

# 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  
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3580 S. Tuttle Ave  
Sarasota FL 34239

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# High Traffic Area

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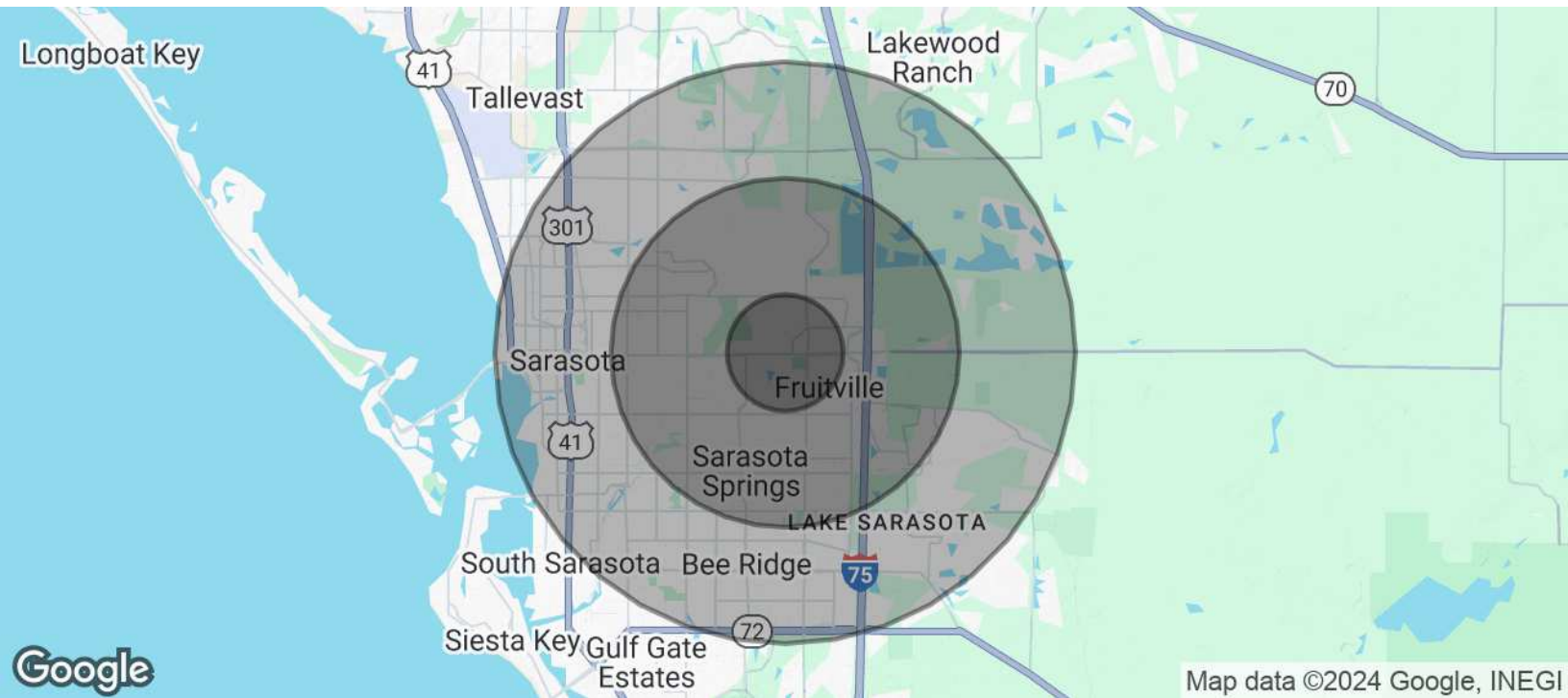
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# Rapidly Growing Area

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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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