

# FOR SALE

1891 PORTER LAKE DR  
UNIT 110

Sarasota, FL 34240



IANBLACK  
REALESTATE  
THE PLACE FOR SPACE



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Sarasota, FL 34240



## PROPERTY DESCRIPTION

Move-in Ready! This 1,896 SF industrial/flex space is located in the highly desirable Lake Industrial Park with convenient access to I-75 and Fruitville Rd. The property offers a versatile layout, perfect for a wide range of industrial and commercial uses. The property consists of approximately 550 sf office space with a reception area, an Executive office/showroom, 2 private offices, and 2 newly renovated restrooms. The warehouse space is fully air-conditioned with 16' clear ceiling height, a 250 SF mezzanine, and a 12-foot overhead door. The space is equipped with a security system. Don't miss out on this ideal location and space.

## OFFERING SUMMARY

|                |           |
|----------------|-----------|
| Sale Price:    | \$525,000 |
| Lot Size:      | 70,366 SF |
| Building Size: | 1,896 SF  |
| Zoning:        | PID       |



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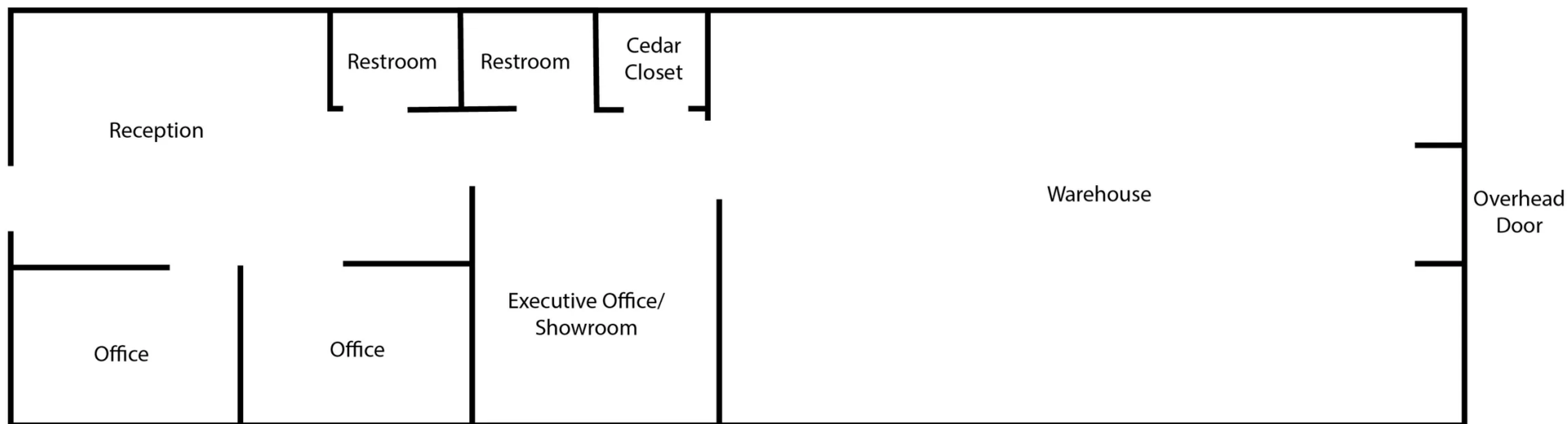


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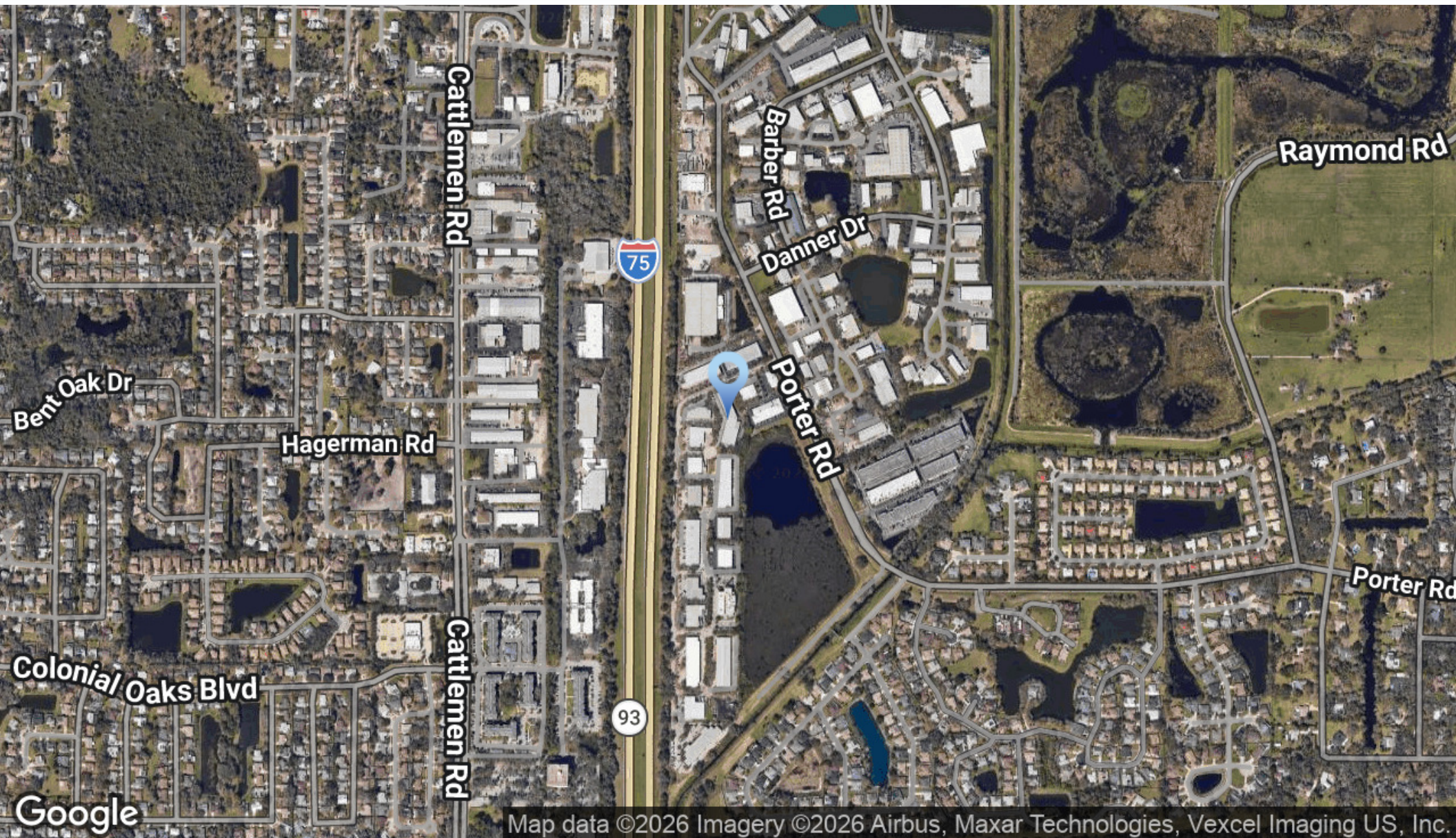
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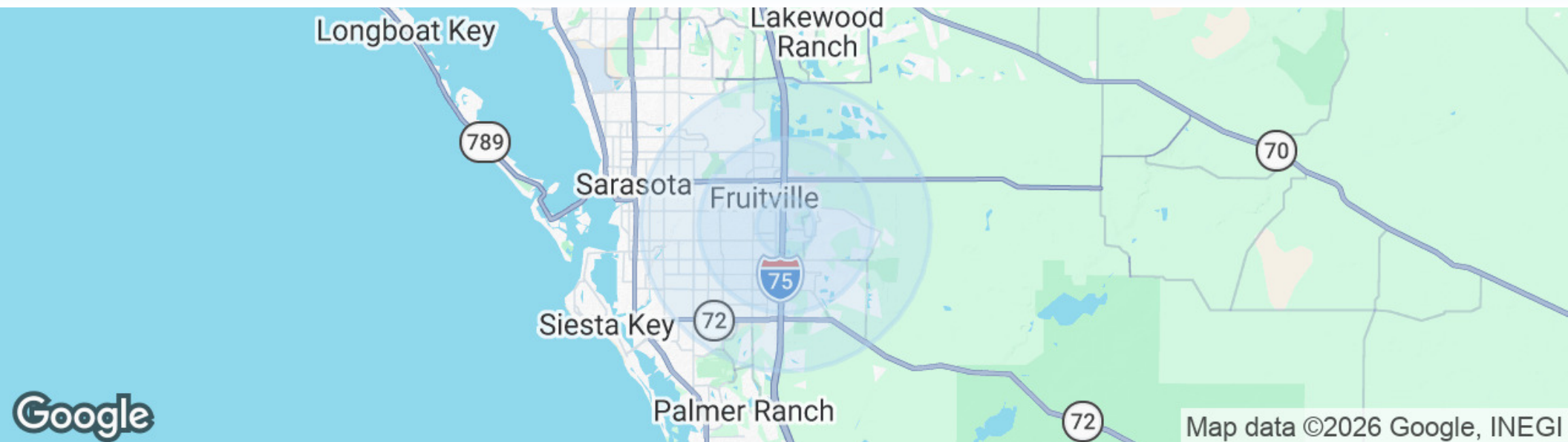
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Information deemed reliable but not guaranteed. Prices subject to change without notice.  
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## POPULATION

|                      | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 6,266  | 62,884  | 147,902 |
| Average Age          | 45     | 47      | 49      |
| Average Age (Male)   | 43     | 46      | 48      |
| Average Age (Female) | 46     | 49      | 51      |

## HOUSEHOLDS & INCOME

|                     | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 2,432     | 26,430    | 65,189    |
| # of Persons per HH | 2.6       | 2.4       | 2.3       |
| Average HH Income   | \$116,951 | \$111,181 | \$106,776 |
| Average House Value | \$493,170 | \$444,240 | \$438,293 |

2020 American Community Survey (ACS)



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