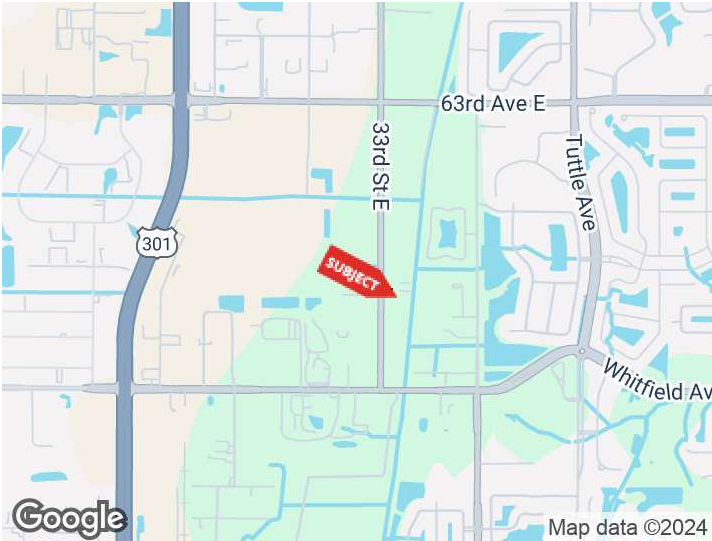




**6721 33RD ST E
STE C**
SARASOTA, FLORIDA 34243

PROPERTY HIGHLIGHTS

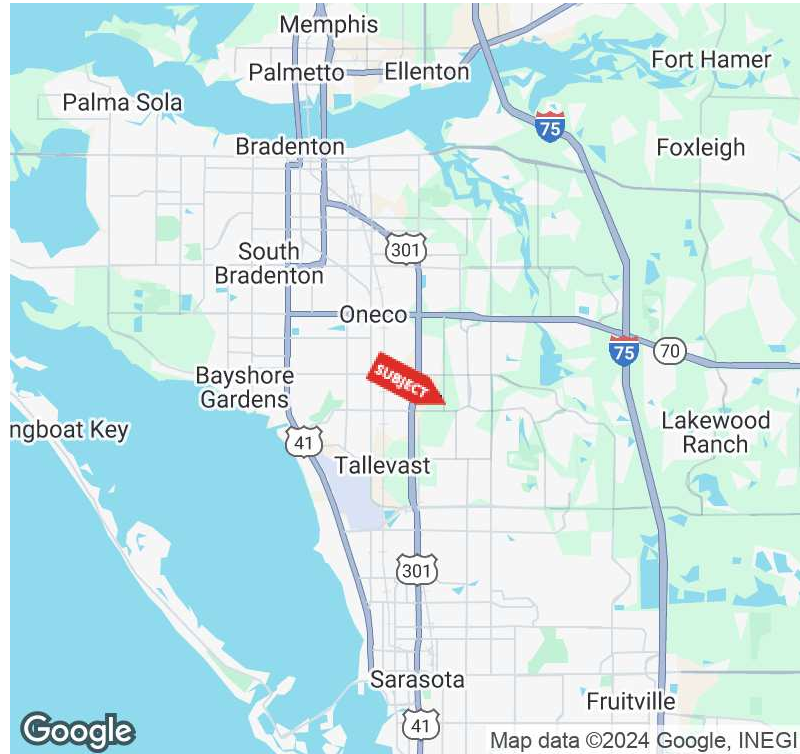
- Ample parking for tenants and visitors
- Convenient access to major highways and transportation
- 24/7 secure access for tenants
- Nearby amenities such as dining and shopping
- Beautifully landscaped/maintained outdoor areas



| DEMOGRAPHICS | 0.3 MILES | 0.5 MILES | 1 MILE |
|-------------------|-----------|-----------|----------|
| Total Households | 131 | 433 | 2,229 |
| Total Population | 276 | 939 | 5,049 |
| Average HH Income | \$88,572 | \$100,110 | \$98,281 |

For More Information
TYLER SLUMAN
 Commercial Specialist
 941 840 3954
 tyler@americanpropertygroup.com

SARASOTA, FL 34243



OFFERING SUMMARY

| | |
|------------------|--------------------|
| Lease Rate: | \$20.00 SF/yr (MG) |
| Term Length: | 3-5 Years |
| Building Size: | 5,420 SF |
| Number of Units: | 1 |
| Year Built: | 1989 |
| Renovated: | 2024 |
| Zoning: | LM LIGHT M |

PROPERTY OVERVIEW

American Property Group presents 6721 33rd St E Building C, Sarasota FL 34243

This 5,400 SF freestanding building was just renovated by the current owner. It is one building in a gated/fenced-off industrial complex of ten buildings. With an ideal location near the airport and US-301, this flex building is perfect for a variety of uses. Still needing office flooring and paint, this owner is open to some rent abatement for someone to make this their long-term home.

Renovations completed:

- New roof
- Fresh exterior paint
- New OHD
- New office HVAC
- New steel/panels in previously damaged areas
- New toilets/sinks/appliances

TYLER SLUMAN

Commercial Specialist
941.840.3954
tyler@americanpropertygroup.com

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

EXTERIOR

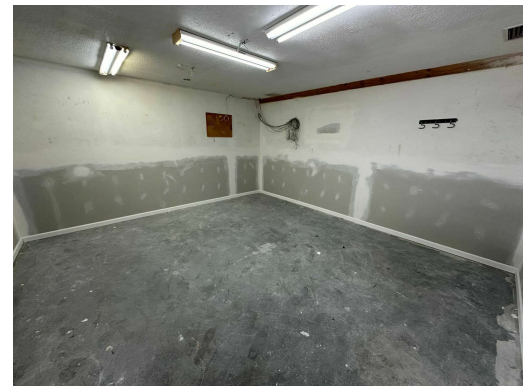
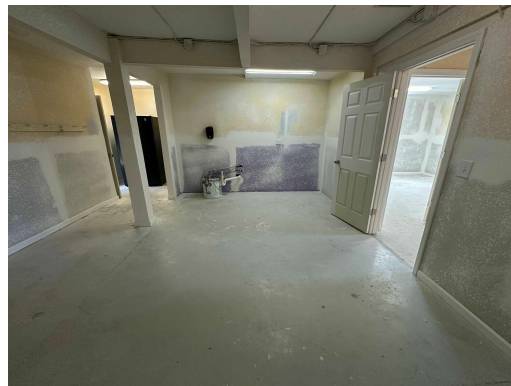


TYLER SLUMAN

Commercial Specialist
941.840.3954
tyler@americanpropertygroup.com

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

OFFICE / KITCHENETTE AREA

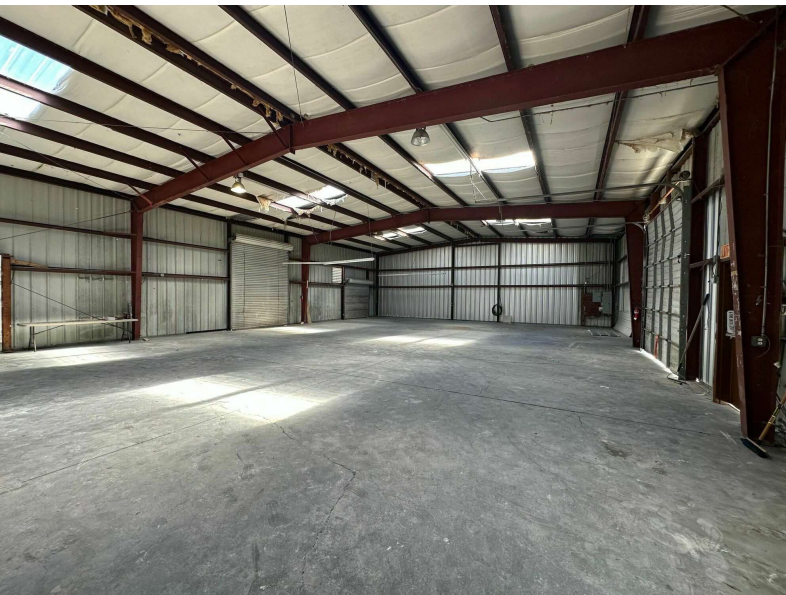


TYLER SLUMAN

Commercial Specialist
941.840.3954
tyler@americanpropertygroup.com

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

OPEN WAREHOUSE W/ MEZZANINE

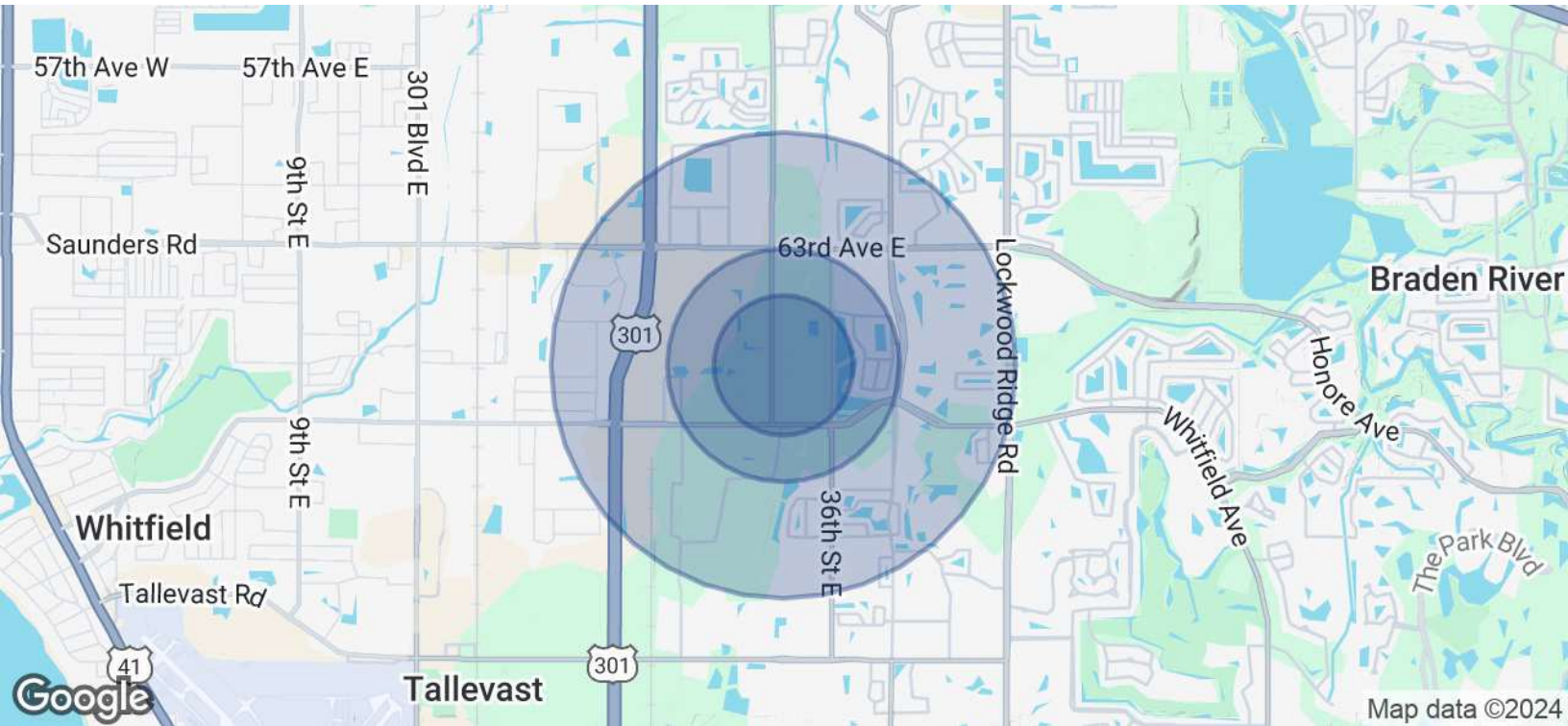


TYLER SLUMAN

Commercial Specialist
941.840.3954
tyler@americanpropertygroup.com

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

SARASOTA, FL 34243



| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|-----------|
| Total Population | 276 | 939 | 5,049 |
| Average Age | 58 | 58 | 53 |
| Average Age (Male) | 56 | 57 | 53 |
| Average Age (Female) | 59 | 58 | 54 |
| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
| Total Households | 131 | 433 | 2,229 |
| # of Persons per HH | 2.1 | 2.2 | 2.3 |
| Average HH Income | \$88,572 | \$100,110 | \$98,281 |
| Average House Value | \$380,496 | \$435,236 | \$415,431 |

Demographics data derived from AlphaMap

TYLER SLUMAN

Commercial Specialist
941.840.3954
tyler@americanpropertygroup.com

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