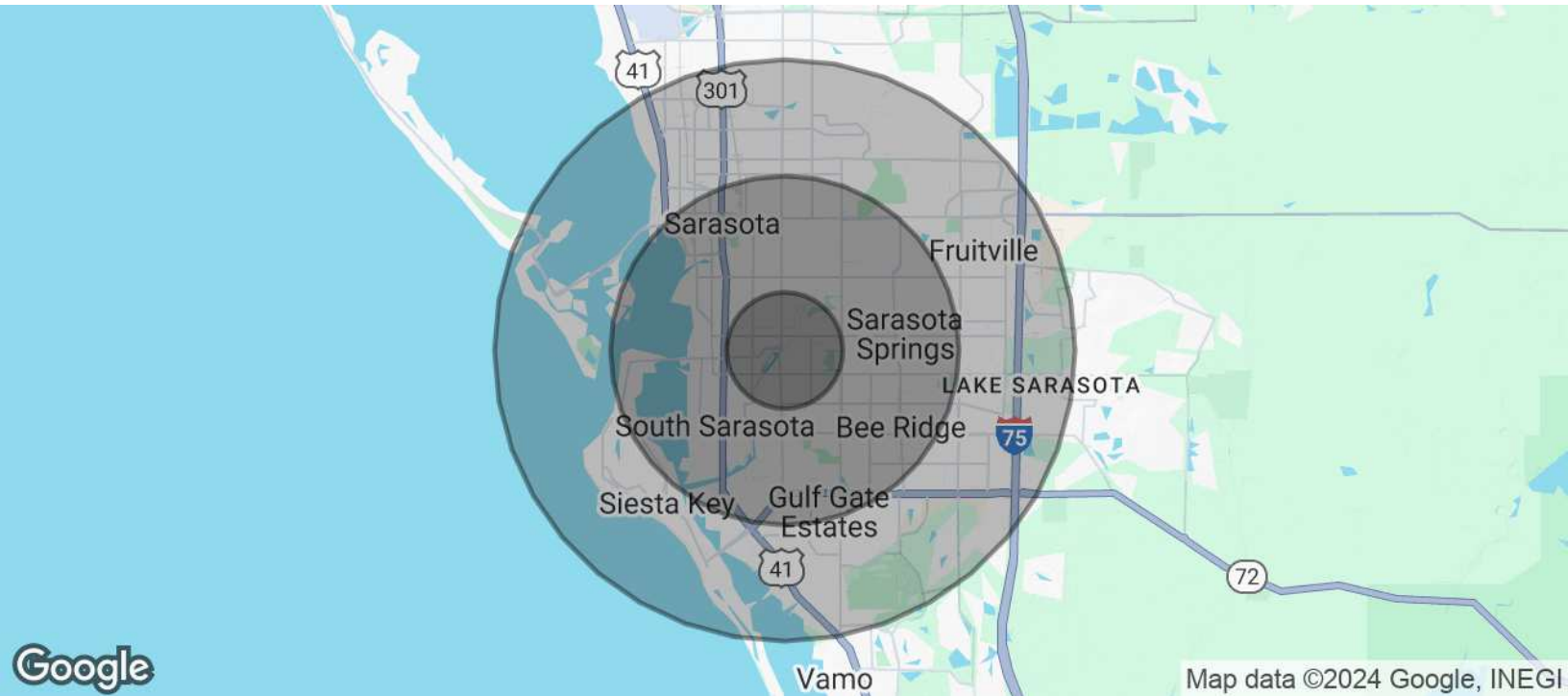
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Rapidly Growing Area

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,482	87,531	182,101
Average Age	48	50	50
Average Age (Male)	46	48	49
Average Age (Female)	49	51	52
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,340	40,019	83,039
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$91,730	\$103,166	\$105,367
Average House Value	\$428,530	\$526,635	\$513,751

Demographics data derived from AlphaMap



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