

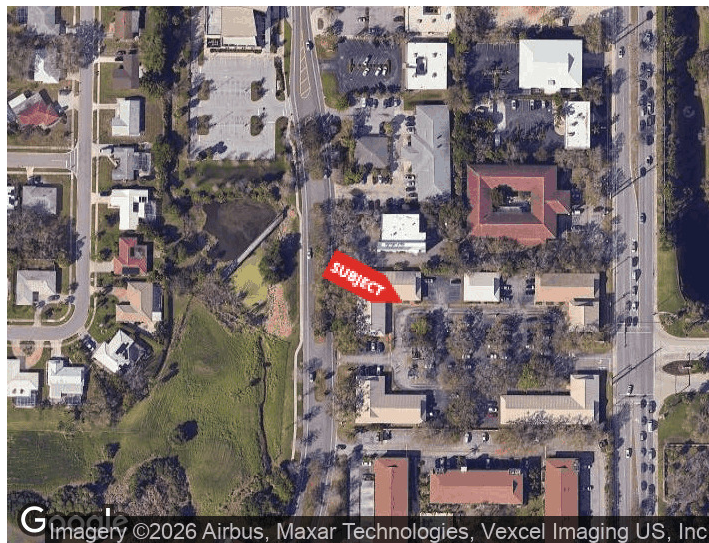


**BENEVA SQUARE
OFFICE SPACE IN
GULF GATE**

7198 CURTISS AVE
SARASOTA, FLORIDA 34231

PROPERTY HIGHLIGHTS

- Two available units: ±4,700 SF and ±1,045 SF
- Located in Beneva Square within Gulf Gate’s office/medical corridor
- Flexible layouts suited for professional or medical use
- Existing buildouts with offices, conference areas, and breakrooms
- Convenient South Sarasota location near retail, dining, and major roadways



DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	266	1,063	4,320
Total Population	461	1,942	8,568
Average HH Income	\$109,545	\$105,543	\$107,001

For More Information

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BENEVA SQUARE OFFICE SPACE IN GULF GATE



OFFERING SUMMARY

Lease Rate:	\$15 SF/yr (NNN)
Building Size:	6,576 SF
Available SF:	1,045 SF
Lot Size:	27,794 SF
Year Built:	1984
Zoning:	OPI

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 7198 Curtiss Ave, Sarasota, FL

Property Type: Office Space for Lease

Available Size: ±1,045 SF

Located within Beneva Square in the Gulf Gate area of Sarasota, these office spaces offer flexible leasing opportunities within a well-established office, professional, and medical corridor. This highly desirable South Sarasota location provides convenient access to surrounding neighborhoods, retail, dining, and major roadways, making it an excellent option for a variety of professional or medical users.

7198 Curtiss Ave offers a more compact ±1,045 SF layout, ideal for smaller professional users. The space includes private offices, a conference room, two restrooms, and a kitchenette/breakroom area, providing a highly efficient and turnkey office setup.

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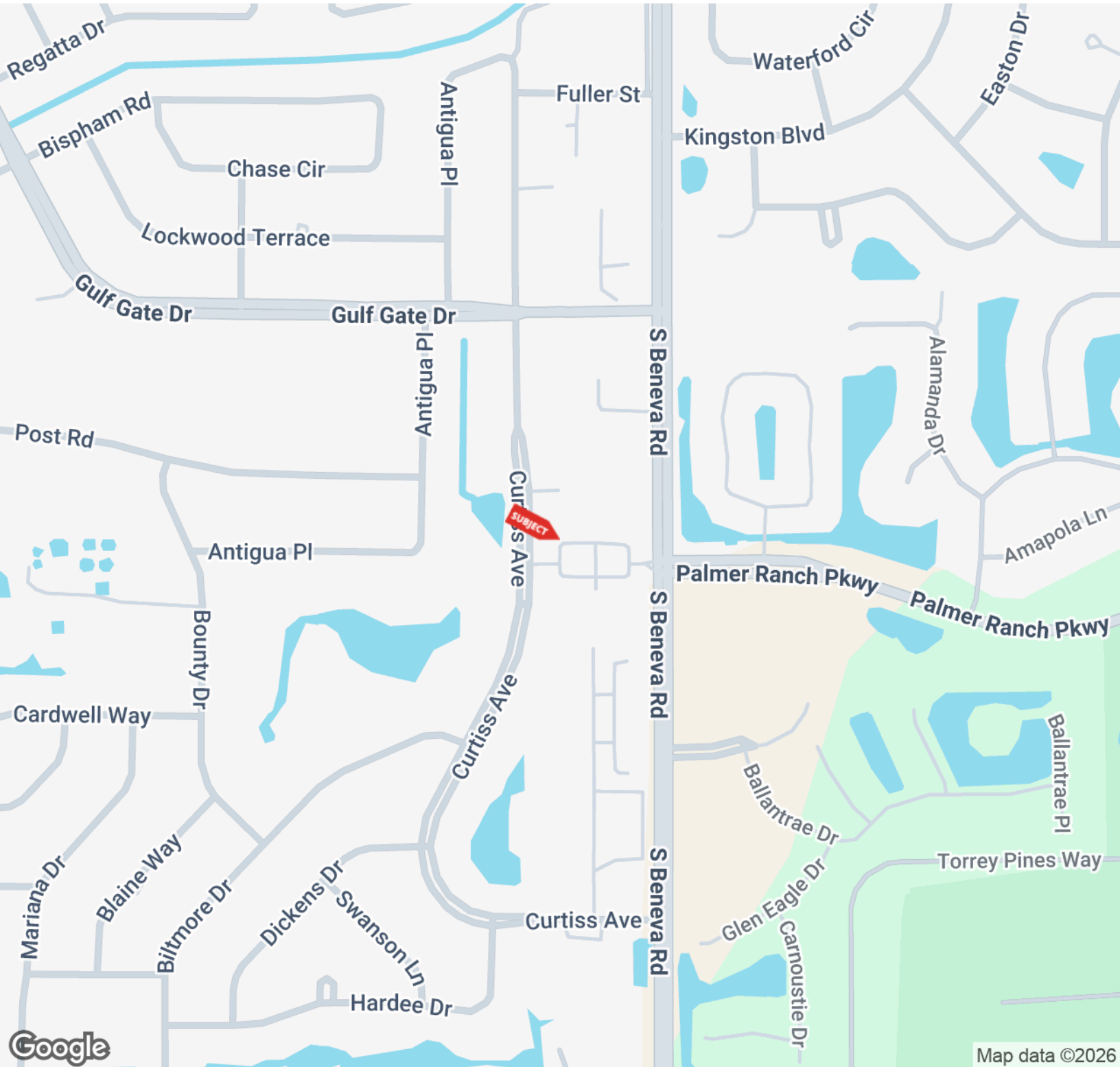


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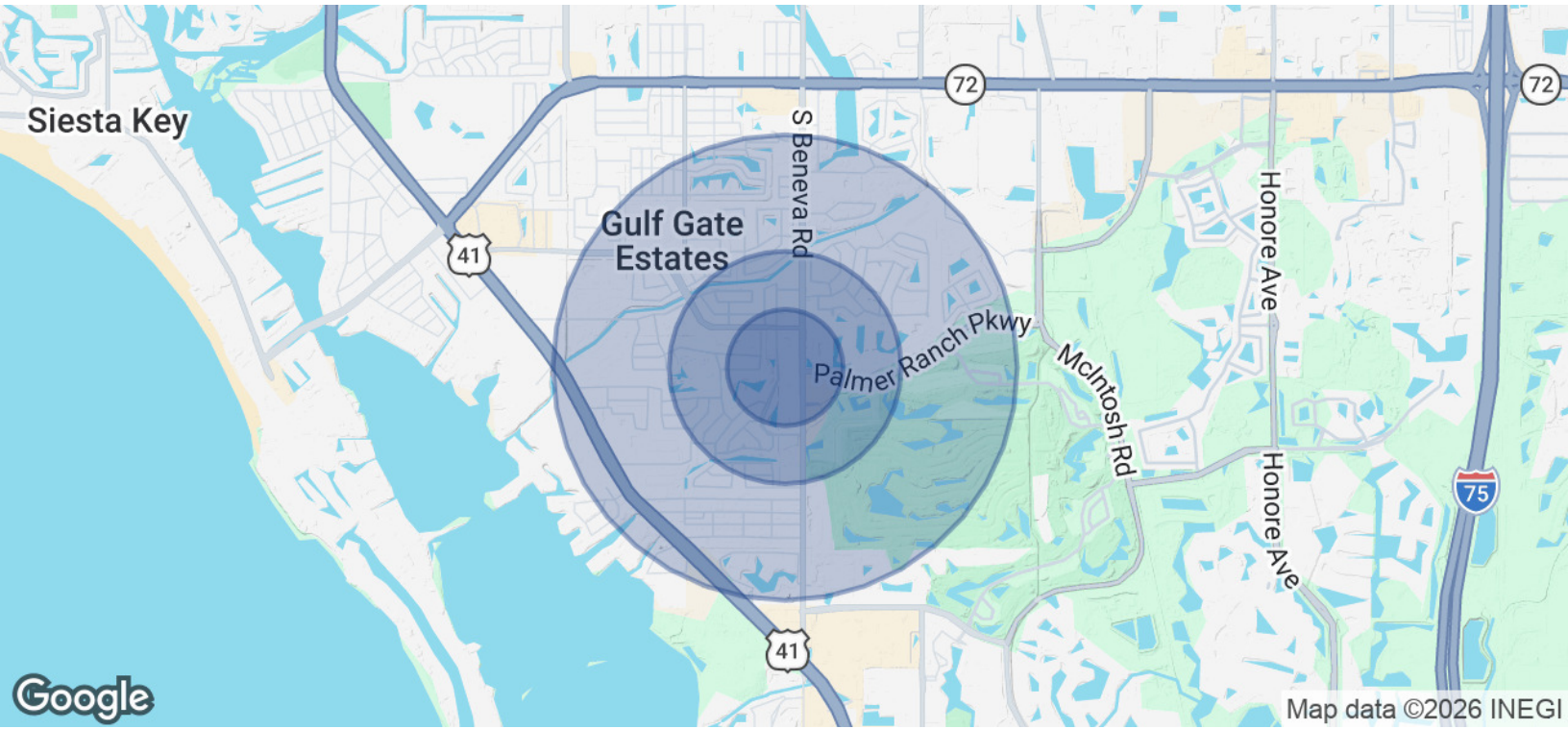


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POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	461	1,942	8,568
Average Age	57.7	55.6	56.1
Average Age (Male)	51.5	50.4	51.1
Average Age (Female)	61.1	57.9	60.8

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	266	1,063	4,320
# of Persons per HH	1.7	1.8	2.0
Average HH Income	\$109,545	\$105,543	\$107,001
Average House Value	\$422,822	\$363,124	\$369,020

2023 American Community Survey (ACS)

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