

FOR SALE OR LEASE

1770 N WASHINGTON BLVD

Sarasota, FL 34234



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PROPERTY DESCRIPTION

The property's prime location on US 301 provides exceptional visibility. With a versatile layout that includes a showroom, offices, warehouse space, and fenced outdoor storage at the rear, the building offers a comprehensive solution for businesses seeking a dynamic and multifunctional retail/showroom space.

PROPERTY HIGHLIGHTS

- 4,620 SF building
- 7,800 SF fenced outdoor storage
- Zoned ICD
- Versatile showroom space
- Flexible warehouse area
- Strategic Sarasota location

LOCATION DESCRIPTION

The property is located on US 301 just north of 17th Street with great visibility and an average daily traffic (ADT) of 50,000.

OFFERING SUMMARY

Sale Price:	\$1,395,000.00
Lease Rate:	\$20.00 SF/yr
Lot Size:	24,825 SF
Building Size:	4,620 SF
Year Built:	2007



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REALESTATE
THE PLACE FOR SPACE

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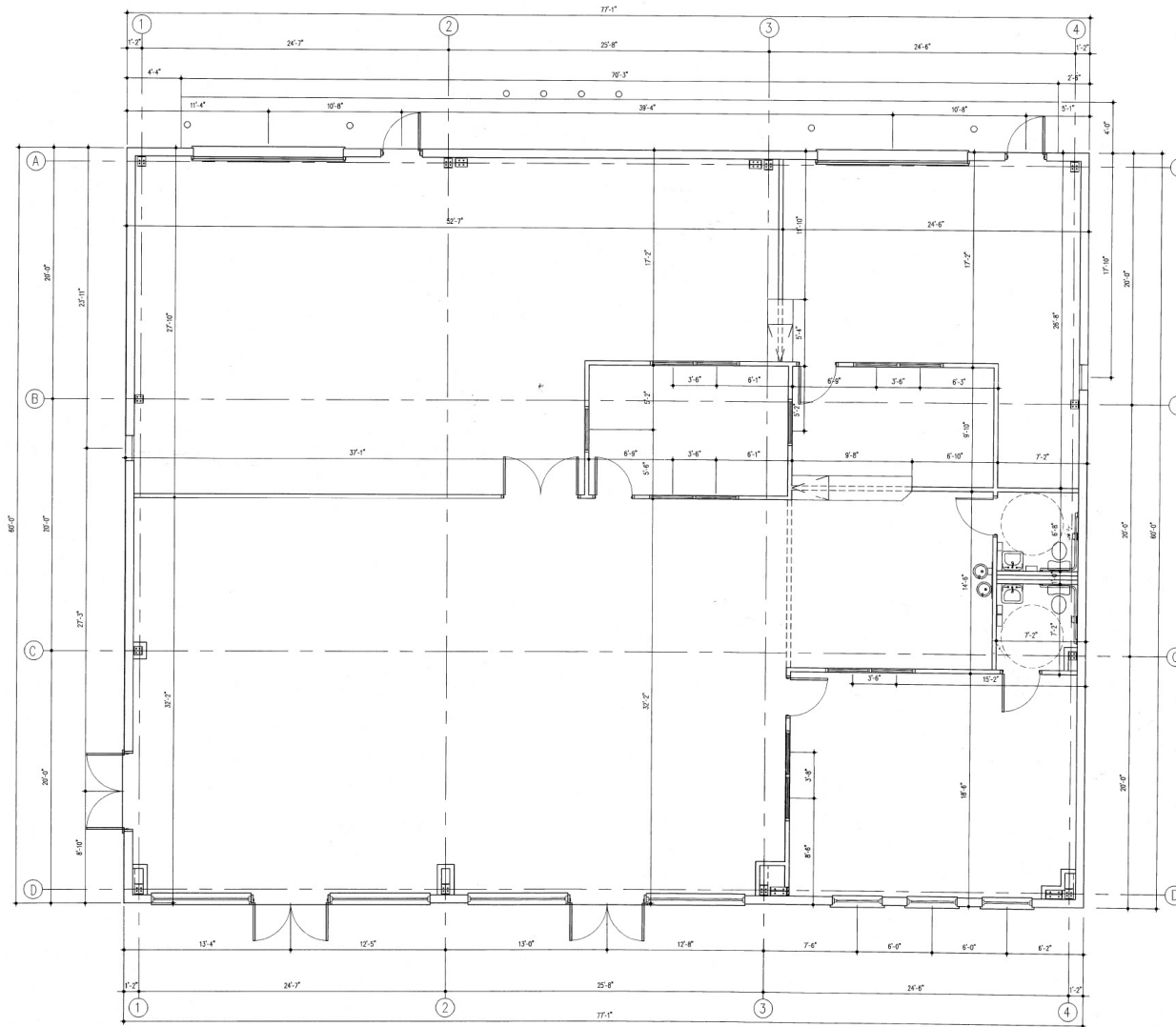


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DIMENSION PLAN

1/4" = 1'-0"

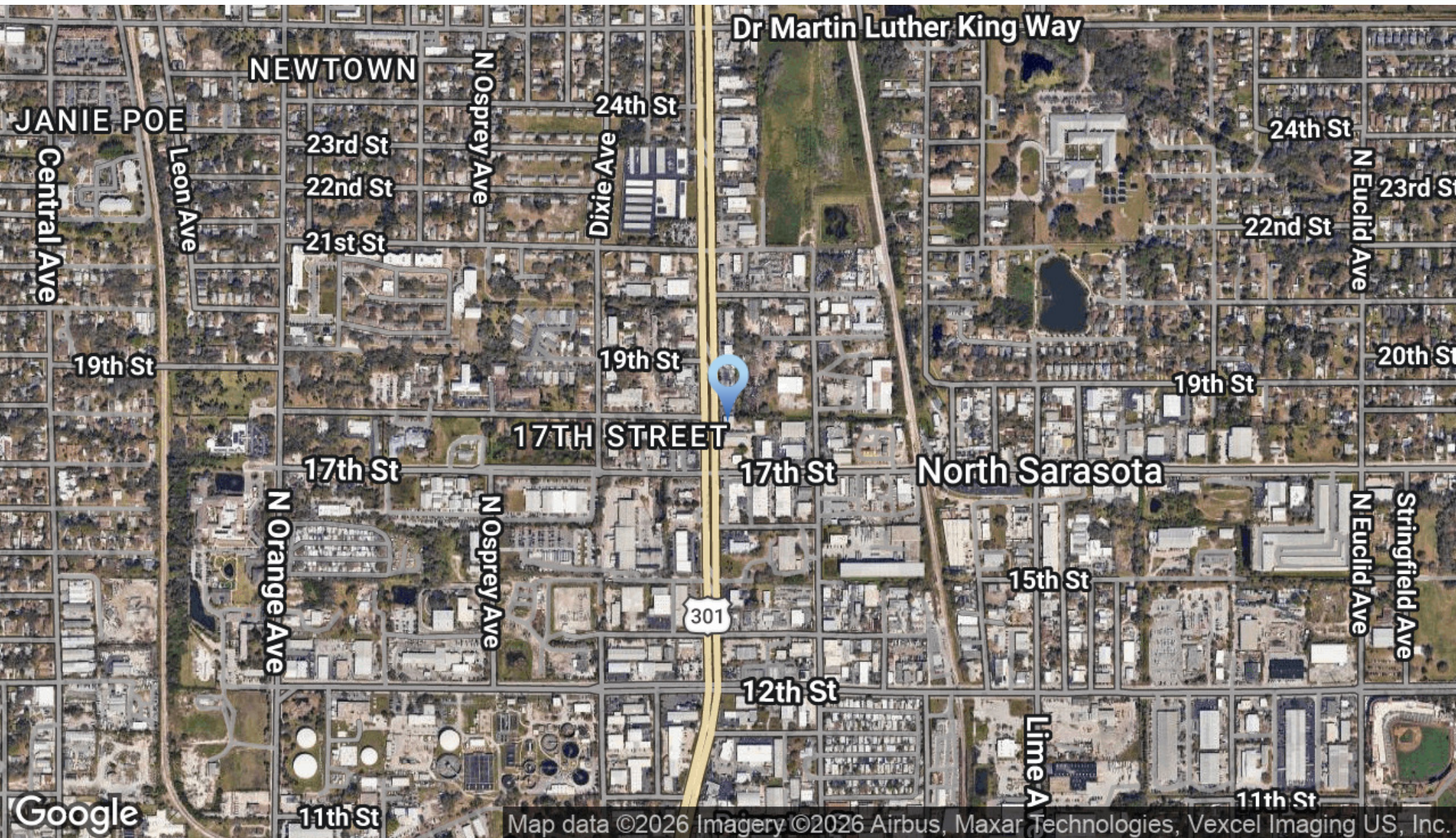


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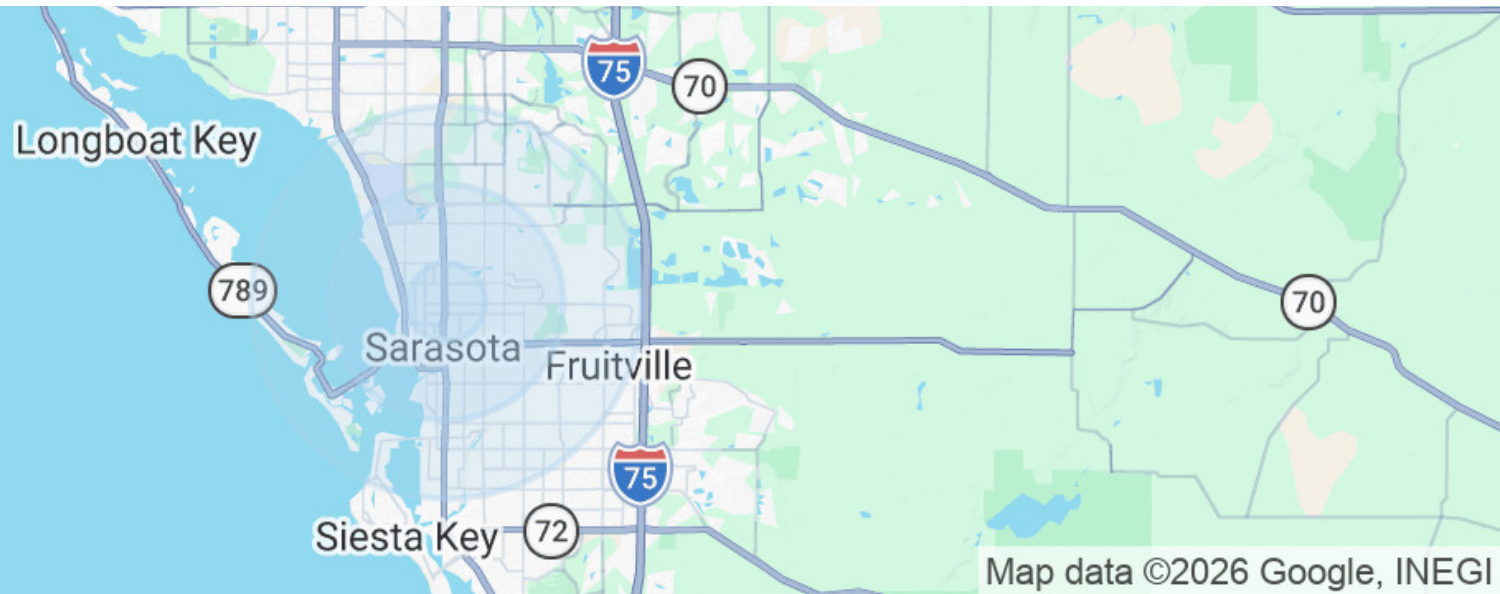


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	13,676	76,360	151,797
Average Age	40	48	50
Average Age (Male)	38	47	49
Average Age (Female)	42	50	51

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,345	34,501	70,279
# of Persons per HH	2.6	2.2	2.2
Average HH Income	\$69,388	\$90,538	\$101,477
Average House Value	\$354,517	\$471,191	\$502,181

Demographics data derived from AlphaMap



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