

New Construction Investment Opportunity

124 Houle Ave., Sarasota, FL 34232

New Retail &
Office Building
For Sale



Property Description

4,500 SF of brand new construction, prime retail and/or office space divided into three, 1,500 SF units. Subject property is located just west of I-75 off Fruitville Road and minutes from Downtown Sarasota.

Located at the intersection of Houle Ave and Fruitville Rd, this newly constructed center boasts modern storefront entries, 18-foot eave heights, ample parking, and abundant signage space.

Ideal for retail or office use, this location offers an excellent opportunity to thrive within Sarasota's vibrant business community.

OFFERING SUMMARY

Sale Price:	\$2,250,000
Number of Units:	3
Lot Size:	4,500 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,533	31,311	83,826
Total Population	7,910	70,358	186,809
Average HH Income	\$99,037	\$96,187	\$104,403



Loyd Robbins

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

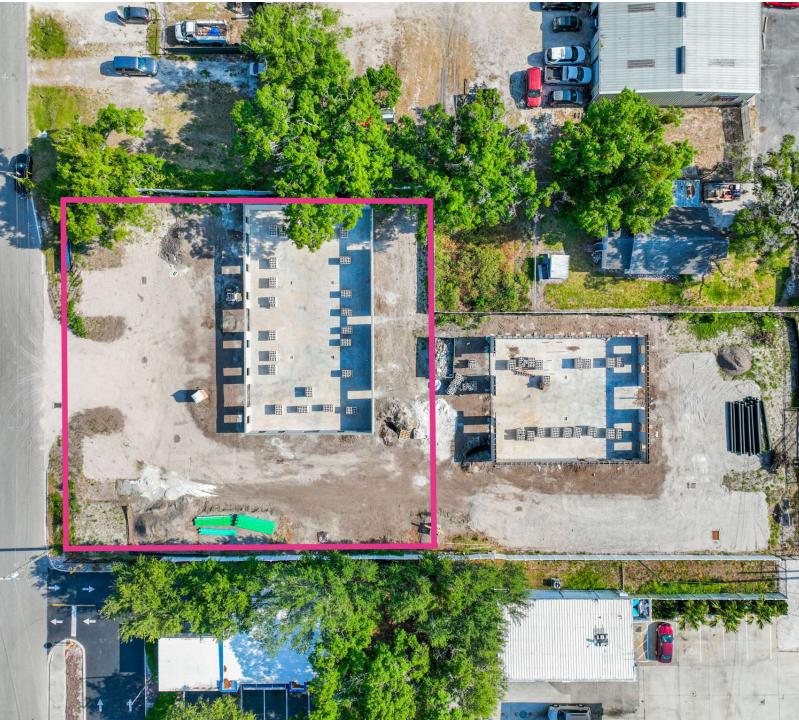


3580 S. Tuttle Ave
Sarasota FL 34239
www.rerobbins.com

Retail & Office

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High Traffic Area

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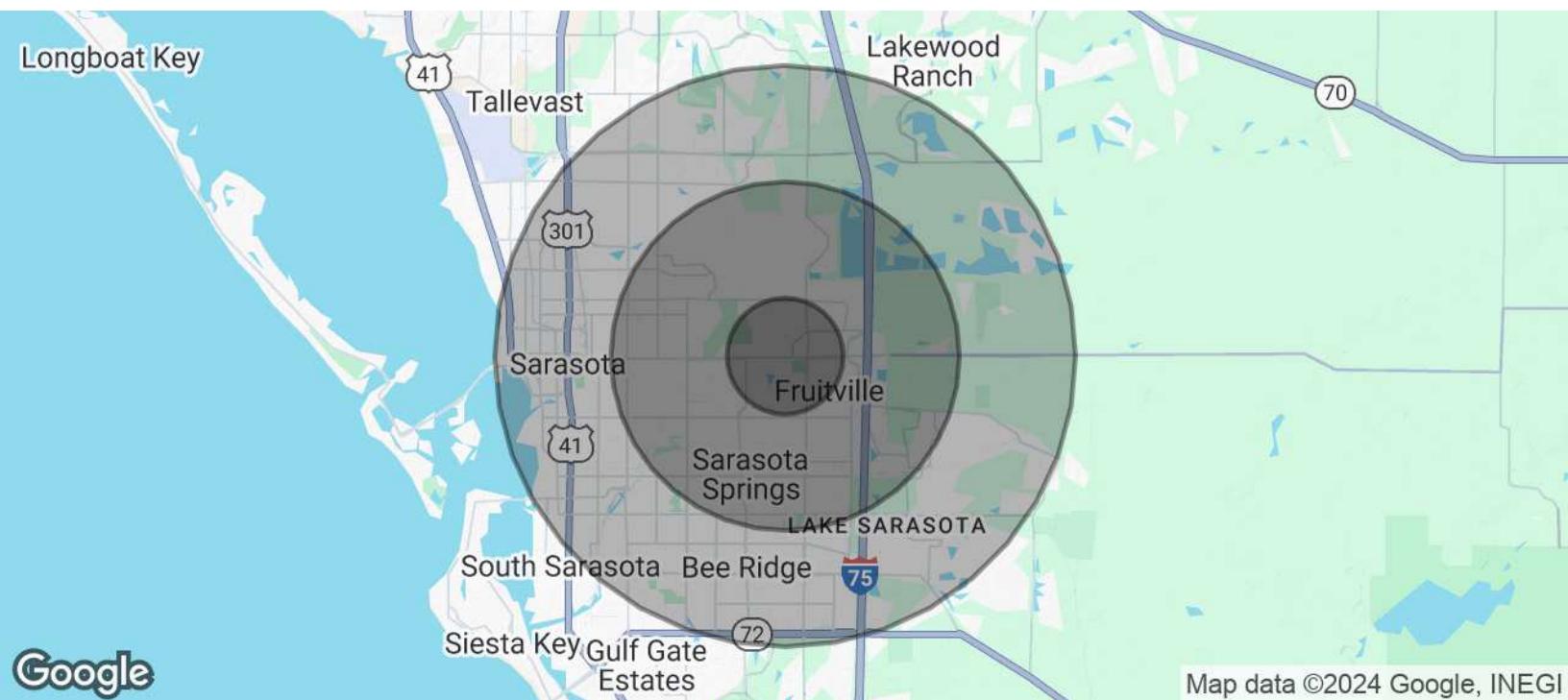
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Rapidly Growing Area

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,910	70,358	186,809
Average Age	46	49	49
Average Age (Male)	45	47	48
Average Age (Female)	48	50	51

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,533	31,311	83,826
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$99,037	\$96,187	\$104,403
Average House Value	\$411,686	\$377,793	\$467,059

Demographics data derived from AlphaMap



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