



1812 6TH AVENUE WEST

PALMETTO, FLORIDA 34221

PROPERTY HIGHLIGHTS

- 2 Shared restrooms on site
- Parking is limited. Only can park in front of your unit (1-2 Vehicles maximum)
- New electric gate/fence
- New property management / security cameras to maintain safety



DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	282	950	3,949
Total Population	728	2,755	10,398
Average HH Income	\$62,087	\$60,947	\$64,584

For More Information

TYLER SLUMAN

Commercial Specialist

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PALMETTO, FL 34221



OFFERING SUMMARY

Lease Rate:	\$18.00 - 20.00 SF/yr (MG)
Building Size:	14,700 SF
Available SF:	700 - 1,600 SF
Lot Size:	1.14 Acres
Number of Units:	19

PROPERTY OVERVIEW

American Property Group presents 1812 6th Ave W, Palmetto, FL 34221

This 19-unit warehouse/flex property consists of various unit sizes ranging from 600 SF - 1200 SF. Lease a unit for your operational business or utilize a unit for storage with larger doors/higher ceilings than other storage units in the area.

Highlights:

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Visit us online at AmericanPropertyGroup.com to see all our listings or call (941)923-0535 at your convenience.

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

1812 6th Avenue West

PALMETTO, FL 34221



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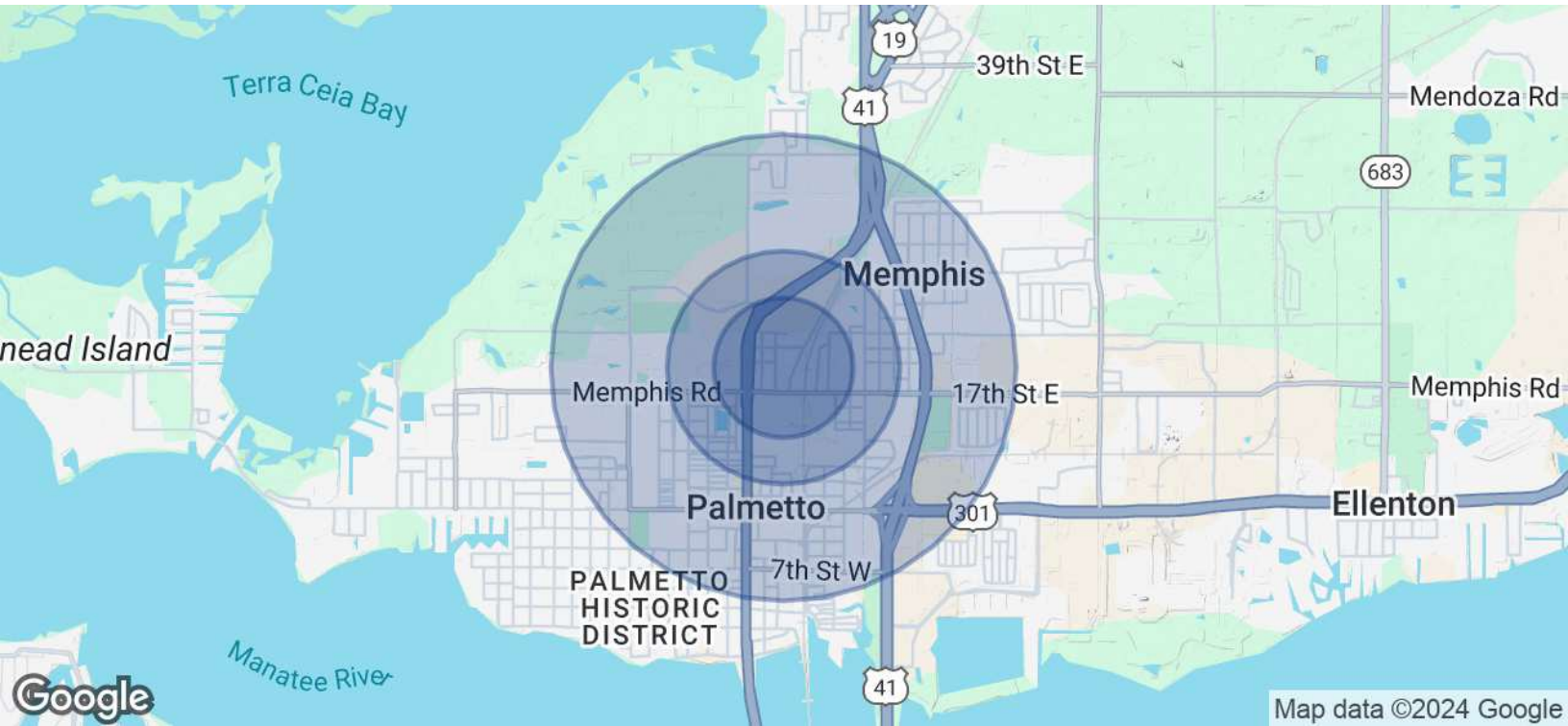


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PALMETTO, FL 34221



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	728	2,755	10,398
Average Age	43	39	42
Average Age (Male)	42	38	42
Average Age (Female)	45	40	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	282	950	3,949
# of Persons per HH	2.6	2.9	2.6
Average HH Income	\$62,087	\$60,947	\$64,584
Average House Value	\$239,250	\$259,499	\$274,717

Demographics data derived from AlphaMap

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