

928 S TAMiami TrL  
Osprey, FL 34229



## PROPERTY OVERVIEW

This office/warehouse property offers approximately 1.9 acres of outdoor storage with excellent visibility along a heavily traveled corridor between Sarasota and Venice. The 11,824-square-foot warehouse features three-phase power, three roll-up doors, approximately 11-foot ceilings, ample outdoor storage, and strong signage, while the 4,474-square-foot office includes a conference room, private offices, open work areas, a separate entrance, and ample parking. Ideal for HVAC, plumbing, electrical, and other trade contractors, as well as trade or vocational training schools seeking a high-exposure, flexible space.

## PROPERTY SUMMARY

Lease Rate:	\$18.00 + NNN
Available SF:	16,300 SF
Lot Size:	3.87 Acres
Year Built:	1965
Building Size:	25,375 SF
Zoning:	CI



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THE PLACE FOR SPACE



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ADDITIONAL PHOTOS

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AERIAL MAP

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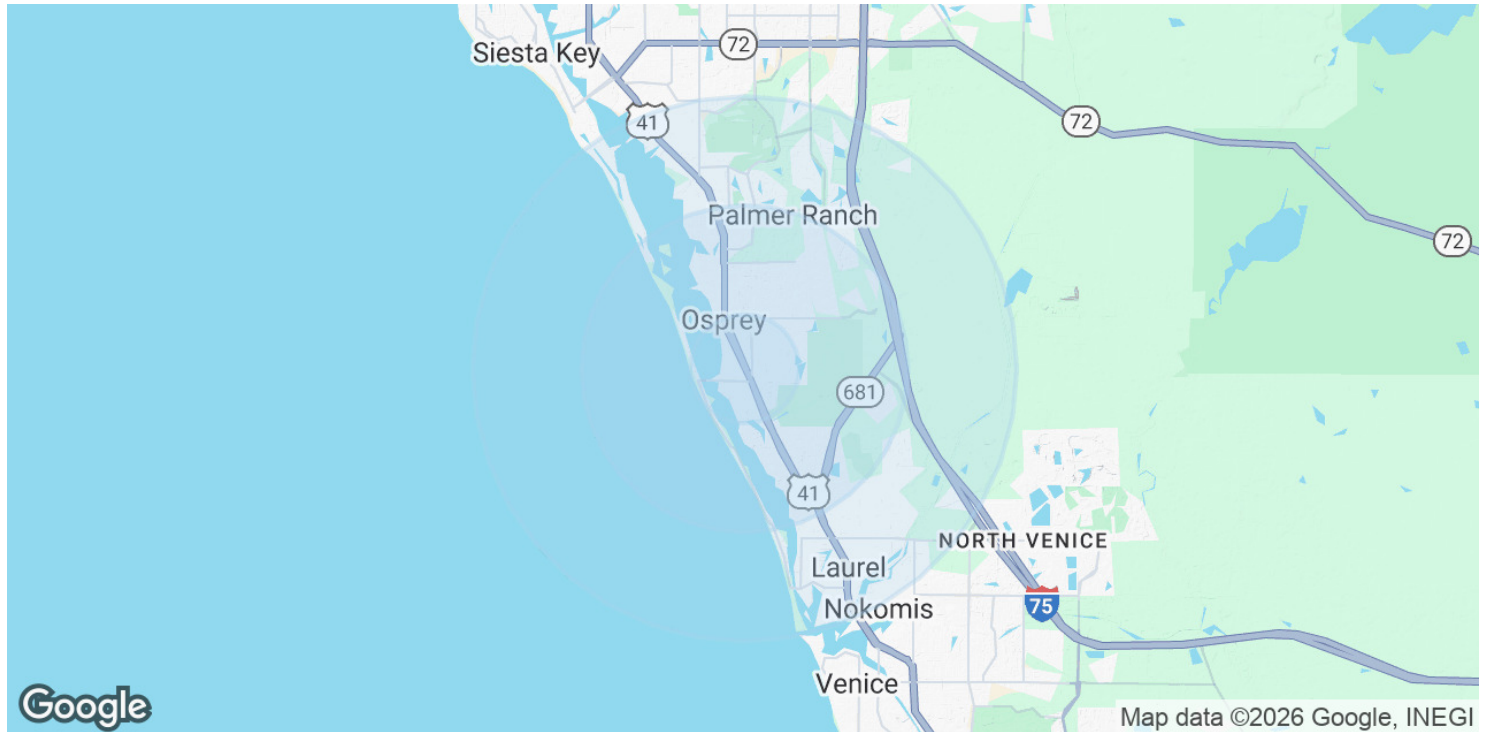


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## DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,404	20,569	45,803
Average Age	60	61	60
Average Age (Male)	60	61	60
Average Age (Female)	61	61	61
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,137	10,503	23,332
# of Persons per HH	2.1	2	2
Average HH Income	\$140,157	\$140,220	\$132,721
Average House Value	\$761,698	\$698,775	\$606,862

Demographics data derived from AlphaMap



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