



2140 20TH ST
SARASOTA, FLORIDA 34234

PROPERTY HIGHLIGHTS

- New roof and gutters
- Fresh exterior paint
- Updated plumbing
- New perimeter fencing
- Rent abatement available for qualified tenants to customize the space



DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	204	797	4,571
Total Population	611	2,268	12,409
Average HH Income	\$65,008	\$58,545	\$63,343

For More Information

TYLER SLUMAN
Commercial Specialist
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SARASOTA, FL 34234



OFFERING SUMMARY

Lease Rate:	\$17.00 SF/yr (NNN)
Building Size:	10,560 SF
Available SF:	1,600 SF
Lot Size:	18,925 SF
Number of Units:	1
Year Built:	1973
Renovated:	2023
Zoning:	IGD

PROPERTY OVERVIEW

American Property Group presents 2140B 20th St, Sarasota, FL 34234

Property Type: Warehouse/Industrial

Property Size: 1,600 SF

Position your business in this well-maintained warehouse located just minutes from Downtown Sarasota and US 301. This 1,600 SF unit is ideal for trades, light industrial, or service-based businesses needing a clean, functional workspace with nicely built out offices. Rent abatement is available to help tenants improve and customize the space to fit their needs.

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OF SARASOTA, INC.

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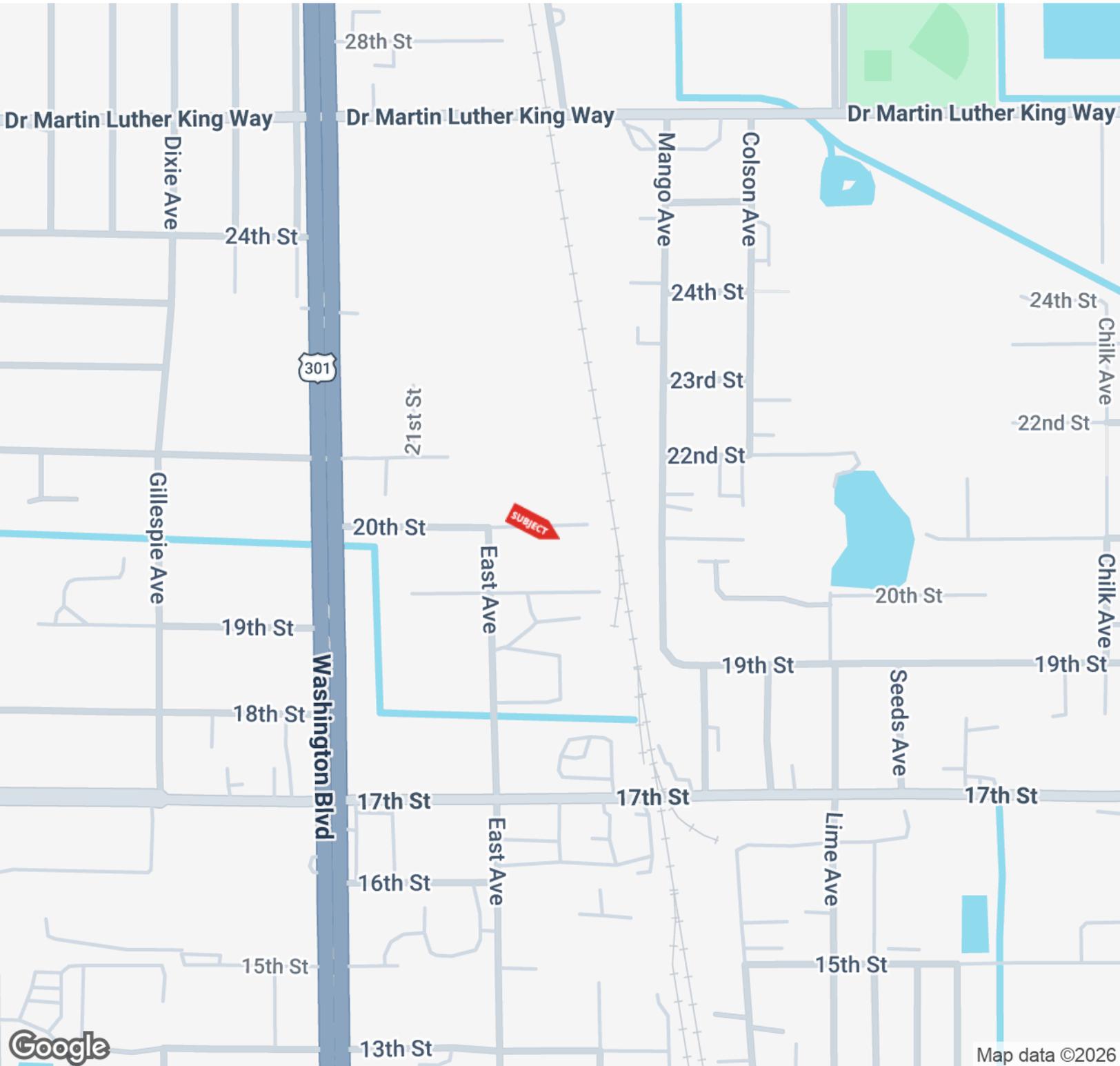


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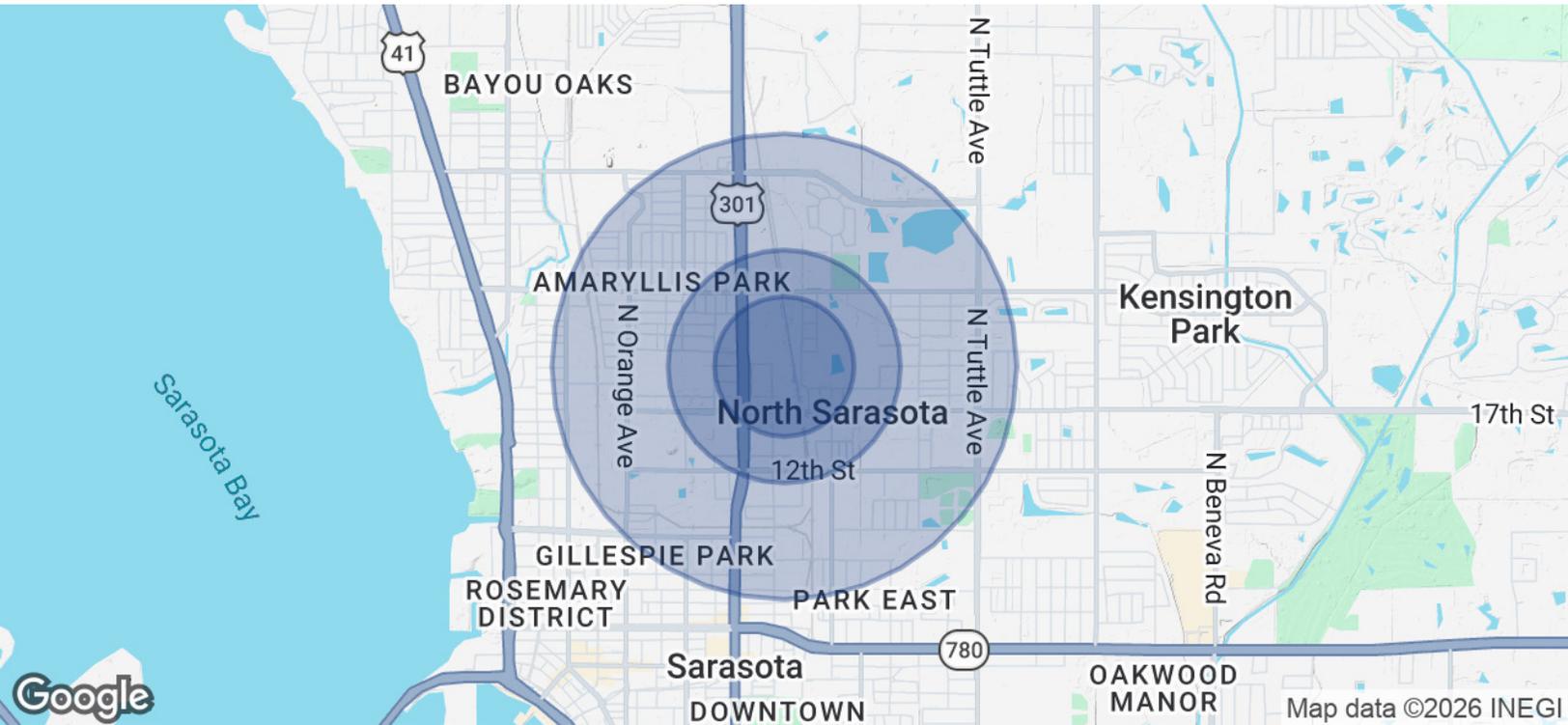


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	611	2,268	12,409
Average Age	37	37	39
Average Age (Male)	35	35	37
Average Age (Female)	38	39	41
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	204	797	4,571
# of Persons per HH	3	2.8	2.7
Average HH Income	\$65,008	\$58,545	\$63,343
Average House Value	\$223,735	\$230,969	\$283,899

Demographics data derived from AlphaMap

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