



1815 61ST ST
SARASOTA, FLORIDA 34243

PROPERTY HIGHLIGHTS

- 3,280 SF warehouse
- Zoned ILW (Industrial, Light Manufacturing, Warehousing)
- End-of-road location
- Convenient access to University Pkwy and N Washington Blvd
- Perfect for auto repair/service or body shop garage



DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	125	543	1,771
Total Population	222	1,018	3,489
Average HH Income	\$80,235	\$89,914	\$87,040

For More Information
BRIAN SEIDEL
 CCIM - Broker Associate
 941 544 2970
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SARASOTA, FL 34243



OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
Building Size:	3,280 SF
Lot Size:	21,190 SF
Year Built:	1970
Zoning:	ILW

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 1815 61st St, Sarasota, FL

Property Type: Industrial Warehouse

Property Size: 3,280 SF

This 3,280 SF warehouse space is located at the end of the road, offering privacy and convenience for your business. Situated near University Parkway and N Washington Blvd, the property provides excellent access to major roads. Zoned ILW, this space is ideal for auto repair/service or a body shop garage.

Visit us online at AmericanPropertyGroup.com to see all our listings or call (941) 923-0535 at your convenience.

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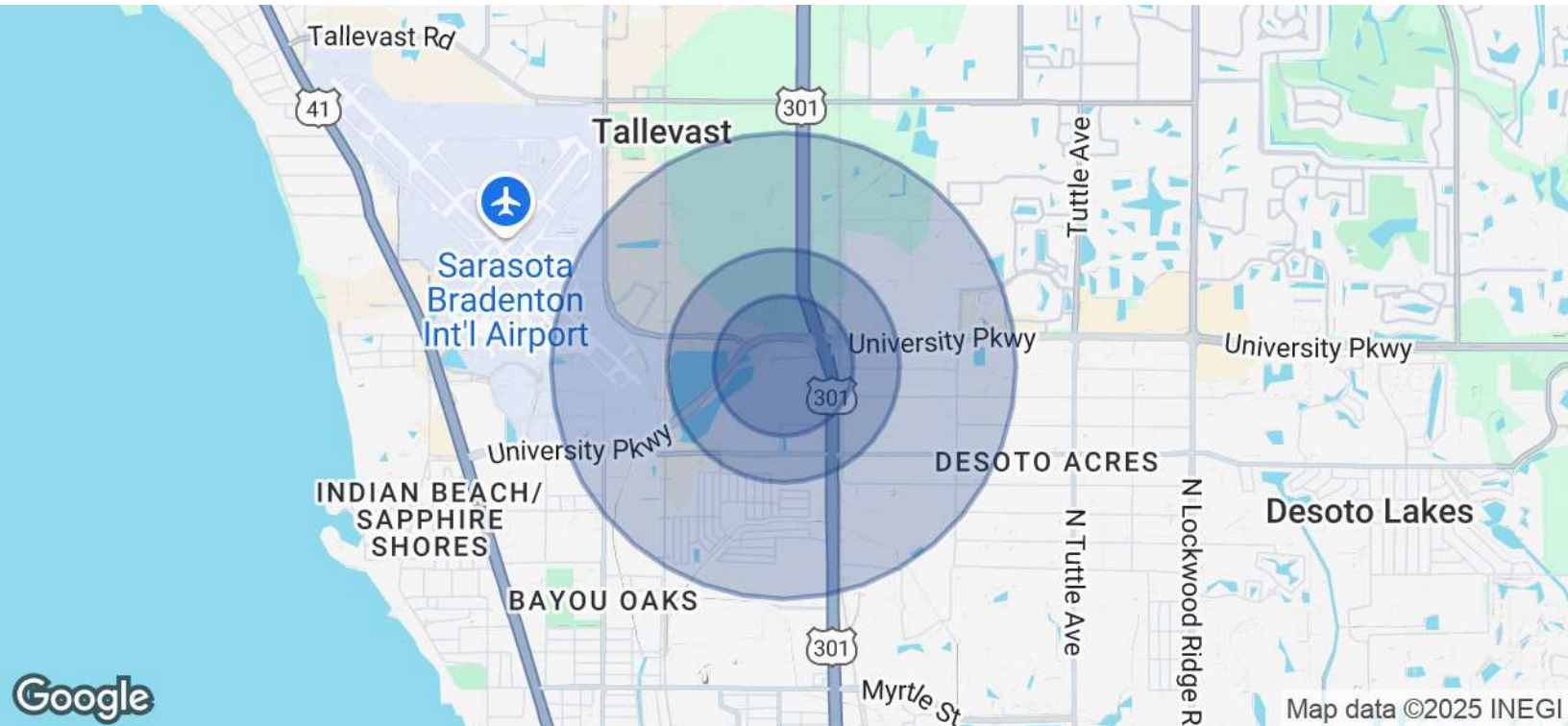


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	222	1,018	3,489
Average Age	62	56	52
Average Age (Male)	59	55	51
Average Age (Female)	63	58	53
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	125	543	1,771
# of Persons per HH	1.8	1.9	2
Average HH Income	\$80,235	\$89,914	\$87,040
Average House Value	\$327,776	\$361,003	\$332,403

Demographics data derived from AlphaMap

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