

4659 Fruitville Road

4659 FRUITVILLE ROAD SARASOTA, FL 34232



PROPERTY DESCRIPTION

Welcome to Sarasota's newest office park - Suncoast Business Center at Fruitville.

Coming Soon!! Newly built modern office park located off of Fruitville Road between I-75 and Downtown Sarasota. Close to Lakewood Ranch and a gateway to Downtown Sarasota, this new development will offer prospective businesses easy ingress and access points with an ideal location. Surrounded by other office professionals, medical and retail. Multiple new home subdivisions within a 5-mile radius in this Central Sarasota Location.

This business park will consist of a 6,048 square foot medical building and four 4,720 square foot office buildings. with multiple units ranging from 740 SF and up. CAM is \$7/sqft. Please call or text Ryan Miller - 941.954.6925 or Kevin Robbins- 941-724-2321 for more details!

OFFERING SUMMARY

Lease Rate:	\$30.00 - 35.00 SF/yr (NNN)
Available SF:	740 - 6,048 SF
Building Size:	24,928 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,322	29,395	71,884
Total Population	5,920	69,954	168,203
Average HH Income	\$63,613	\$60,470	\$65,672



KEVIN ROBBINS

Sales Associate
941.724.2321
Kevin@RobbinsCommercial.com

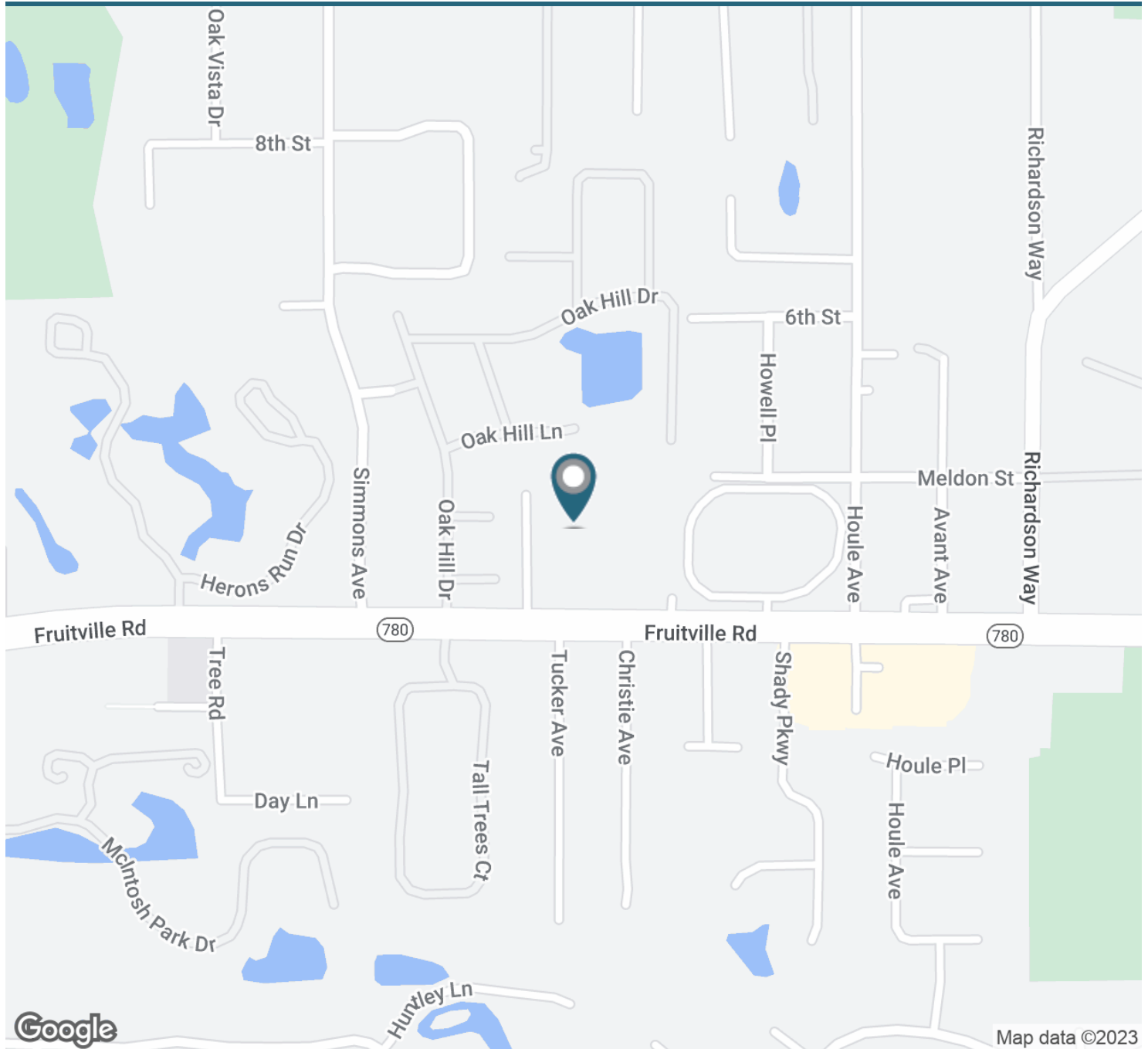


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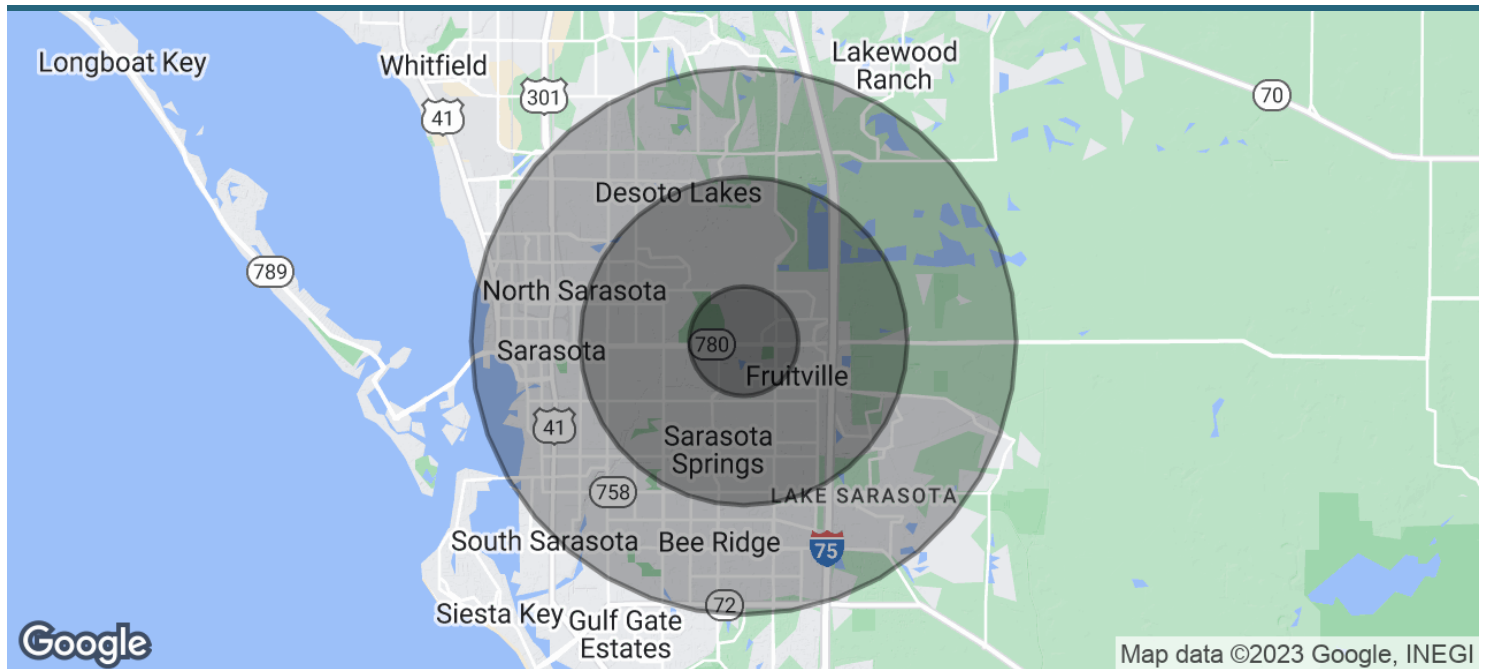
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,920	69,954	168,203
Average Age	41.5	45.3	45.5
Average Age (Male)	39.2	43.5	44.0
Average Age (Female)	41.7	47.1	47.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,322	29,395	71,884
# of Persons per HH	2.5	2.4	2.3
Average HH Income	\$63,613	\$60,470	\$65,672
Average House Value	\$258,471	\$233,097	\$287,978

* Demographic data derived from 2020 ACS - US Census



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