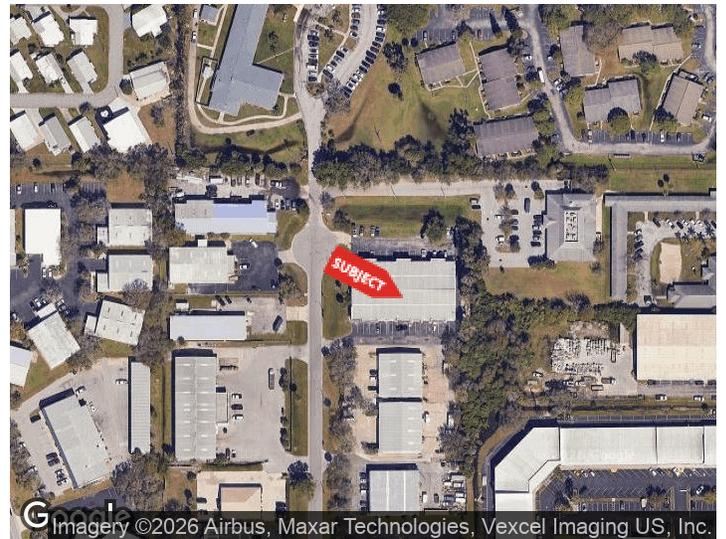




**4551 NORTHGATE CT**  
SARASOTA, FLORIDA 34234

**PROPERTY HIGHLIGHTS**

- Prime Sarasota location in Northgate Center Business Park
- 1,500 SF total (warehouse + office/showroom)
- 20' clear ceiling height with mezzanine storage
- 12' x 12' overhead door for easy access
- Excellent visibility and access off US 301
- Ideal for small business, showroom, or service use
- Well-maintained property with ample parking
- Convenient to University Pkwy and Downtown Sarasota



DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	195	743	3,025
Total Population	349	1,391	7,175
Average HH Income	\$65,126	\$68,392	\$64,487

For More Information

**TYLER SLUMAN**

Commercial Specialist

941 840 3954

tyler@americanpropertygroup.com

# SARASOTA, FL 34234



## OFFERING SUMMARY

Lease Rate:	\$15.50 SF/yr (NNN)
Building Size:	17,631 SF
Available SF:	1,500 SF
Zoning:	CI

## PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 4551 Northgate Ct, Sarasota, FL

Property Type: Flex Space (Warehouse / Office)

Available Space:

Two (2) units available  $\pm 1,500$  SF each  
( $\pm 1,000$  SF Warehouse |  $\pm 500$  SF Office / Showroom per unit)

Position your business in the well-established Northgate Center Business Park, located just off US 301, south of University Parkway and north of Downtown Sarasota. These flexible warehouse/office units offer efficient layouts ideal for a variety of light industrial, service, or trade-oriented users.

Each unit features approximately  $\pm 500$  SF of office or showroom space, complemented by warehouse space with approximately 20' clear height, a 12' x 12' overhead door, and a large mezzanine area providing additional storage capability. The units are well maintained and designed to accommodate a wide range of operational needs.

CAM: Currently approximately \$4.25 PSF (subject to change)

## TYLER SLUMAN

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**AMERICAN  
PROPERTY GROUP**  
OF SARASOTA, INC.

4551 Northgate Court

# SARASOTA, FL 34234



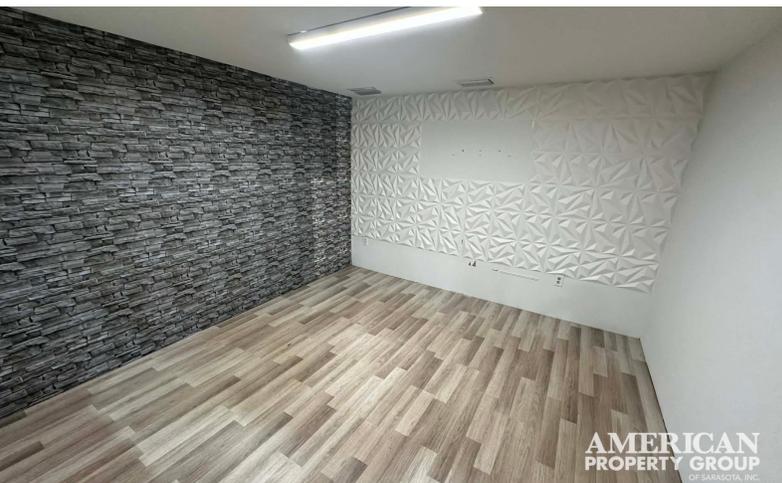
## TYLER SLUMAN

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**AMERICAN  
PROPERTY GROUP**  
OF SARASOTA, INC.

4547 Northgate Court

# SARASOTA, FL 34234

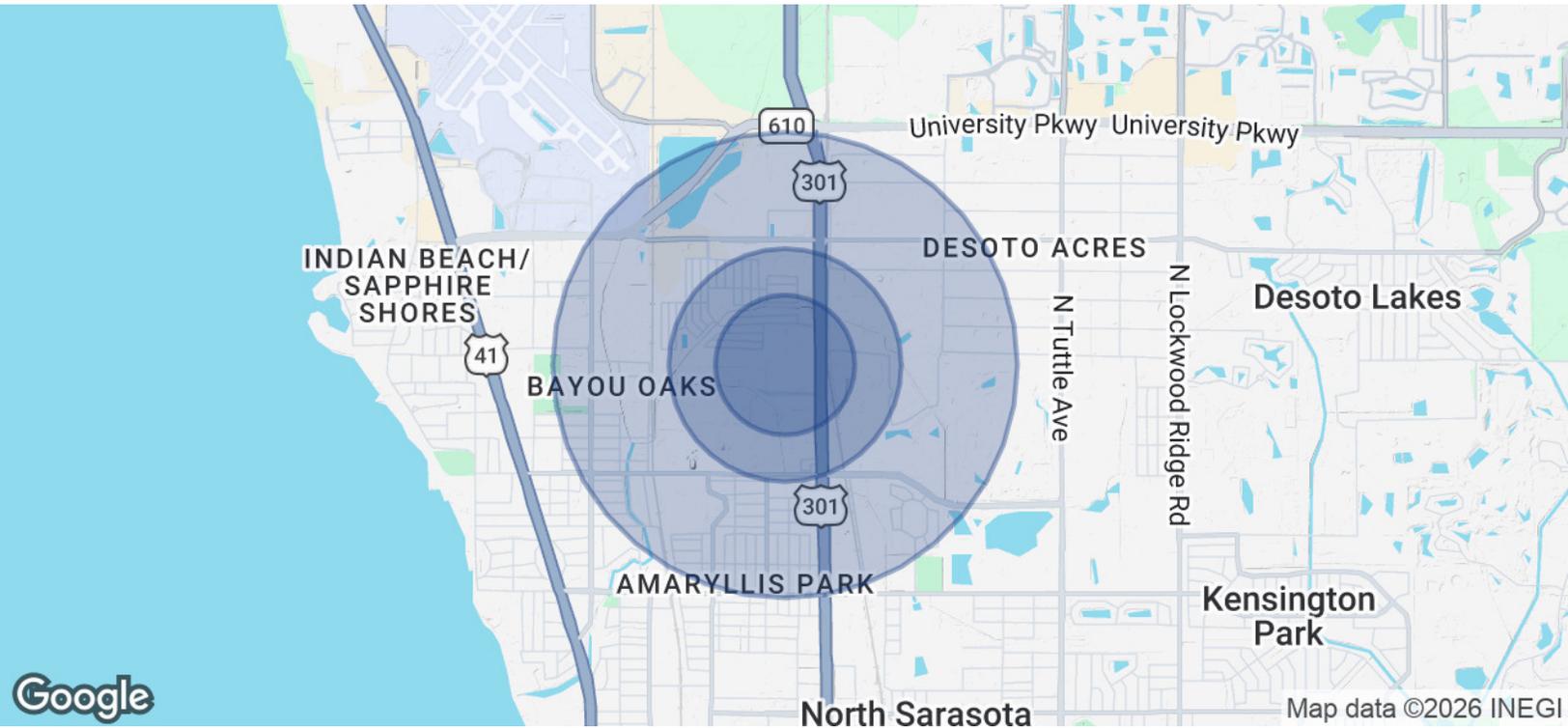


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OF SARASOTA, INC.

# SARASOTA, FL 34234



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	349	1,391	7,175
Average Age	57	55	45
Average Age (Male)	57	54	43
Average Age (Female)	57	56	46

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	195	743	3,025
# of Persons per HH	1.8	1.9	2.4
Average HH Income	\$65,126	\$68,392	\$64,487
Average House Value	\$206,475	\$233,859	\$255,039

Demographics data derived from AlphaMap

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