

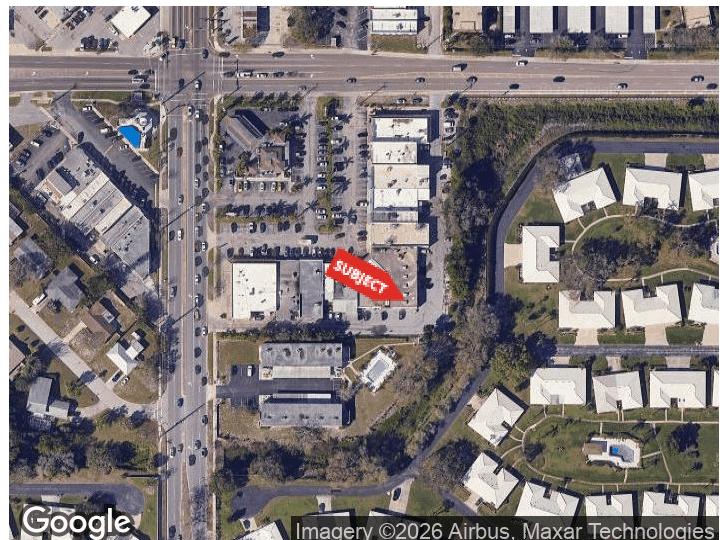


3650 WEBBER ST UNIT F

SARASOTA, FLORIDA 34232

PROPERTY HIGHLIGHTS

- 650 SF office/retail unit
- Open layout with backroom/kitchenette
- Two restrooms + rear exit
- Highly visible and accessible Sarasota location
- Ideal for office, service, or retail use



DEMOGRAPHICS 0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
Total Households	698	1,771	5,903
Total Population	1,328	3,426	12,527
Average HH Income	\$99,523	\$99,805	\$96,118

For More Information

MARCIA CUTTLER

Agent/Associate
941 923 0535 x308
marcia@americanpropertygroup.com

SARASOTA, FL 34232



OFFERING SUMMARY

Lease Rate:	\$1,650.00 per month (MG)
Building Size:	8,373 SF
Available SF:	650 SF
Lot Size:	23,121 SF
Year Built:	1974
Zoning:	CG

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 3650 Webber St, Unit F, Sarasota, FL

Property Type: Office/Retail

Available Size: 650 SF

Versatile and move-in ready, this 650 SF unit is ideal for office or retail use. Featuring an open layout with a backroom/kitchenette, two restrooms, and a convenient rear exit, the space offers functional flexibility for a variety of business types. Located just off Webber St and Beneva Rd, this central Sarasota location provides excellent visibility and easy access.

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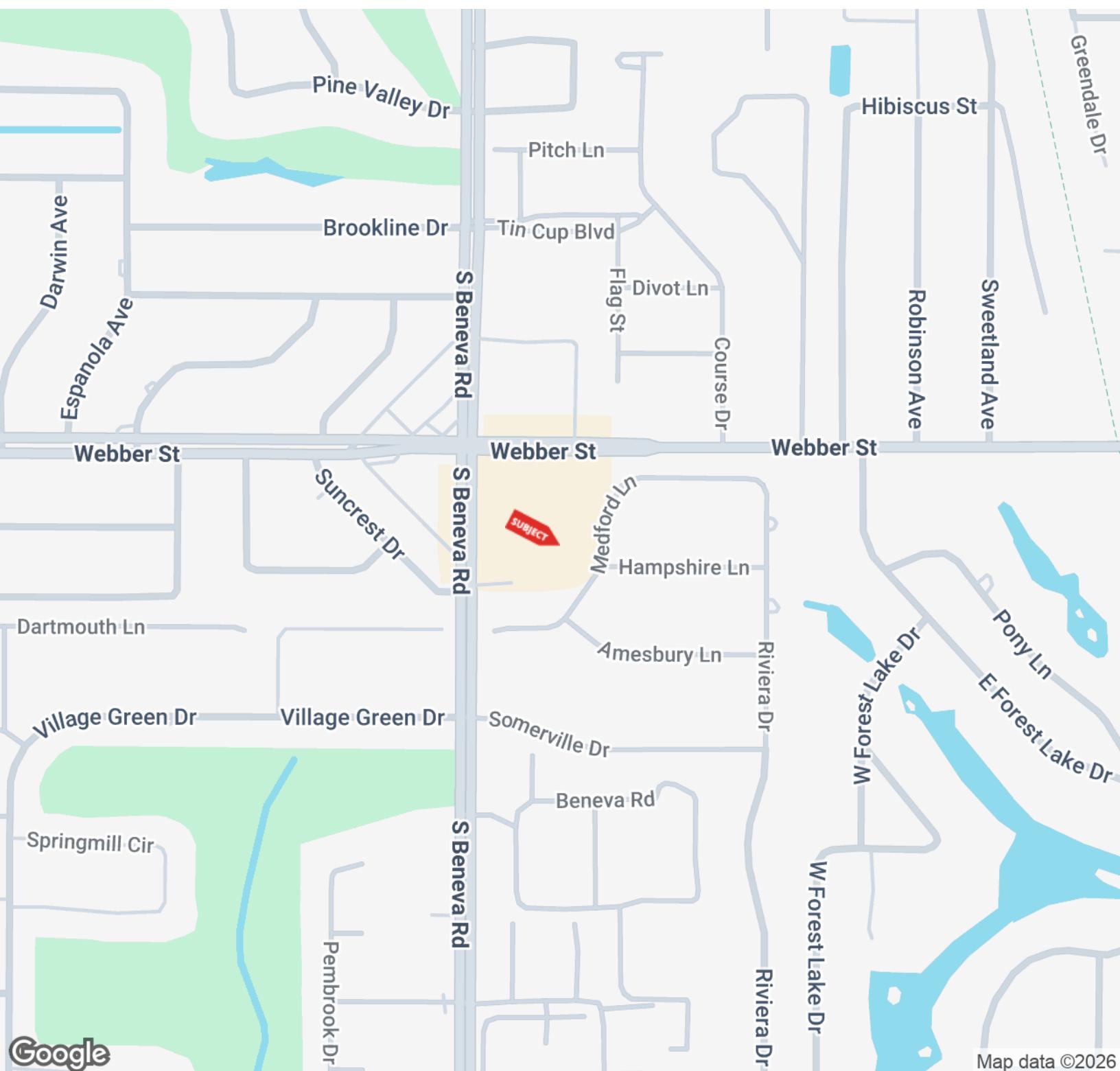


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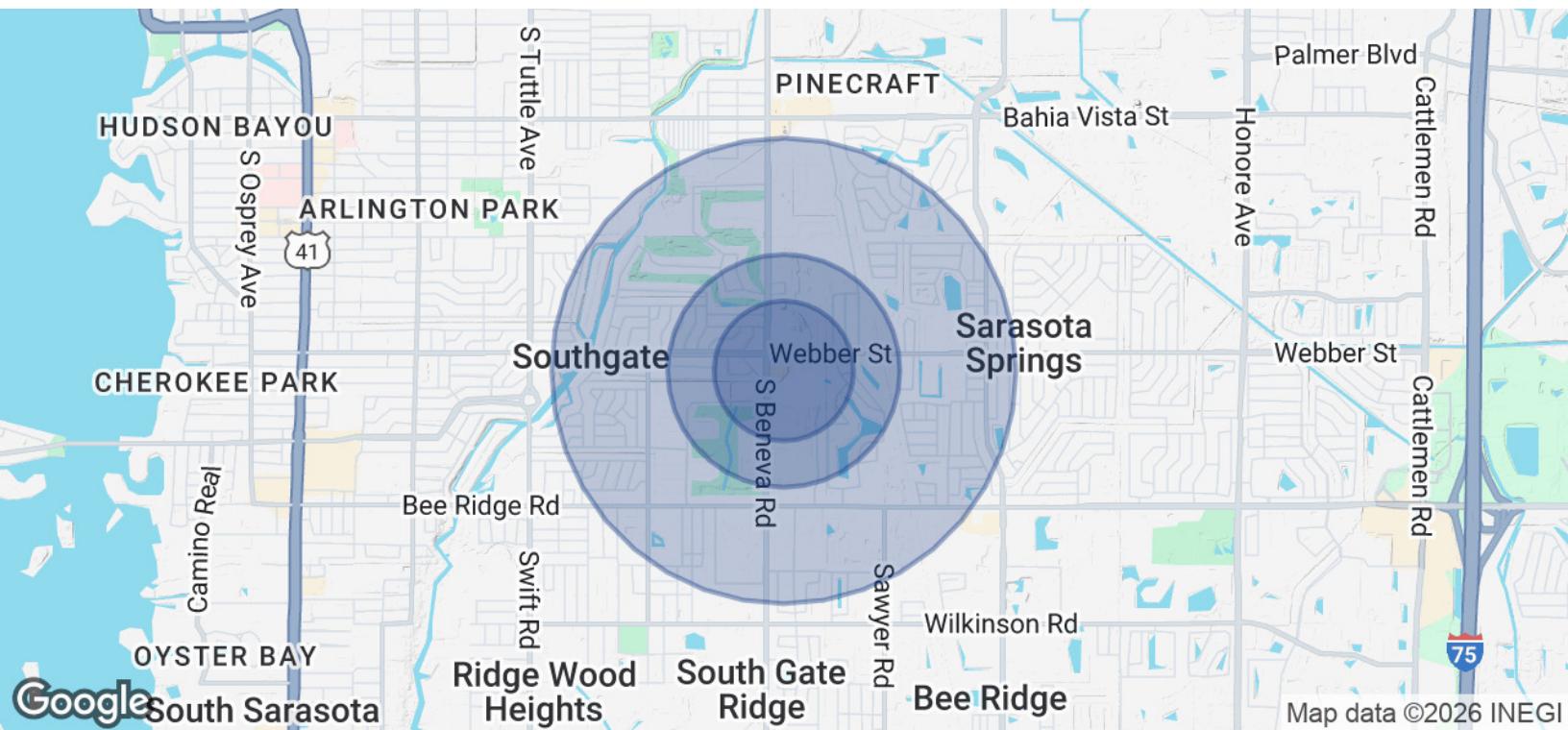


MARCIACUTTLER

Agent/Associate
941.923.0535 x308
marcia@americanpropertygroup.com

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OF SARASOTA, INC.

SARASOTA, FL 34232



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,328	3,426	12,527
Average Age	54	53	49
Average Age (Male)	53	52	48
Average Age (Female)	54	54	50

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	698	1,771	5,903
# of Persons per HH	1.9	1.9	2.1
Average HH Income	\$99,523	\$99,805	\$96,118
Average House Value	\$350,905	\$353,020	\$364,871

Demographics data derived from AlphaMap

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Agent/Associate

marcia@americanpropertygroup.com

Direct: **941.923.0535 x308** | Cell: **941.544.1020**

FL #SL3011453

PROFESSIONAL BACKGROUND

Marcia Cuttler has been a resident of Sarasota since 1974. She has owned several successful business ventures and has personally purchased many commercial investment properties over the past 35 years. She knows first-hand the stress associated with buying and selling property and uses that experience in assisting both Buyers and Sellers with their transactions. With her ever-growing long list of successful closings, Marcia has earned much respect and recognition in the Sarasota Area Commercial Real Estate Community. Coupled with resourcefulness, tenacity, dedication to detail, integrity, energy and enthusiasm, quality customer service and being a good listener, Marcia will give you 100% effort and outstanding results! "I consider it a privilege to work with my clients on a decision as pivotal as Buying, Selling and Leasing a prized property." - Marcia Cuttler

American Property Group of Sarasota Inc
7750 S Tamiami Trail
Sarasota, FL 34231
941.923.0535

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