

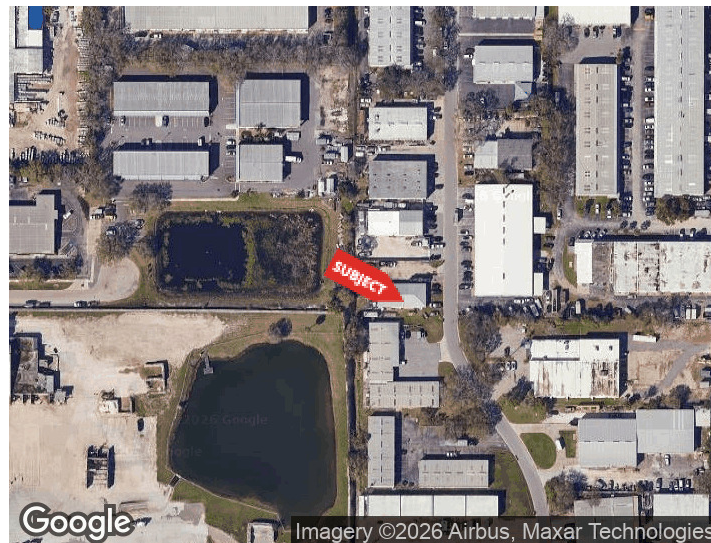


5336 ASHTON CT

SARASOTA, FLORIDA 34233

PROPERTY HIGHLIGHTS

- Prime location in Sarasota, FL
- Spacious and versatile floor plan
- Modern and well-maintained building
- Ample parking for tenants and visitors
- High visibility and signage opportunities
- Close proximity to major transportation routes
- Surrounded by thriving businesses and amenities



DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	80	309	2,282
Total Population	229	868	5,589
Average HH Income	\$150,548	\$148,464	\$123,923

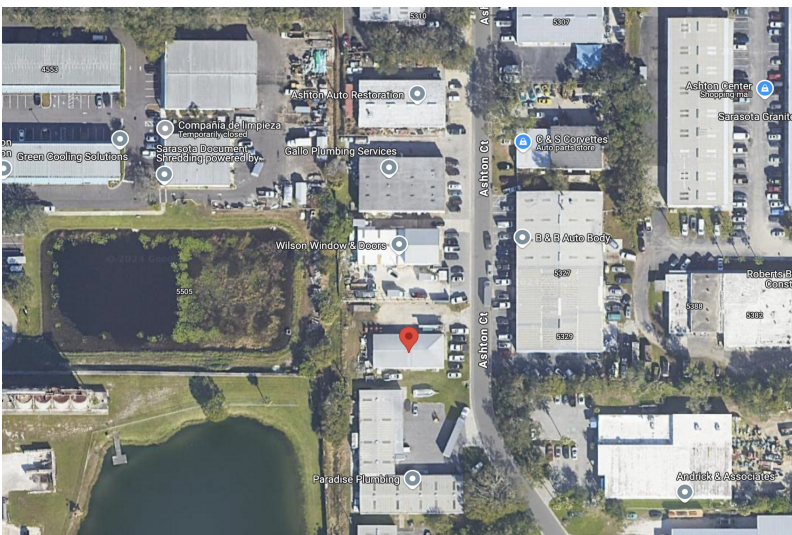
For More Information

ADAM SEIDEL

941 923 0535

adam@americanpropertygroup.com

SARASOTA, FL 34233



OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (NNN)
Building Size:	3,280 SF
Available SF:	1,640 - 3,280 SF
Lot Size:	14,999 SF
Year Built:	1979
Zoning:	ILW

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 5336 Ashton Ct, Sarasota, FL

Property Type: Office / Warehouse Flex

Available Size: 1,640 SF - 3,280 SF (entire building)

Located in Sarasota, this well-maintained office/warehouse flex building offers up to 3,280 SF, with the option to lease one 1,640 SF unit or the entire building. The space is designed to support a wide range of business operations with functional warehouse features and dedicated office components.

One 1,640 SF unit includes two overhead doors, dedicated office space, outdoor storage, and a private restroom, providing excellent flexibility for light industrial, service, or contractor users.

The second 1,640 SF unit features two overhead doors, including one drive-in accessible by vehicle and one ventilation-style overhead door, making it well suited for operational or specialty uses.

With flexible sizing, multiple overhead doors, and a convenient Sarasota location, this property is ideal for users seeking adaptable office/warehouse space.

ADAM SEIDEL

941.923.0535
adam@americanpropertygroup.com



5336 Ashton Ct

SARASOTA, FL 34233



ADAM SEIDEL

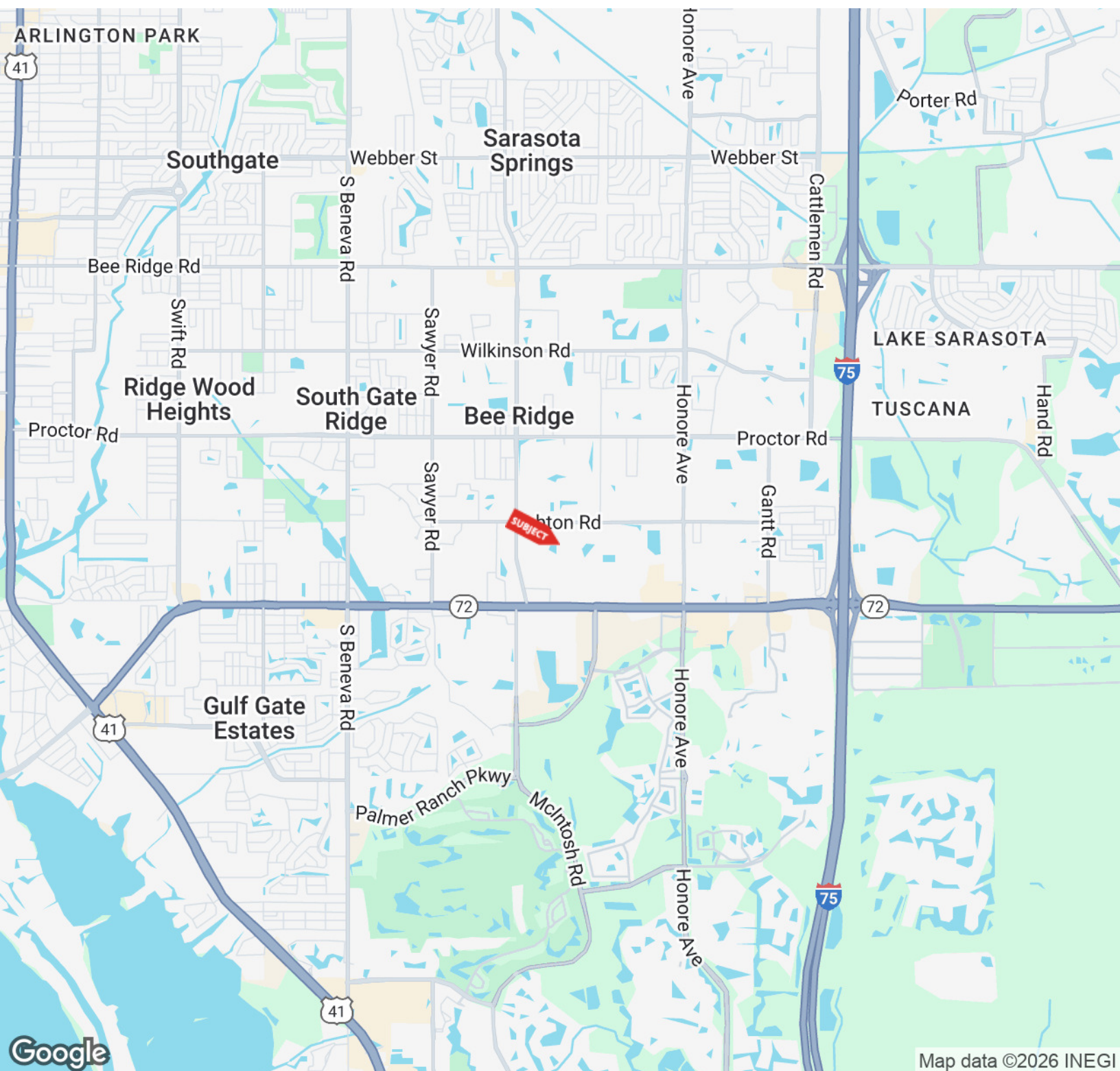
941.923.0535

adam@americanpropertygroup.com

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

5336 Ashton Ct

SARASOTA, FL 34233



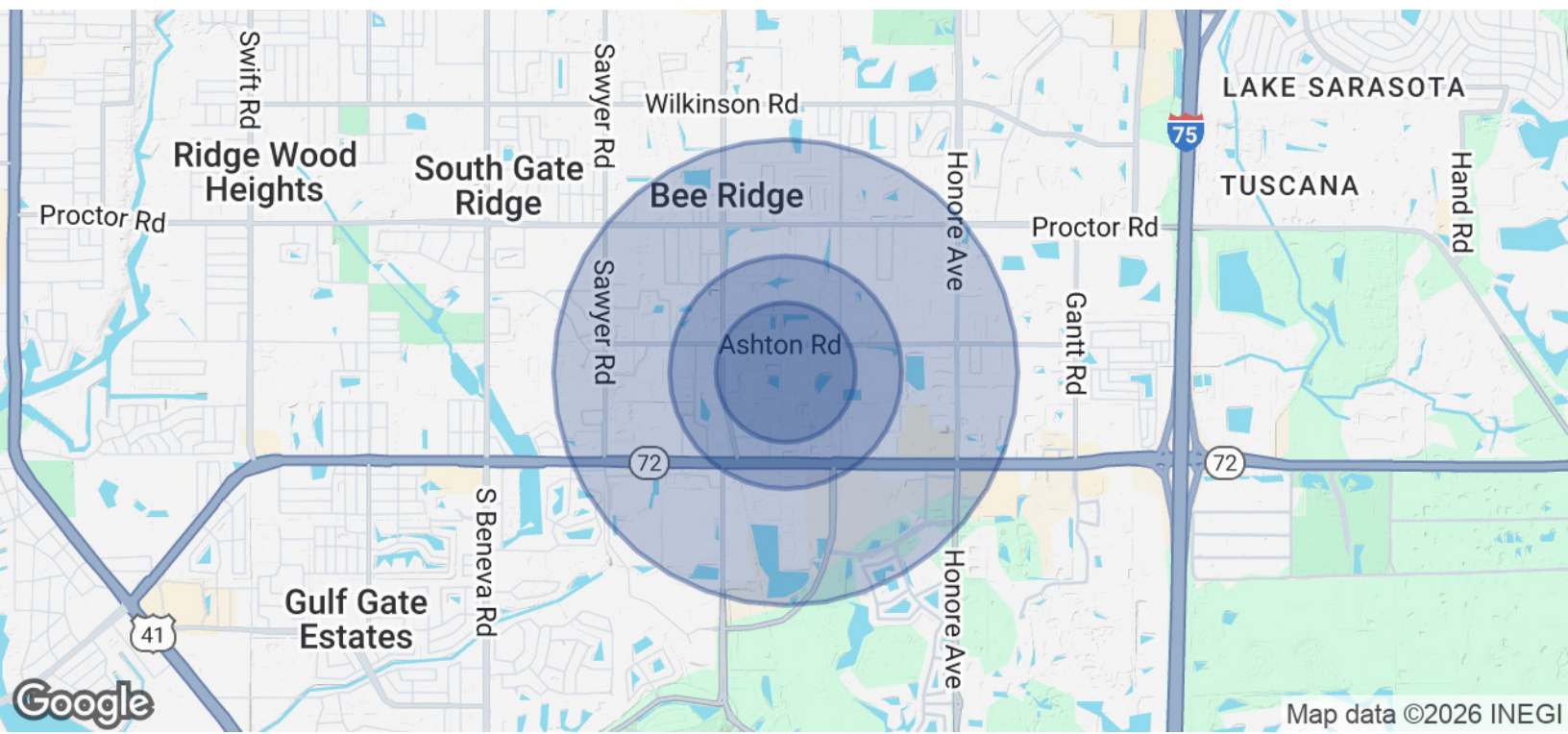
ADAM SEIDEL

941.923.0535

adam@americanpropertygroup.com

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

SARASOTA, FL 34233



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	229	868	5,589
Average Age	44	44	48
Average Age (Male)	43	43	47
Average Age (Female)	44	45	49

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	80	309	2,282
# of Persons per HH	2.9	2.8	2.4
Average HH Income	\$150,548	\$148,464	\$123,923
Average House Value	\$539,721	\$537,296	\$490,232

Demographics data derived from AlphaMap

ADAM SEIDEL
941.923.0535
adam@americanpropertygroup.com

AMERICAN
PROPERTY GROUP
OF SARASOTA, INC.