



5671 MCINTOSH ROAD

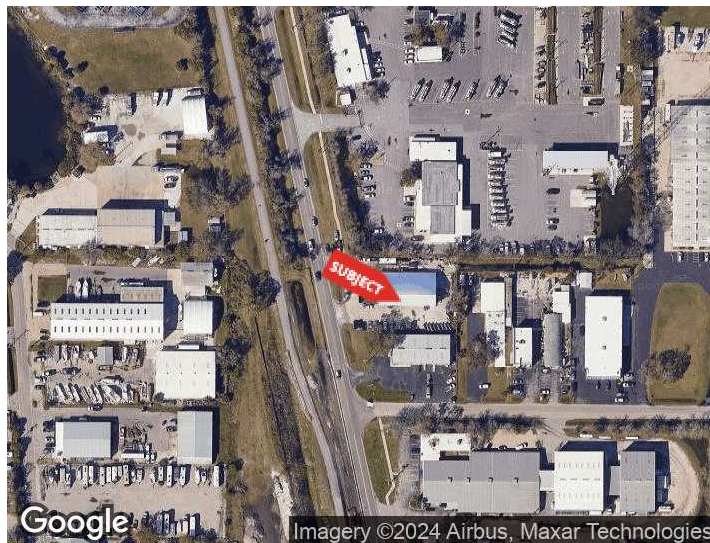
SARASOTA, FLORIDA 34233

PROPERTY HIGHLIGHTS

- Prime location near Clark Rd and I-75
- New roof installed in 2024
- Can accommodate multiple tenants
- Suitable for diverse business types

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,015	31,384	63,632
Total Population	6,663	68,800	141,972
Average HH Income	\$83,974	\$68,380	\$73,878

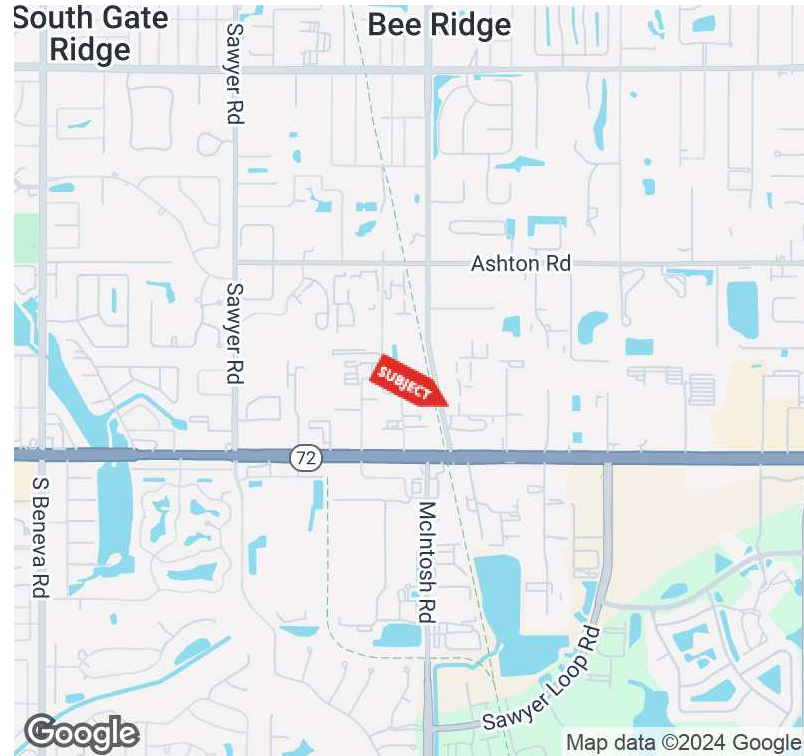


For More Information

BRIAN SEIDEL

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ZONED INDUSTRIAL LIGHT & WAREHOUSING FREE STANDING BUILDING



OFFERING SUMMARY

Sale Price:	\$1,950,000
Building Size:	7,620 SF
Lot Size:	21,184 SF
Price / SF:	\$255.91
Year Built:	1978
Zoning:	ILW

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 5671 McIntosh Rd, Sarasota, FL

Property Type: Free Standing Building

Property Size: 7,620 SF

Land Size: 21,184 SF

This versatile free-standing building, located on McIntosh Rd., is situated conveniently near Clark Rd and I-75, providing easy access to major routes in the area. Recently upgraded with a new roof in 2024, this property features flexible leasing options, allowing for multiple tenants. Currently, the building hosts short-term tenants, including an auto detailing business and a granite/marble fabrication shop. The existing lease expires at the end of the year, opening the door for new leasing possibilities.

Visit us online at AmericanPropertyGroup.com to see all our listings or call (941) 923-0535 at your convenience.

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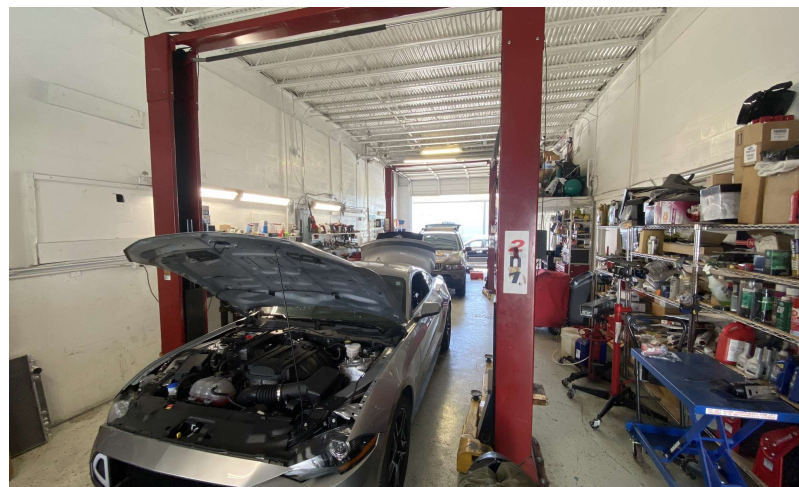
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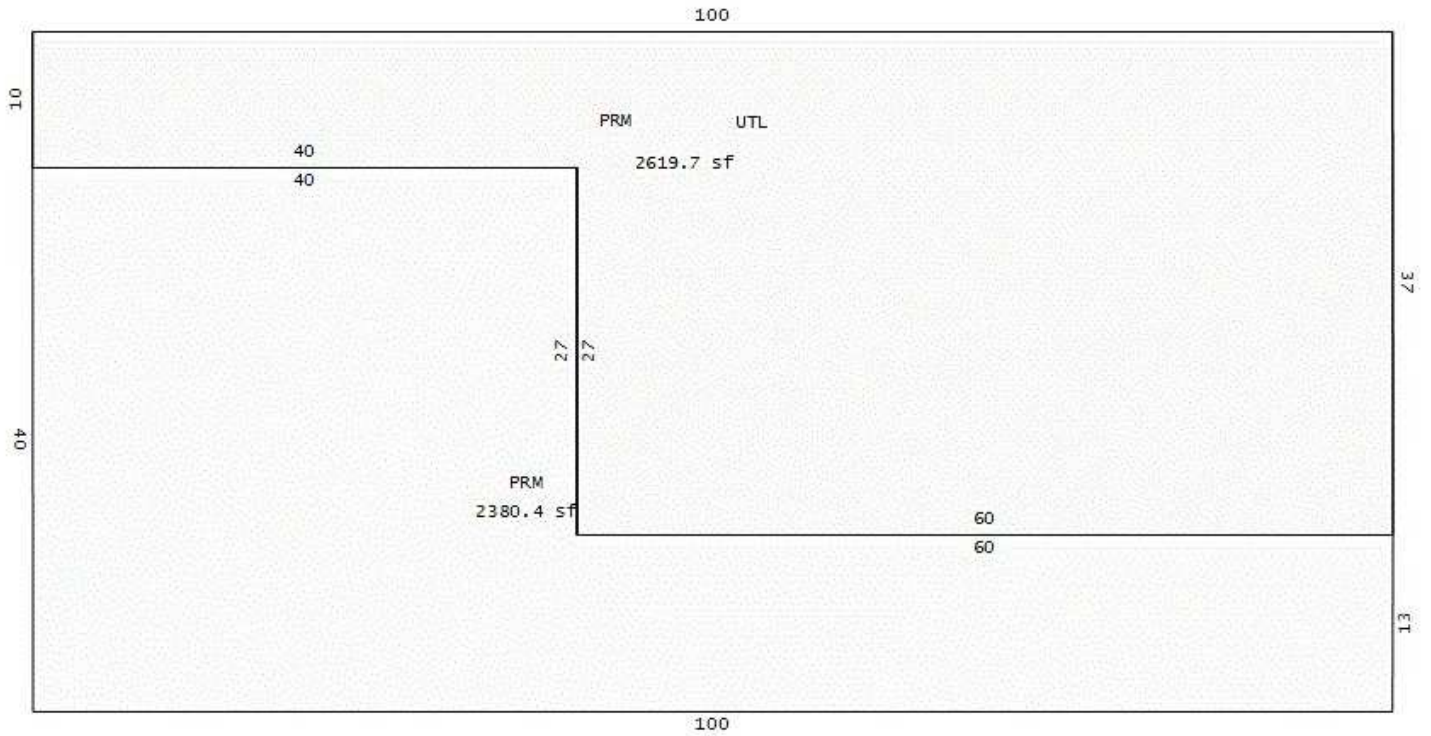


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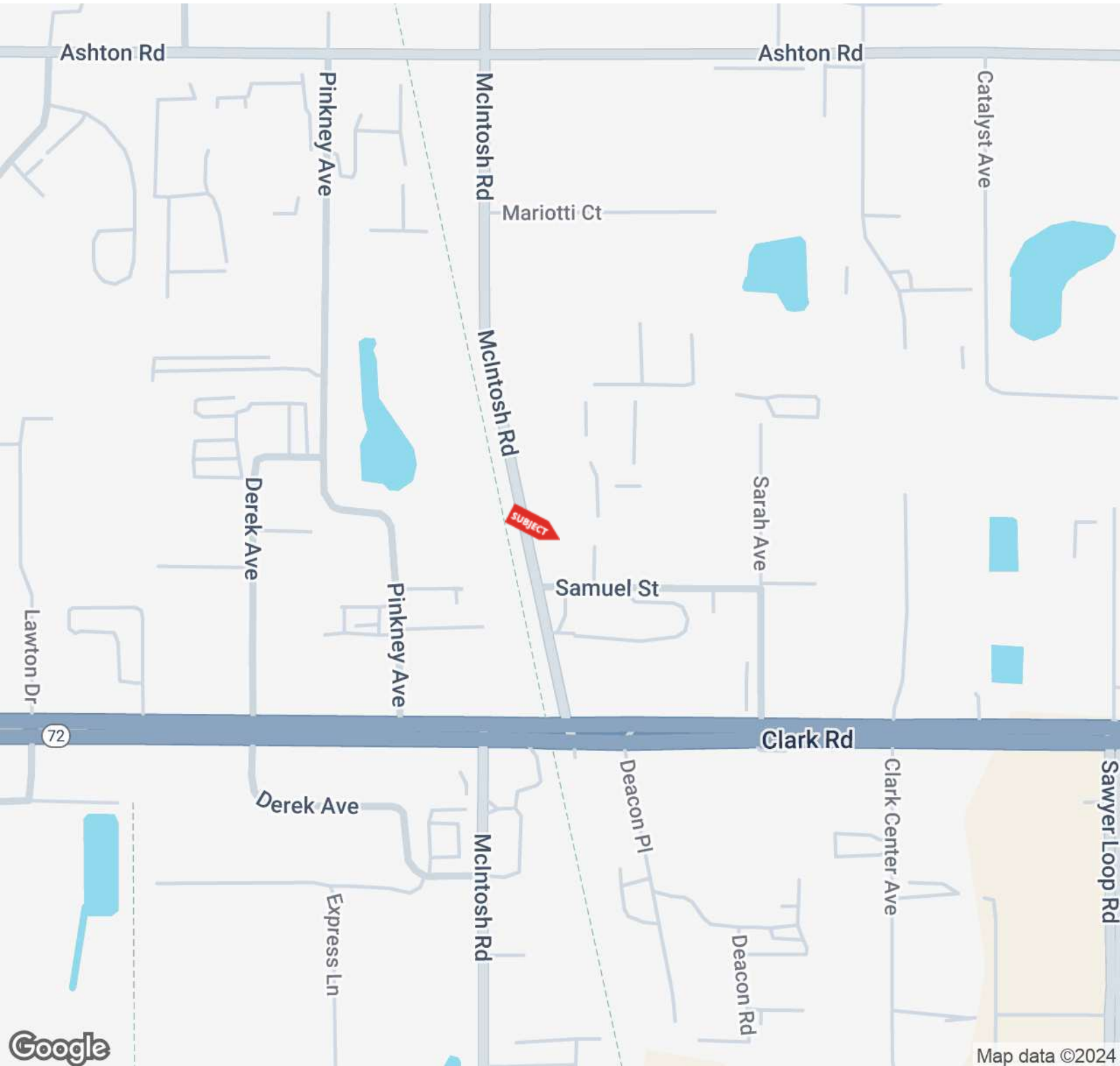
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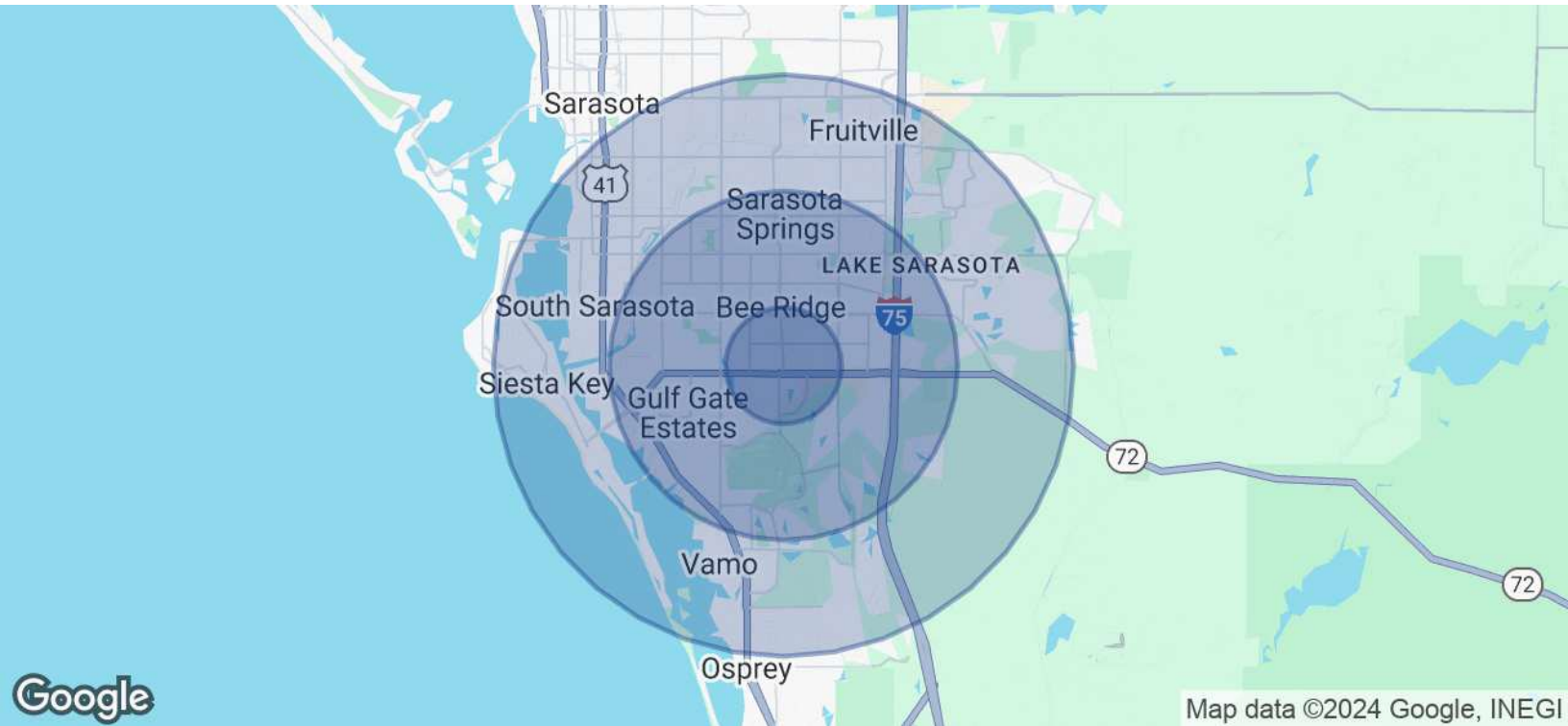


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,663	68,800	141,972
Average Age	52.4	50.3	50.2
Average Age (Male)	50.3	48.2	48.6
Average Age (Female)	53.8	51.6	51.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,015	31,384	63,632
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$83,974	\$68,380	\$73,878
Average House Value	\$350,138	\$271,864	\$315,524

2020 American Community Survey (ACS)

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