

# 3623 Webber St

3623 WEBBER ST SARASOTA, FL 34232



## PROPERTY DESCRIPTION

Located in the heart of Sarasota, this 2,934 SF retail/office building offers the ability for an owner to relocate their business and occupy both suites, occupy one suite, or lease out both suites as a cash flow producing asset. The building is comprised of two separate 1,467 SF retail/office units. Each unit has it's own storefront entrance.

The downstairs unit features a reception area, four private offices, multiple storage closets, a kitchenette, two bathrooms, and a shower. The upstairs unit features an open workspace, four private offices, and two restrooms.

Ideally located at the Northeast corner of the high traffic intersection of Webber and Beneva which features a daily traffic count of 30,000 + vehicles. There is also ample parking in the surface parking lot making for easy access for customers and staff.

## OFFERING SUMMARY

Sale Price:	\$699,000
Lease Rate:	\$19.00 SF/yr (MG)
Number of Units:	2
Available SF:	2,934 SF
Lot Size:	114,998,400 SF
Building Size:	2,934 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	6,521	102,152	182,657
Total Population	12,169	186,537	331,568
Average HH Income	\$75,884	\$73,586	\$77,432



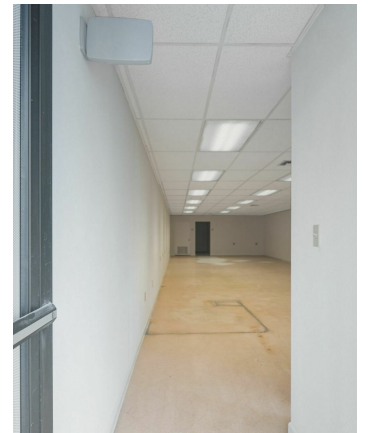
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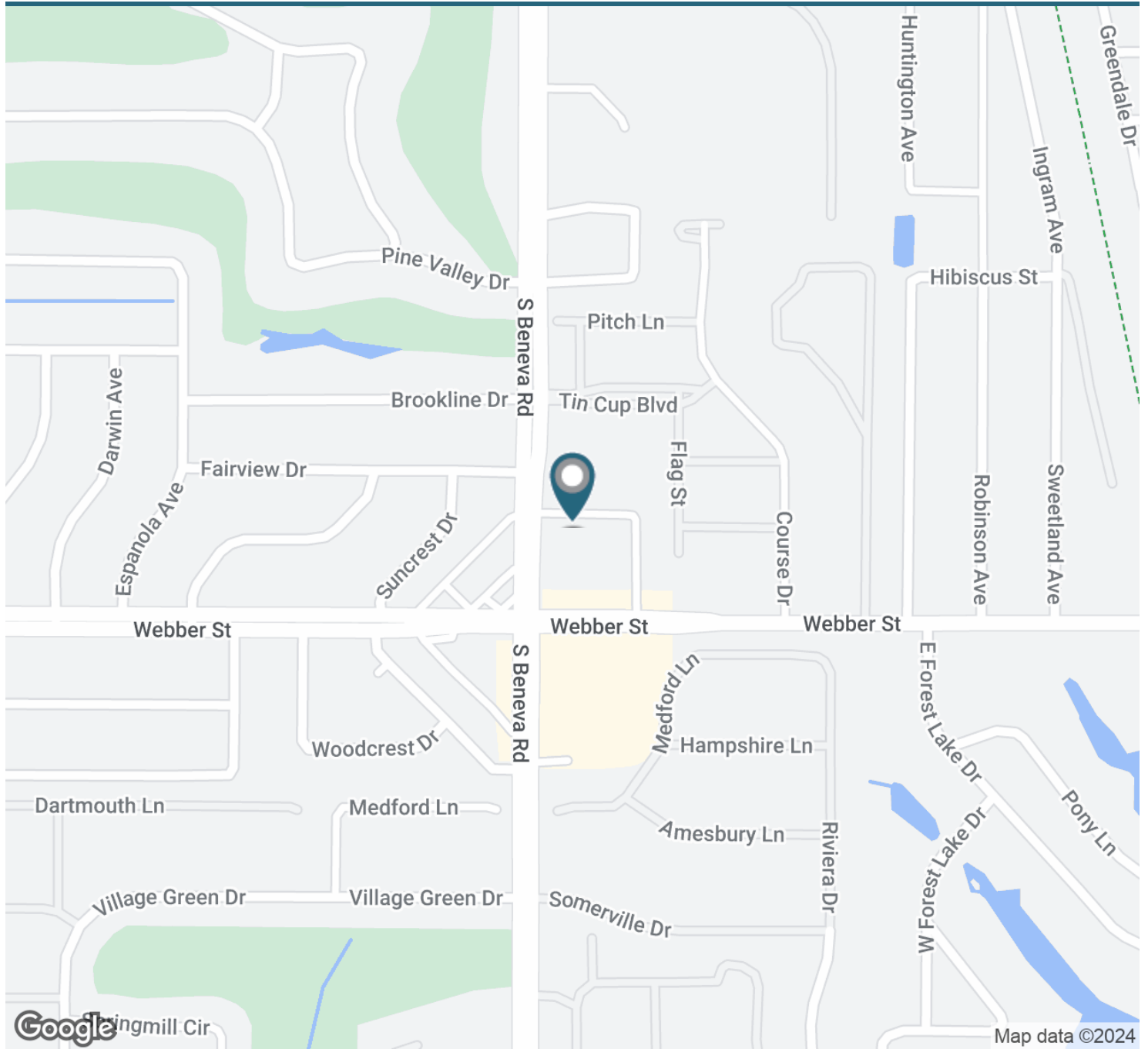
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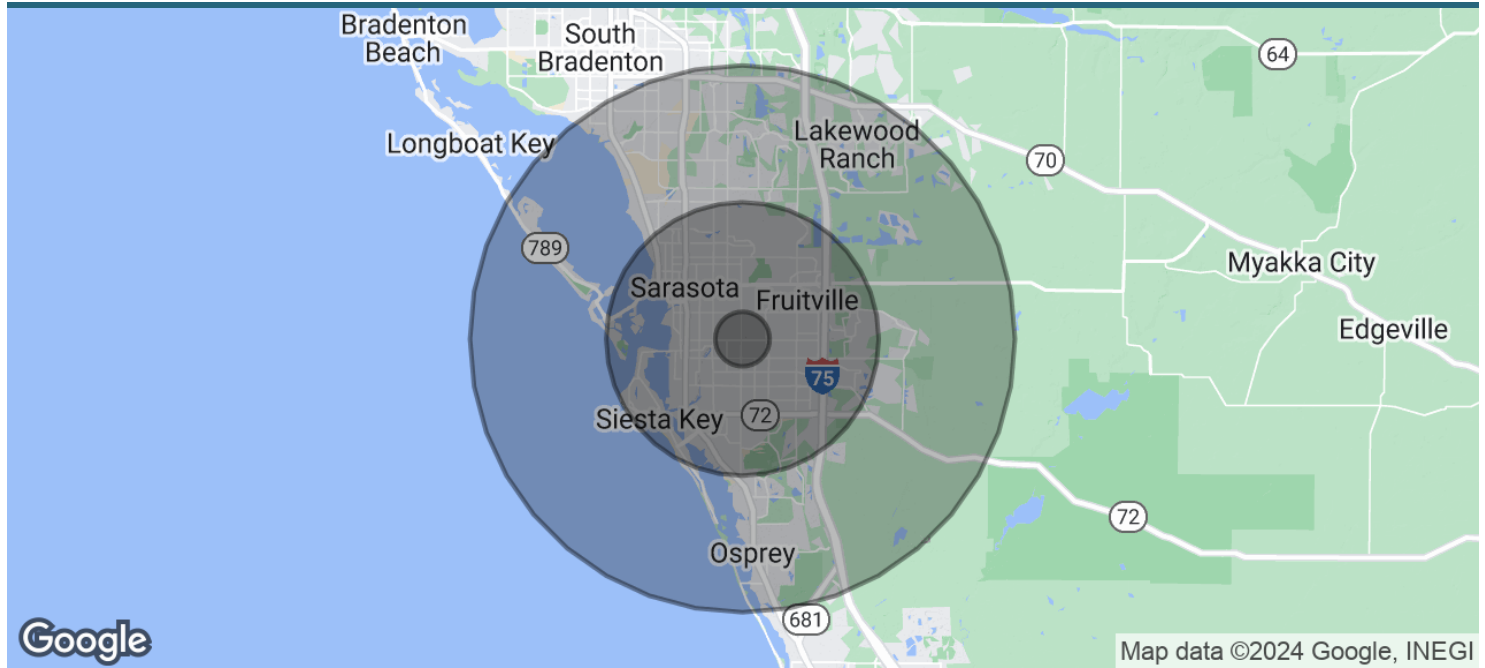
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	12,169	186,537	331,568
Average Age	50.7	49.9	51.6
Average Age (Male)	50.4	47.7	50.0
Average Age (Female)	51.3	51.7	52.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	6,521	102,152	182,657
# of Persons per HH	1.9	1.8	1.8
Average HH Income	\$75,884	\$73,586	\$77,432
Average House Value	\$233,616	\$327,388	\$348,583

2020 American Community Survey (ACS)



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