

For Lease

202 RHODES AVE UNIT 103

Sarasota, FL 34237



OFFERING SUMMARY

Lease Rate:	\$31 SF/yr (MG)
Building Size:	4,632 SF
Available SF:	1,017 SF
Lot Size:	
Year Built:	2007
Zoning:	B

PROPERTY OVERVIEW

Discover the ideal space for your business in this pristine professional office suite. Located on the ground floor of a well-maintained commercial park, this move-in-ready unit offers a polished and efficient environment designed to impress clients and foster productivity.

The space features sleek, durable wood-look plank laminate flooring throughout, creating a warm and modern feel. The professional entrance includes a single glass-panel door, which brings in soft natural light, and a dedicated entry mat. Immediately adjacent is a bank of three large windows, all with installed horizontal blinds for privacy and light control. The high ceiling with acoustic grid tiles and efficient fluorescent lighting creates an open and bright atmosphere.

The current configuration includes a spacious, open area perfect for a reception, collaboration zone, or open-plan workspace. A convenient corner is currently equipped with a sophisticated black freestanding water and coffee station, with room for other small appliances, providing on-site amenities for staff and clients. The clean, neutral walls and classic baseboards make the space a blank slate, ready for your professional branding and furniture.

This flexible space is ideal for a wide range of professional uses, including accounting, law, counseling, real estate, tech, or medical administrative services.

JOE C. HEMBREE, CCIM

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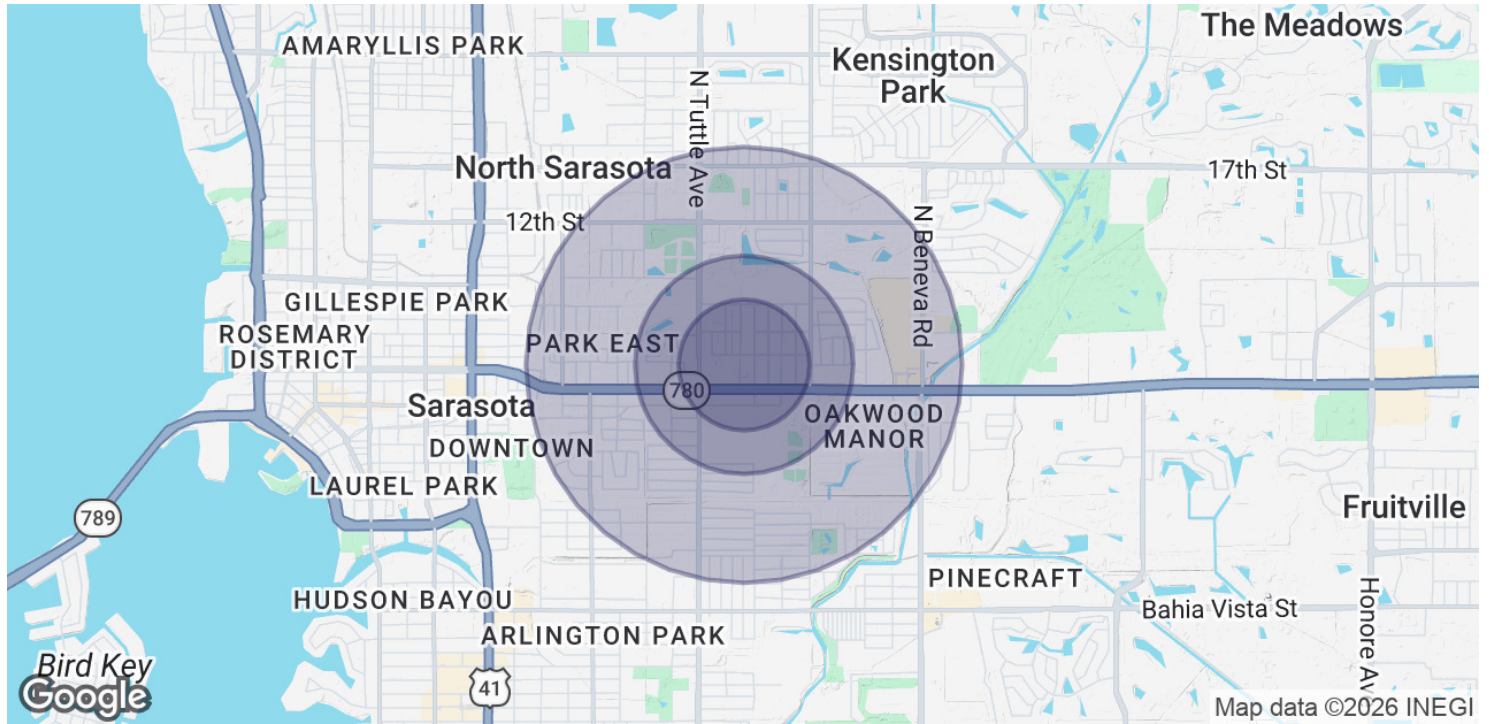
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,522	3,556	14,161
Average Age	39.5	41.7	41.1
Average Age (Male)	36.1	38.5	38.1
Average Age (Female)	42.3	45.5	44.8

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	560	1,505	6,160
# of Persons per HH	2.7	2.4	2.3
Average HH Income	\$97,828	\$100,279	\$91,236
Average House Value	\$215,631	\$229,064	\$256,472

2023 American Community Survey (ACS)

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