

Fantastic Lot For Lease With Frontage on US 301

430 NORTH WASHINGTON BOULEVARD SARASOTA, FL 34237



PROPERTY DESCRIPTION

Fantastic lot for lease with frontage on US 301. The site is ideally situated just north Downtown Sarasota and just north of the heavily traveled intersection of US 301 and Fruitville Rd. The site is fully paved with a 624 SF structure with two private offices onsite. Excellent signage and visibility with 105 ft of frontage on US 301.

Daily Traffic Counts - 40,000 vehicles

Contact agent for additional information and to schedule a private showing

OFFERING SUMMARY

Lease Rate:	\$6,500.00 per month (NNN)
Available SF:	13,020 SF
Lot Size:	0.3 Acres
Building Size:	624 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	397	1,703	7,598
Total Population	987	3,878	15,271
Average HH Income	\$83,488	\$90,563	\$99,914



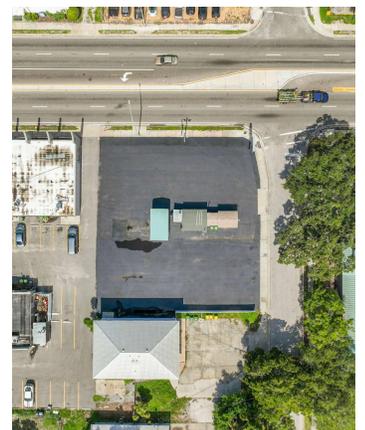
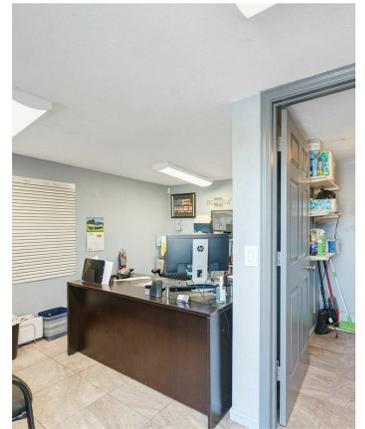
DEREK ROBBINS

Broker Associate
941.356.4906
Derek@RobbinsCommercial.com



Fantastic Lot For Lease With Frontage on US 301

430 NORTH WASHINGTON BOULEVARD SARASOTA, FL 34237



DEREK ROBBINS

Broker Associate

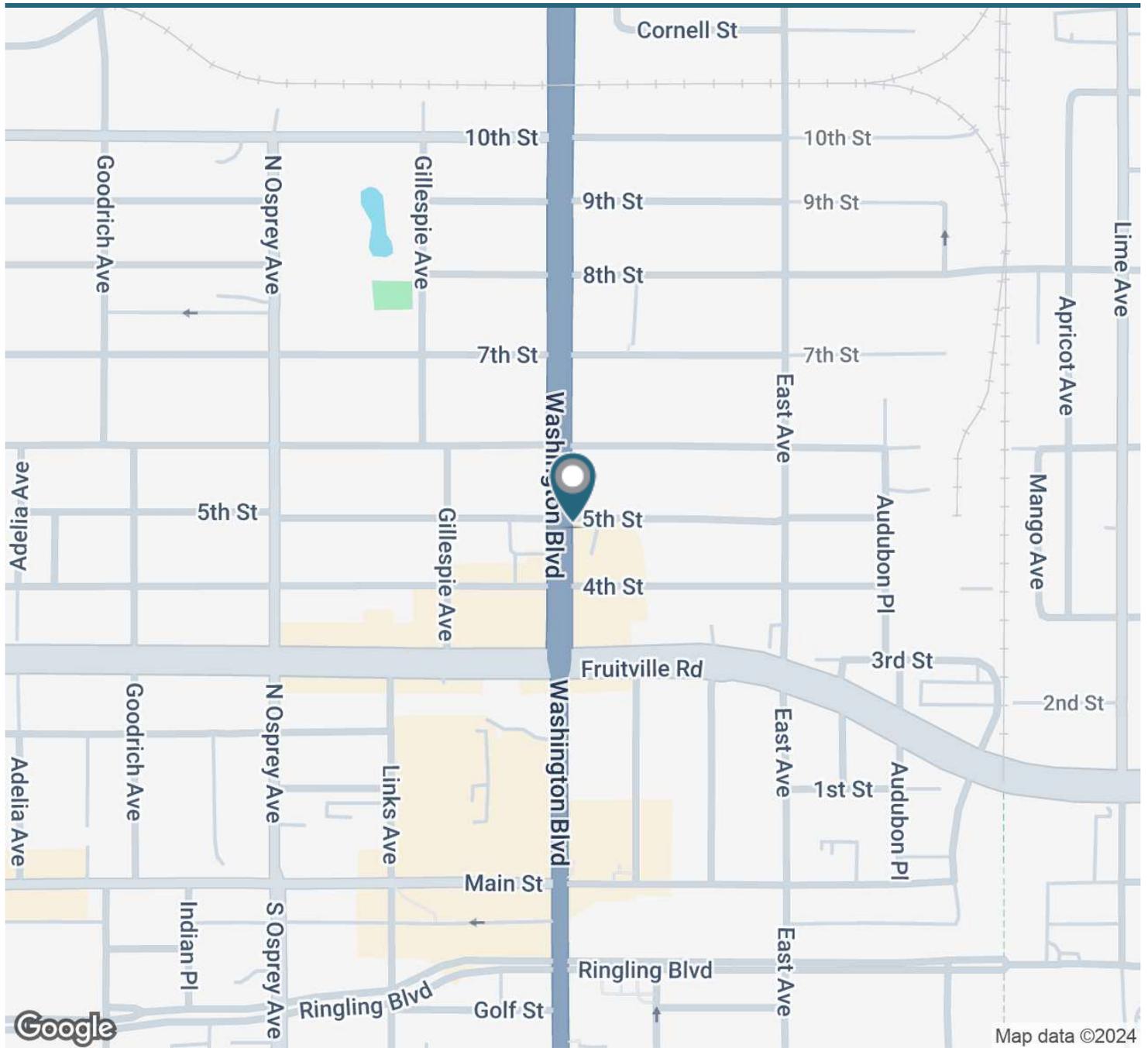
941.356.4906

Derek@RobbinsCommercial.com



Fantastic Lot For Lease With Frontage on US 301

430 NORTH WASHINGTON BOULEVARD SARASOTA, FL 34237

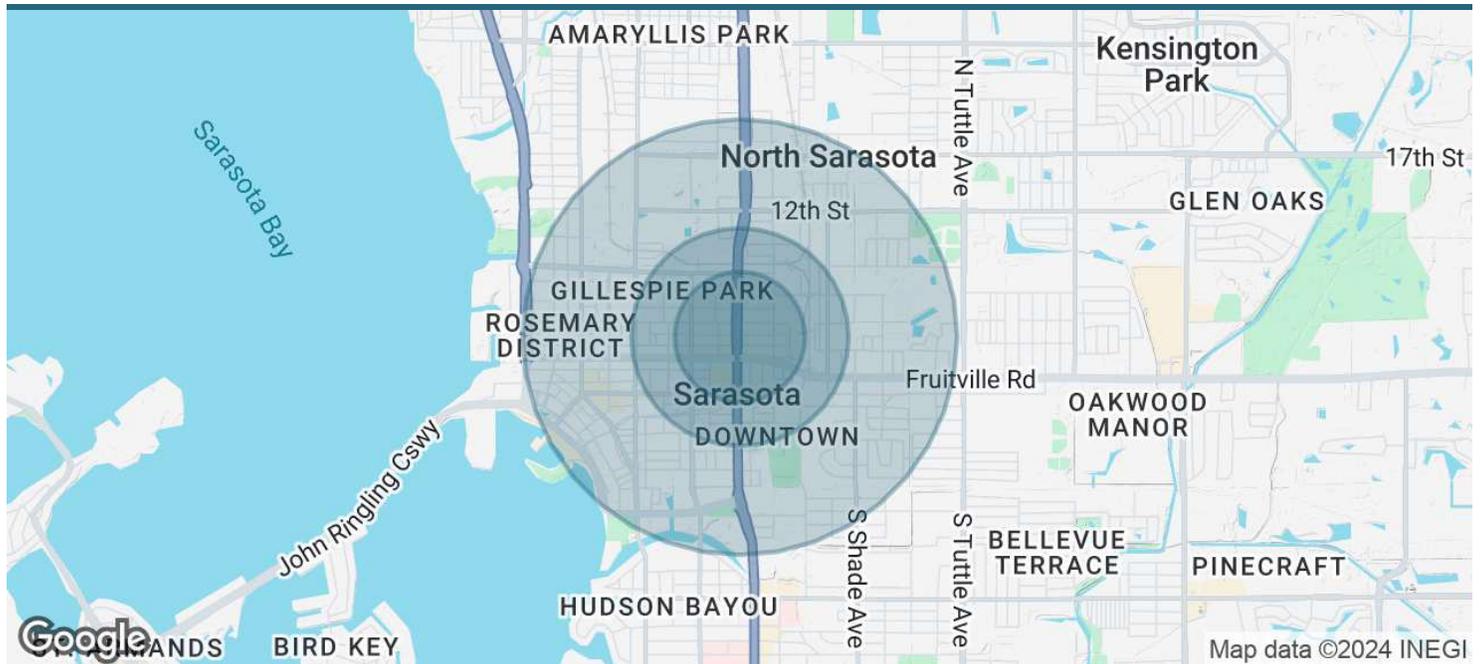


 **DEREK ROBBINS**
 Broker Associate
 941.356.4906
 Derek@RobbinsCommercial.com



Fantastic Lot For Lease With Frontage on US 301

430 NORTH WASHINGTON BOULEVARD SARASOTA, FL 34237



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	987	3,878	15,271
Average Age	38	45	50
Average Age (Male)	38	43	49
Average Age (Female)	39	47	52

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	397	1,703	7,598
# of Persons per HH	2.5	2.3	2
Average HH Income	\$83,488	\$90,563	\$99,914
Average House Value	\$581,367	\$768,466	\$699,129

Demographics data derived from AlphaMap



DEREK ROBBINS
 Broker Associate
 941.356.4906
 Derek@RobbinsCommercial.com



Fantastic Lot For Lease With Frontage on US 301

430 NORTH WASHINGTON BOULEVARD SARASOTA, FL 34237



It turns out, you don't have Area Analytics enabled!

(be sure to toggle "**Display area analytics on this listing?**" to "**ON**" in the **Area Analytics Tab**)



DEREK ROBBINS

Broker Associate

941.356.4906

Derek@RobbinsCommercial.com

