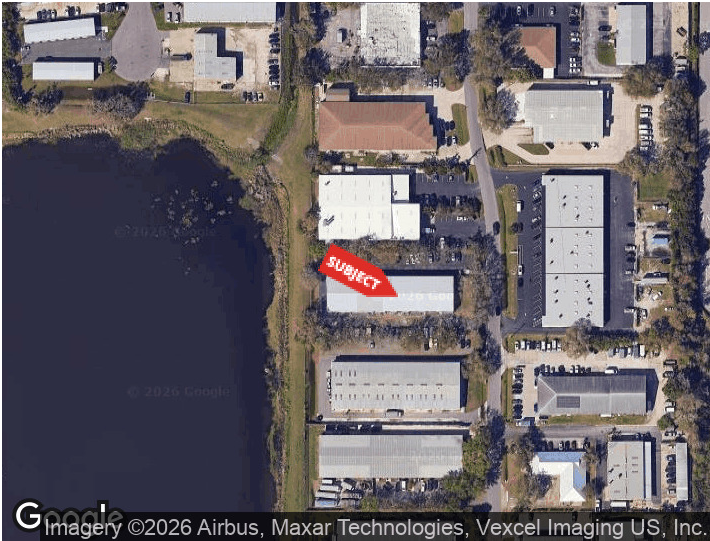




**6130 CLARK
CENTER AVE**
SARASOTA, FLORIDA 34238

PROPERTY HIGHLIGHTS

- ±1,121 SF flex office/warehouse condo
- Front reception/showroom area
- Private office and large warehouse with mezzanine
- Two restrooms (office and warehouse)
- Located in Clark Center industrial corridor
- Easy access to I-75 and US-41



DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	83	455	2,204
Total Population	158	904	4,809
Average HH Income	\$117,355	\$121,292	\$125,566

For More Information
BRIAN SEIDEL
CCIM - Broker Associate
941 544 2970
brian@americanpropertygroup.com

SARASOTA, FL 34238



OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NNN)
Available SF:	1,121 SF
Lot Size:	44,980 SF
Year Built:	1986
Zoning:	PID

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 6130 Clark Center Ave Unit 105, Sarasota, FL

Property Type: Flex Office/Warehouse Condo for Lease

Property Size: ±1,121 SF

This flex office/warehouse condo offers an efficient layout designed to support a range of business operations, combining functional office space with warehouse capabilities. The space includes a front reception or showroom area, a private office, and a large warehouse with a mezzanine for additional storage. Two restrooms are featured within the unit, with one located in the office area and another in the warehouse for added convenience.

Located in the well-established Clark Center industrial area, the property provides convenient access to I-75 and S Tamiami Trail (US-41), making it a strong option for businesses seeking a centrally located and accessible space.

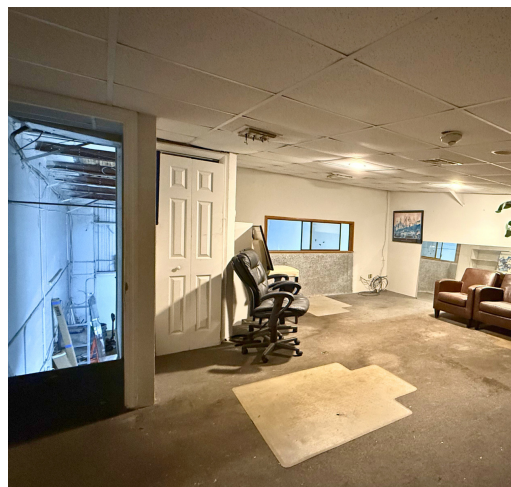
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**AMERICAN
PROPERTY GROUP**
OF SARASOTA, INC.

6130 Clark Center Ave

SARASOTA, FL 34238



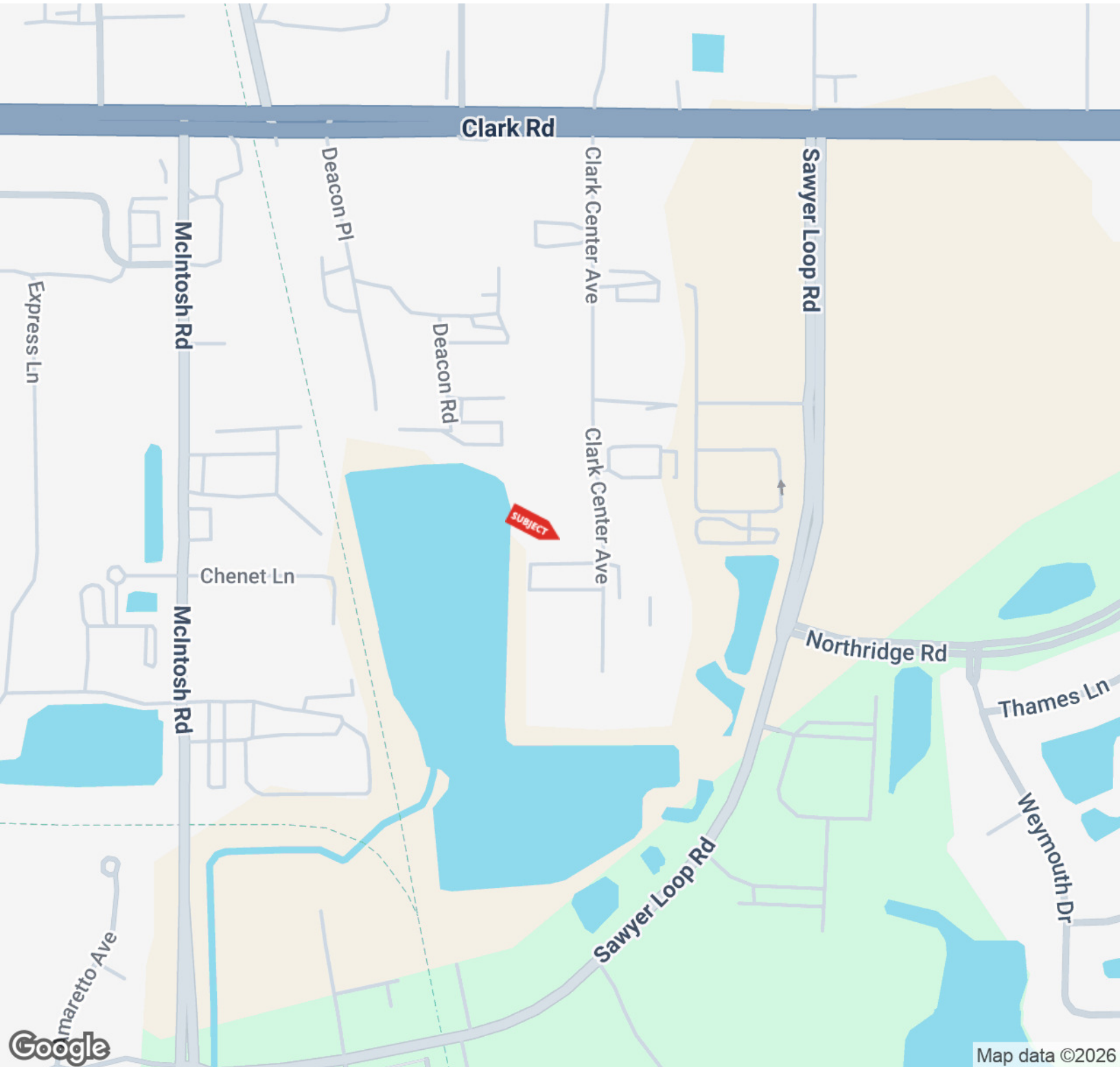
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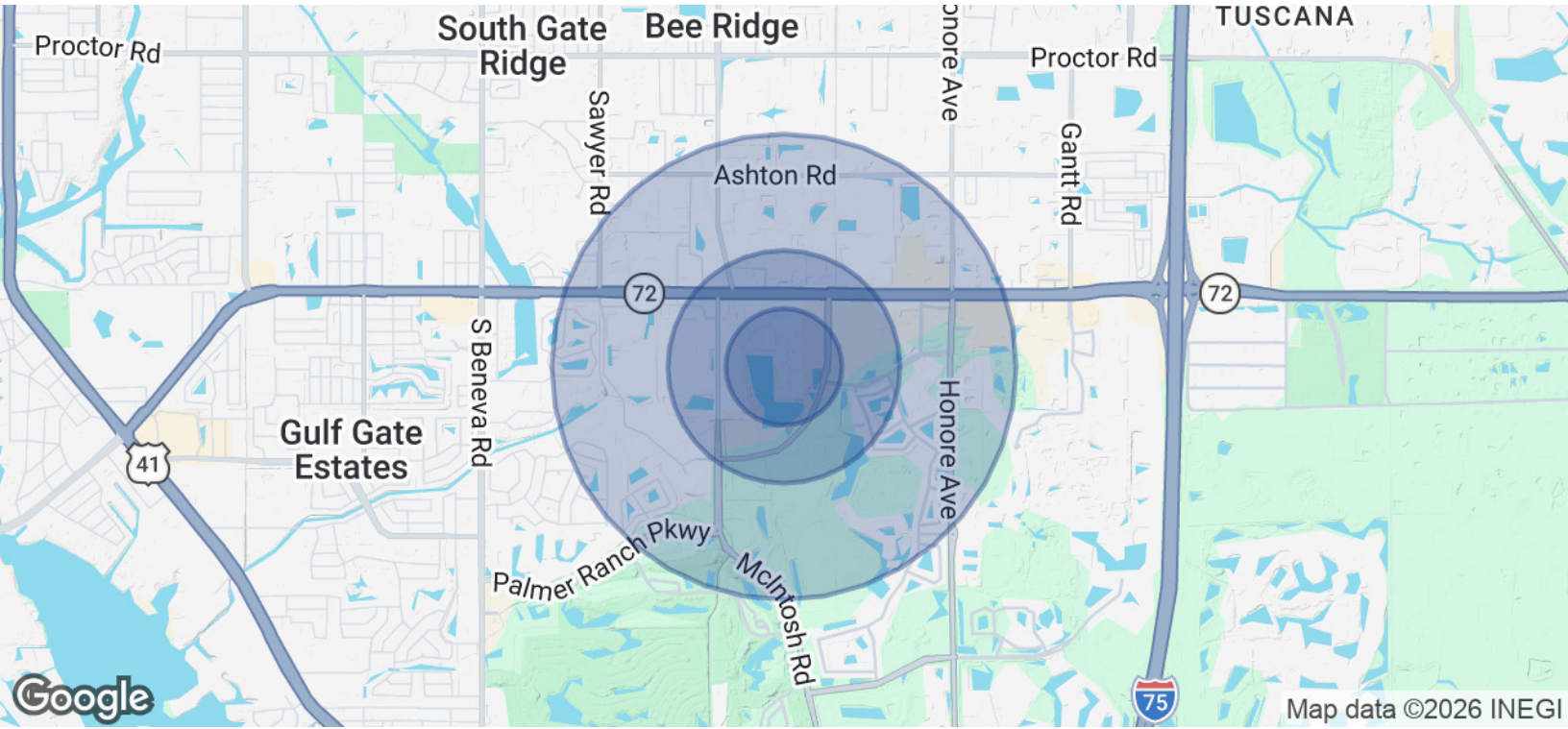
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**AMERICAN
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OF SARASOTA, INC.

SARASOTA, FL 34238



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	158	904	4,809
Average Age	63.1	60.0	56.0
Average Age (Male)	60.7	58.3	53.5
Average Age (Female)	64.4	61.6	58.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	83	455	2,204
# of Persons per HH	1.9	2.0	2.2
Average HH Income	\$117,355	\$121,292	\$125,566
Average House Value	\$501,501	\$494,102	\$488,276

2023 American Community Survey (ACS)

BRIAN SEIDEL

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