

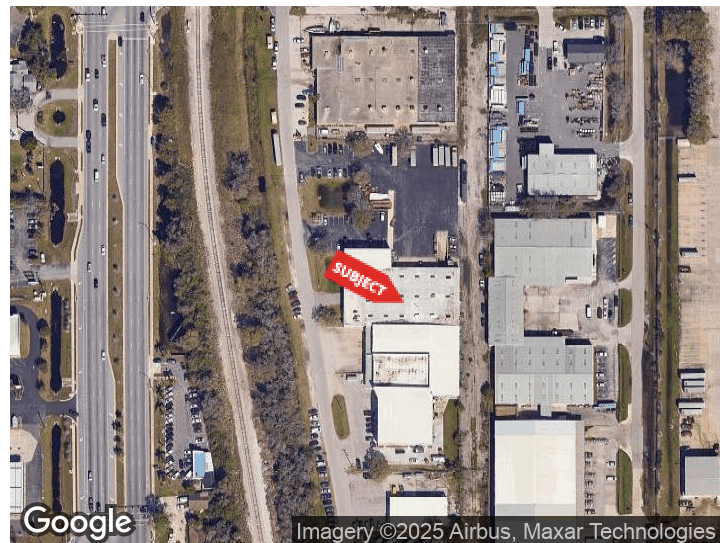


OFFICE/SHOWROOM & WAREHOUSE

4050 MIDDLE AVE
SARASOTA, FLORIDA 34234

PROPERTY HIGHLIGHTS

- 24,725 SF flexible office/showroom and warehouse layout
- Loading dock for efficient logistics
- Large fenced outdoor storage area
- Close to US-301/Washington Blvd
- Minutes to Sarasota Bradenton International Airport
- Ideal for distribution, service contractors, storage, or mixed-use operations



DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	151	493	2,753
Total Population	303	1,028	6,413
Average HH Income	\$65,367	\$67,820	\$65,473

For More Information

ADAM SEIDEL

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OFFICE/SHOWROOM & WAREHOUSE



OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Building Size:	51,815 SF
Available SF:	24,725 SF
Lot Size:	135,670 SF
Year Built:	1959
Zoning:	ILW

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 4050 Middle Ave, Sarasota, FL

Property Type: Office/Showroom & Warehouse

Available Size: 24,725 SF

This flex property offers a combined 24,725 SF of office/showroom and warehouse space in a prime Sarasota location just off US-301/Washington Blvd.

The property features a functional two-story office/showroom, expansive warehouse, loading dock, and large fenced outdoor storage ideal for users seeking a mix of office, distribution, storage, and operational space. Conveniently located near Sarasota Bradenton International Airport, providing excellent accessibility for local and regional businesses.

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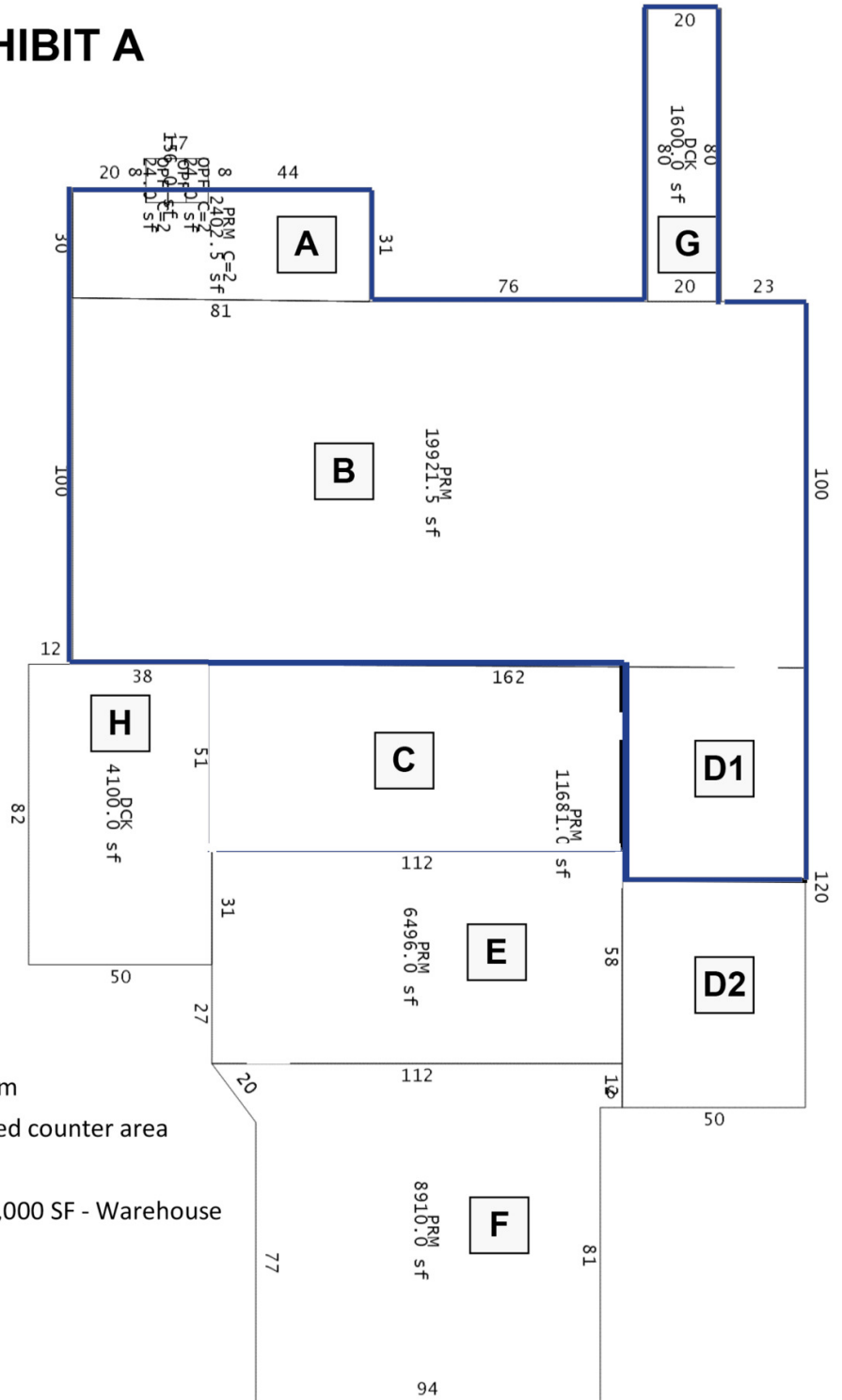
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EXHIBIT A



- **Area A** - 4,806 SF - 2 Story Office/Showroom
- **Area B** - 19,922 SF - Warehouse w partitioned counter area
- **Area C** - 5,712 SF - Warehouse
- **Area D** - D1 - 3,000 SF - Warehouse; D2 - 3,000 SF - Warehouse
- **Area E** - 6,496 SF - Insulated Storage
- **Area F** - 8,910 SF - Insulated Storage
- **Area G** - Loading Dock
- **Area H** - Loading Dock

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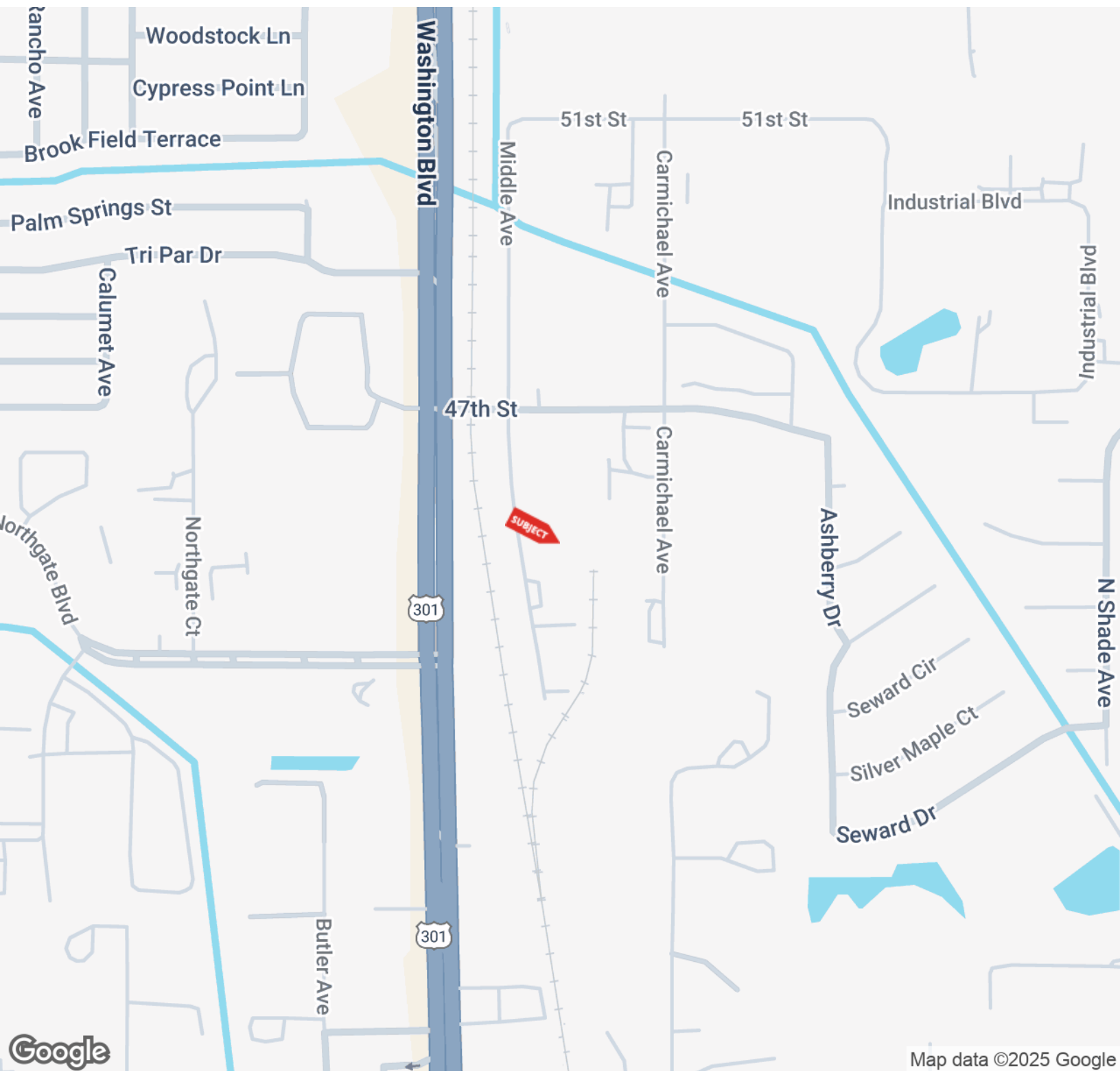
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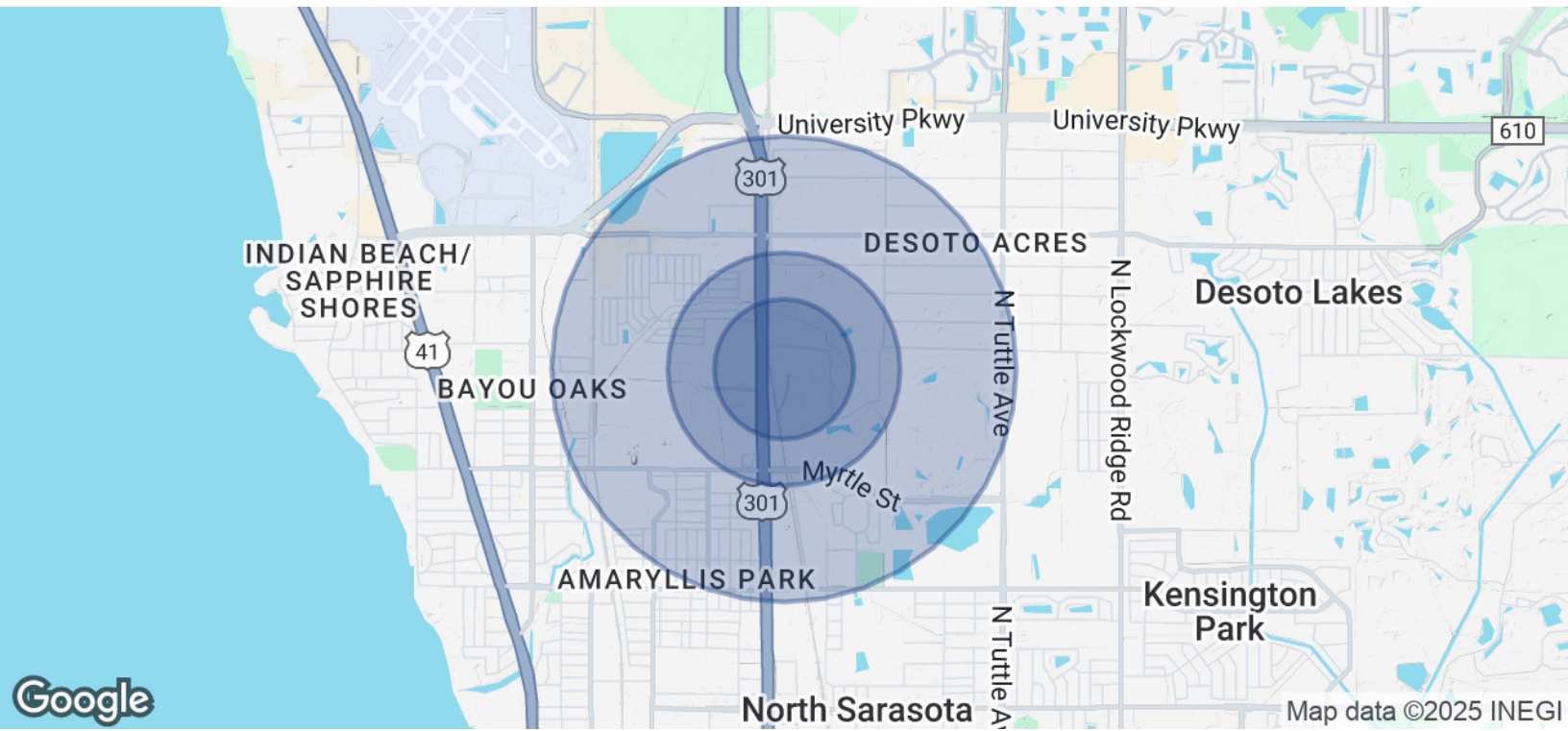
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	303	1,028	6,413
Average Age	51	49	46
Average Age (Male)	50	48	44
Average Age (Female)	51	51	47

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	151	493	2,753
# of Persons per HH	2	2.1	2.3
Average HH Income	\$65,367	\$67,820	\$65,473
Average House Value	\$206,825	\$234,947	\$259,033

Demographics data derived from AlphaMap

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