



6099 DEACON RD

SARASOTA, FLORIDA 34238

PROPERTY HIGHLIGHTS

- 5,280 SF warehouse with first- and second-floor office space
- Office area overlooks warehouse for operational efficiency
- Six (6) overhead doors: three (3) front drive-ins and three (3) rear OHDs
- Two (2) restrooms, including upstairs restroom with shower
- Ample interior storage space
- ±1 Acre with fully fenced yard - ideal for outside storage
- End-of-cul-de-sac location in an established industrial corridor



Map data ©2026 Google

DEMOGRAPHICS 0.3 MILES 0.5 MILES 1 MILE

Total Households	12	124	2,170
Total Population	24	254	4,713
Average HH Income	\$153,045	\$144,751	\$139,347

For More Information

BRIAN SEIDEL

CCIM - Broker Associate

941 544 2970

brian@americanpropertygroup.com

SARASOTA, FL 34238



OFFERING SUMMARY

Sale Price:	\$2,200,000
Building Size:	5,280 SF
Lot Size:	44,906 SF
Price / SF:	\$416.67
Year Built:	1981
Zoning:	I

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 6099 Deacon Rd, Sarasota, FL

Property Type: Industrial Warehouse with Office for Sale

This well-configured industrial property presents an excellent opportunity for an owner-user or investor seeking a functional facility in an established Sarasota industrial area. Situated on approximately one acre at the end of a cul-de-sac, the property offers privacy, convenient access, and a fully fenced yard suitable for equipment, vehicle, or outdoor storage.

The warehouse features multiple overhead doors for efficient loading and circulation, along with two levels of office space overlooking the warehouse floor. This layout provides excellent operational visibility while supporting administrative and day-to-day business needs.

Conveniently located near Palmer Ranch and Clark Road, the property offers a versatile combination of warehouse space, office build-out, secure outdoor storage, and flexible access points—well-suited for a variety of industrial, service, and contractor users.

BRIAN SEIDEL

CCIM - Broker Associate
941.544.2970
brian@americanpropertygroup.com



6099 Deacon Rd

SARASOTA, FL 34238



BRIAN SEIDEL

CCIM - Broker Associate

941.544.2970

brian@americanpropertygroup.com

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

6099 Deacon Rd

SARASOTA, FL 34238



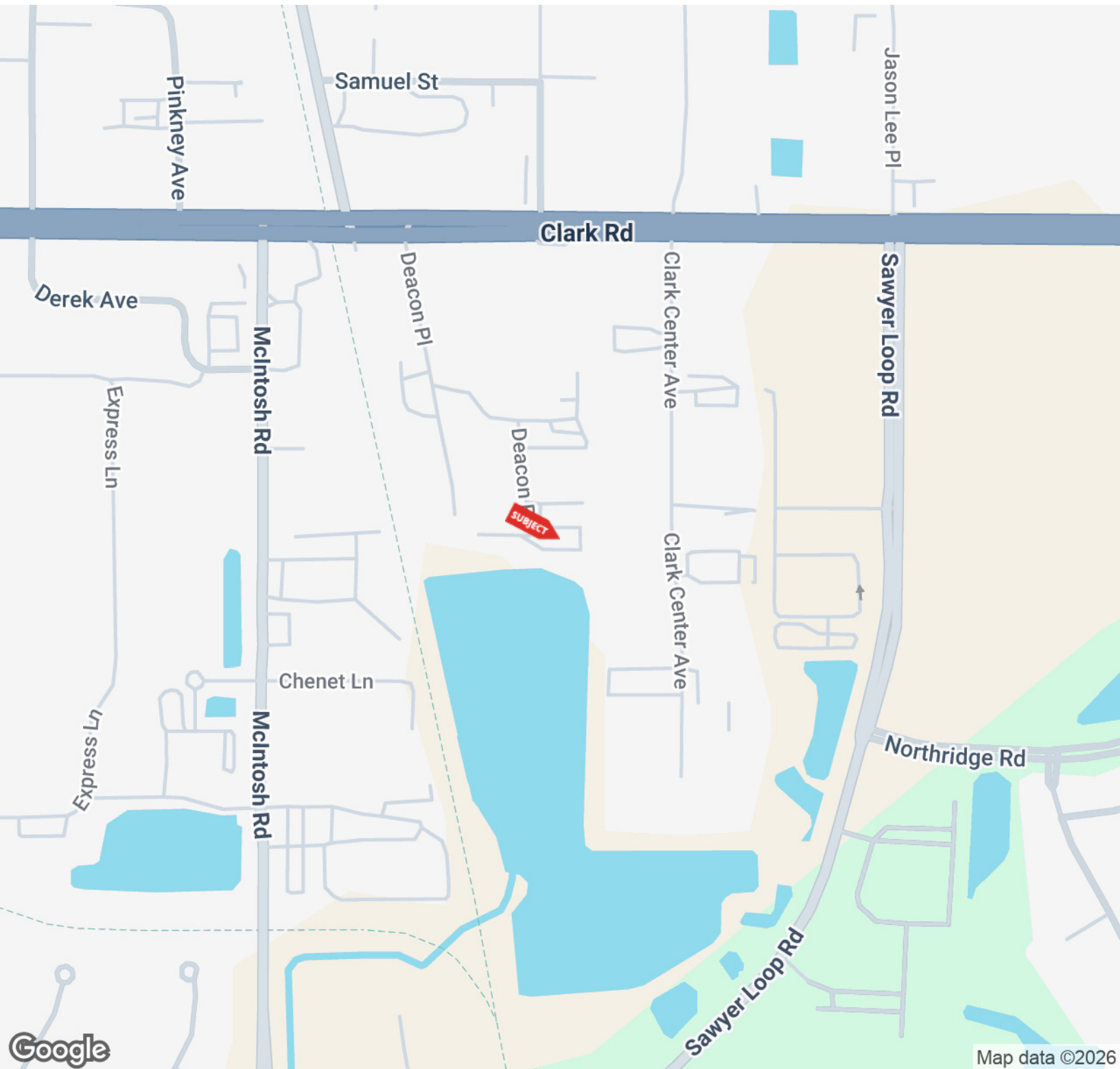
BRIAN SEIDEL

CCIM - Broker Associate
941.544.2970
brian@americanpropertygroup.com

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

6099 Deacon Rd

SARASOTA, FL 34238



BRIAN SEIDEL

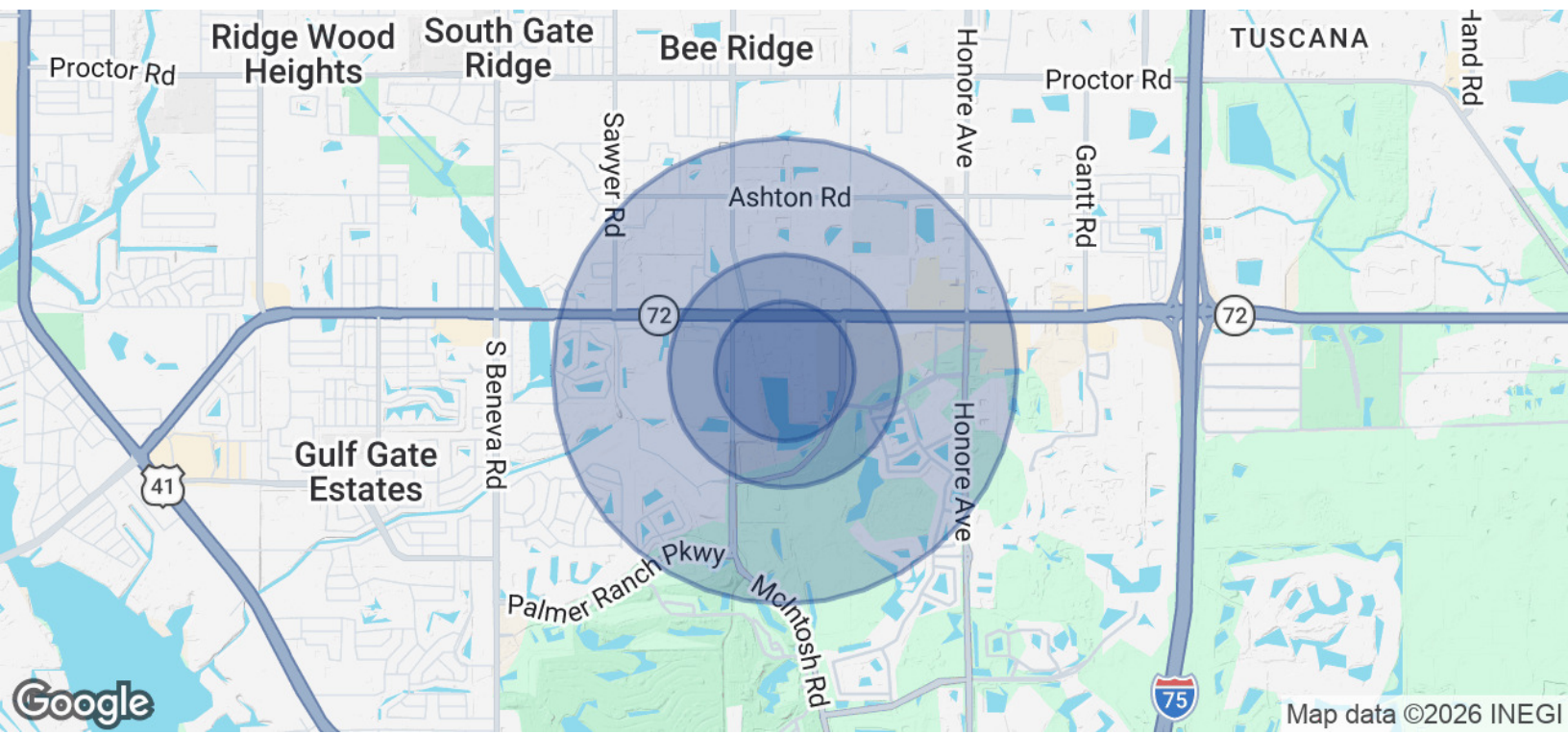
CCIM - Broker Associate

941.544.2970

brian@americanpropertygroup.com

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

SARASOTA, FL 34238



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	24	254	4,713
Average Age	54	56	55
Average Age (Male)	54	55	54
Average Age (Female)	54	56	56

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	12	124	2,170
# of Persons per HH	2	2	2.2
Average HH Income	\$153,045	\$144,751	\$139,347
Average House Value	\$568,702	\$561,135	\$541,648

2020 American Community Survey (ACS)

BRIAN SEIDEL
CCIM - Broker Associate
941.544.2970
brian@americanpropertygroup.com

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