



1090 KNIGHTS TRAIL RD #13

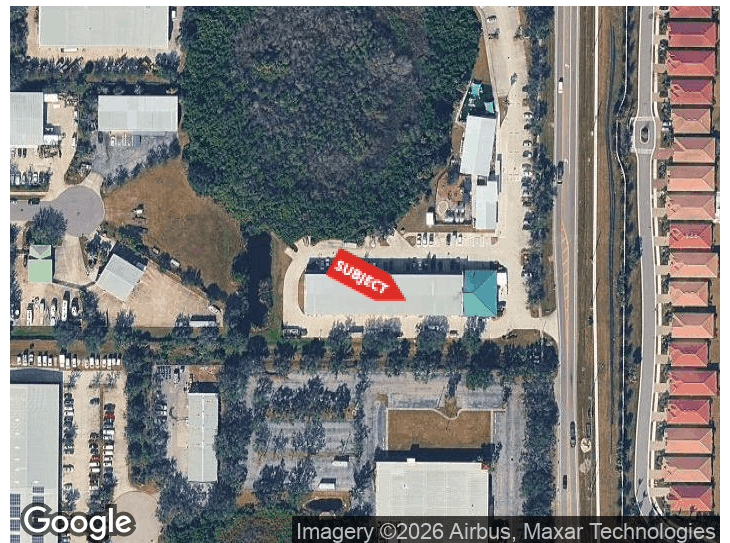
NOKOMIS, FLORIDA 34275

PROPERTY HIGHLIGHTS

- 1,750 SF office-warehouse condo
- Income-producing investment
- 2 years remaining on lease
- 7% cap rate
- Loft office space
- Overhead door (OHD)
- PID zoning

DEMOGRAPHICS 1 MILE 10 MILES 30 MILES

Total Households	165	62,740	390,913
Total Population	326	129,563	898,947
Average HH Income	\$77,237	\$73,523	\$66,005



For More Information

BRIAN SEIDEL

CCIM - Broker Associate

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NOKOMIS, FL 34275



OFFERING SUMMARY

Sale Price:	\$535,000
Building Size:	1,725 SF
Price / SF:	\$310.14
Zoning:	PID - PLANNED INDUSTRIAL DEVELOPMENT

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 1090 Knights Trail Rd, Unit #13, North Venice:

Property Type: Flex Space (Office/Warehouse)

Property Size: 1,750 SF

This 1,750 SF office-warehouse condo is offered for sale as a stabilized investment with a 7% cap rate and approximately two years remaining on the existing lease. The unit features a functional warehouse layout with a lofted office space, making it well-suited for a variety of commercial users.

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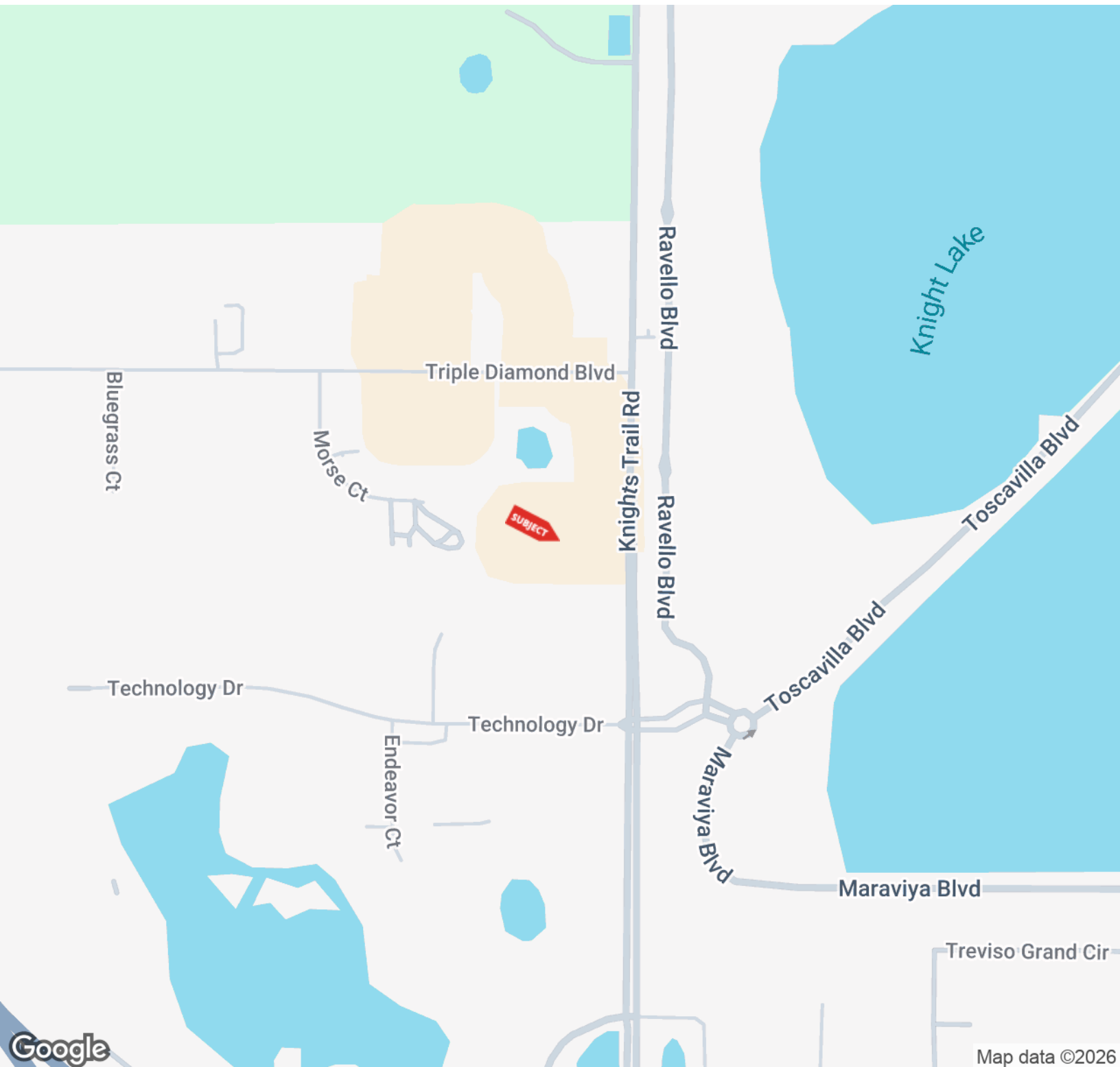
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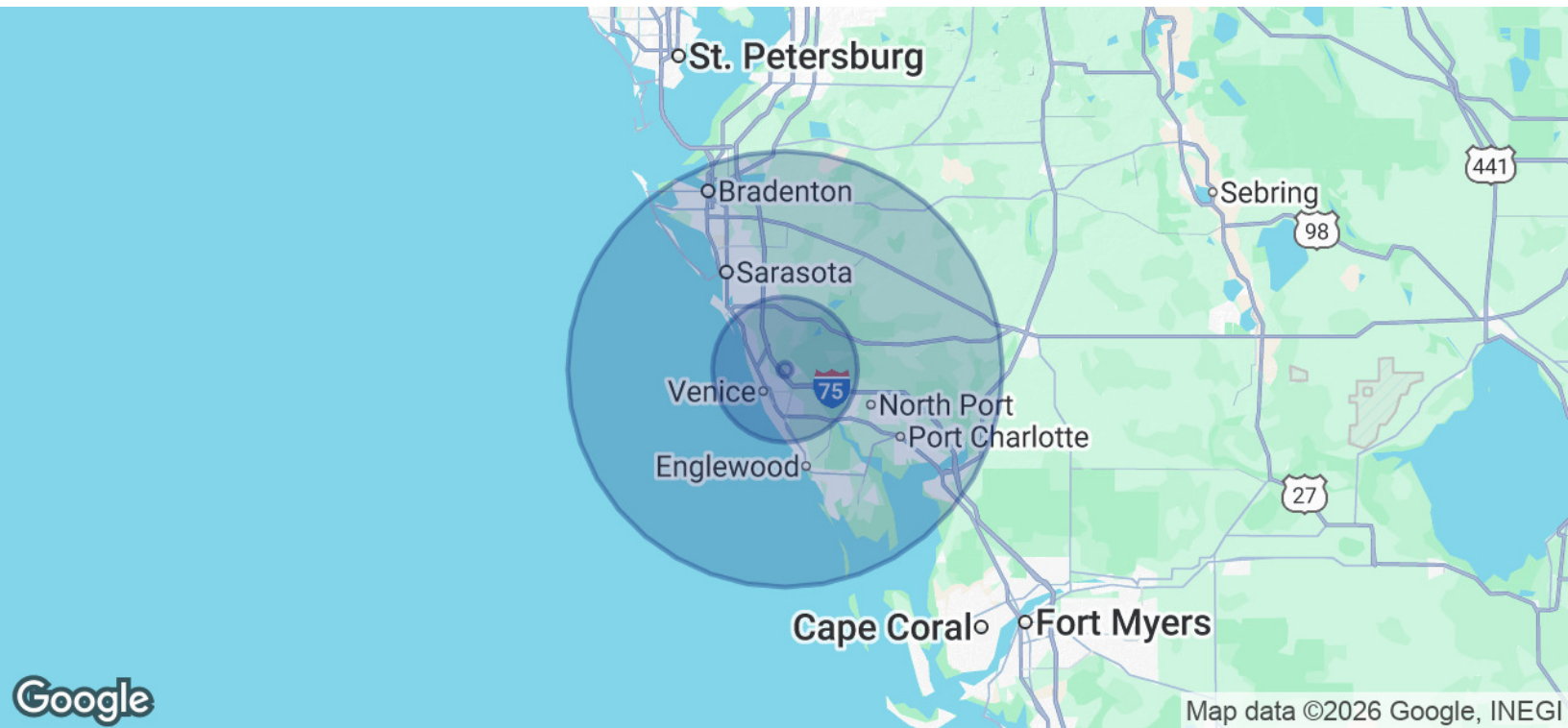


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POPULATION	1 MILE	10 MILES	30 MILES
Total Population	326	129,563	898,947
Average Age	62.1	59.3	49.1
Average Age (Male)	62.0	59.0	47.9
Average Age (Female)	62.2	59.5	50.2

HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total Households	165	62,740	390,913
# of Persons per HH	2.0	2.1	2.3
Average HH Income	\$77,237	\$73,523	\$66,005
Average House Value	\$481,710	\$342,571	\$291,908

2020 American Community Survey (ACS)

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