

4444 N Washington Blvd

4444 N WASHINGTON BLVD SARASOTA, FL 34234



PROPERTY DESCRIPTION

Rare opportunity to purchase a free standing Industrial building with showroom and office space. This location offers fantastic visibility with 40,000 daily traffic count. The property is ideally located directly on the heavily traveled US 301 at the signalized intersection of US 301 and Northgate Blvd, just north of Downtown Sarasota and just South of University Pkwy. Easily accessible from greater Sarasota, Bradenton, Lakewood Ranch, and I-75.

The building has a flexible layout suitable for a multitude of users with a storefront entrance leading to an open showroom area, 4 private rooms/offices, two restrooms, and a large open warehouse. The warehouse features a large open space with high ceilings, and three overhead doors. The property has 16 parking spaces in the front, and fenced in storage space on the south side of the building and the rear of the building.

OFFERING SUMMARY

Sale Price:	\$2,999,900
Lot Size:	19,630 SF
Building Size:	9,697 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	150	504	2,934
Total Population	294	1,082	6,921
Average HH Income	\$64,677	\$62,796	\$63,976



DEREK ROBBINS

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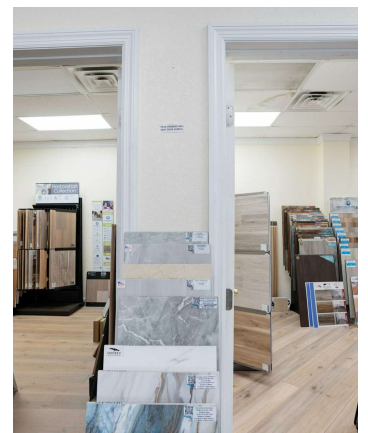
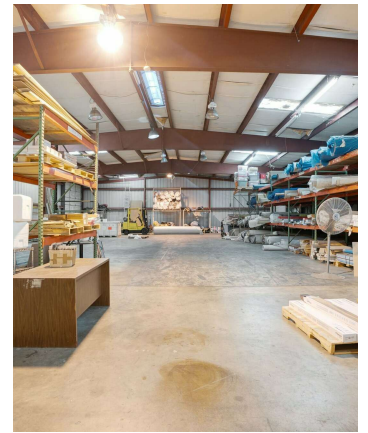
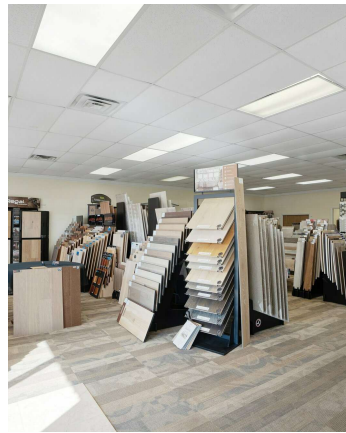
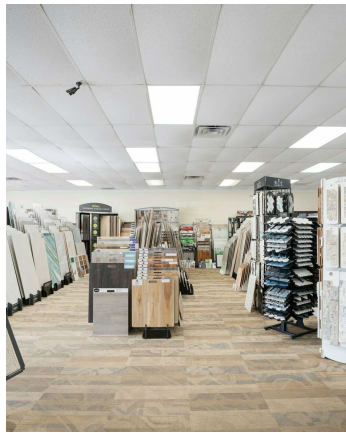
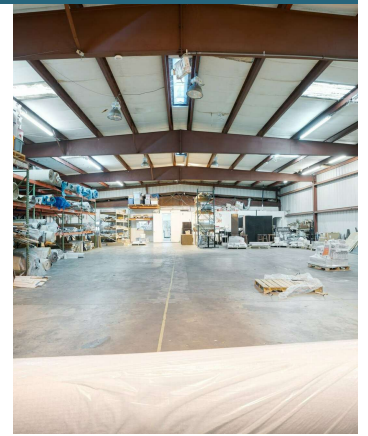
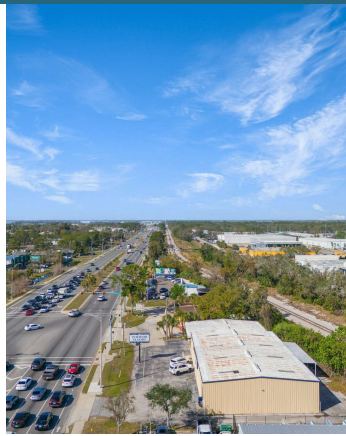
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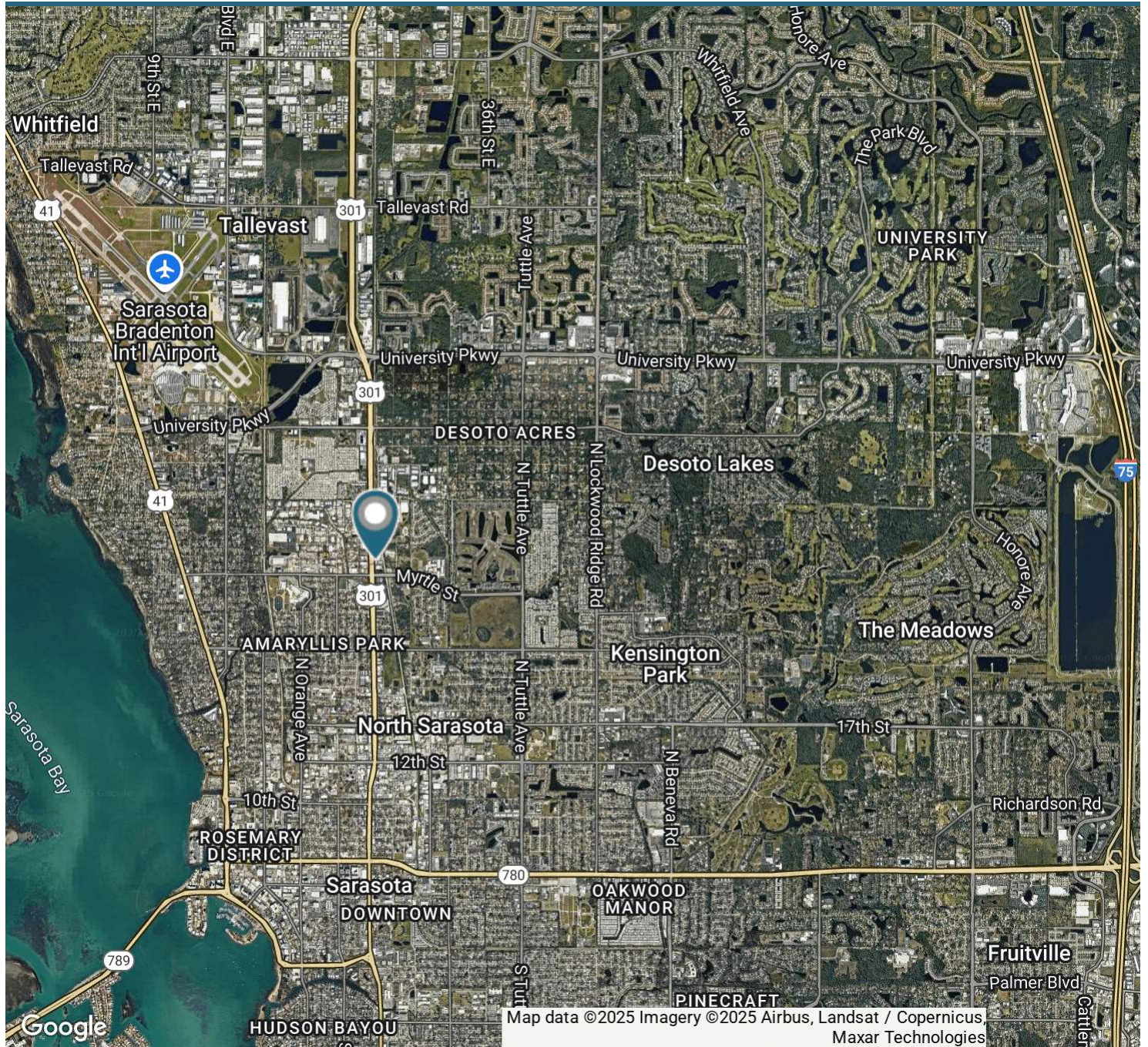



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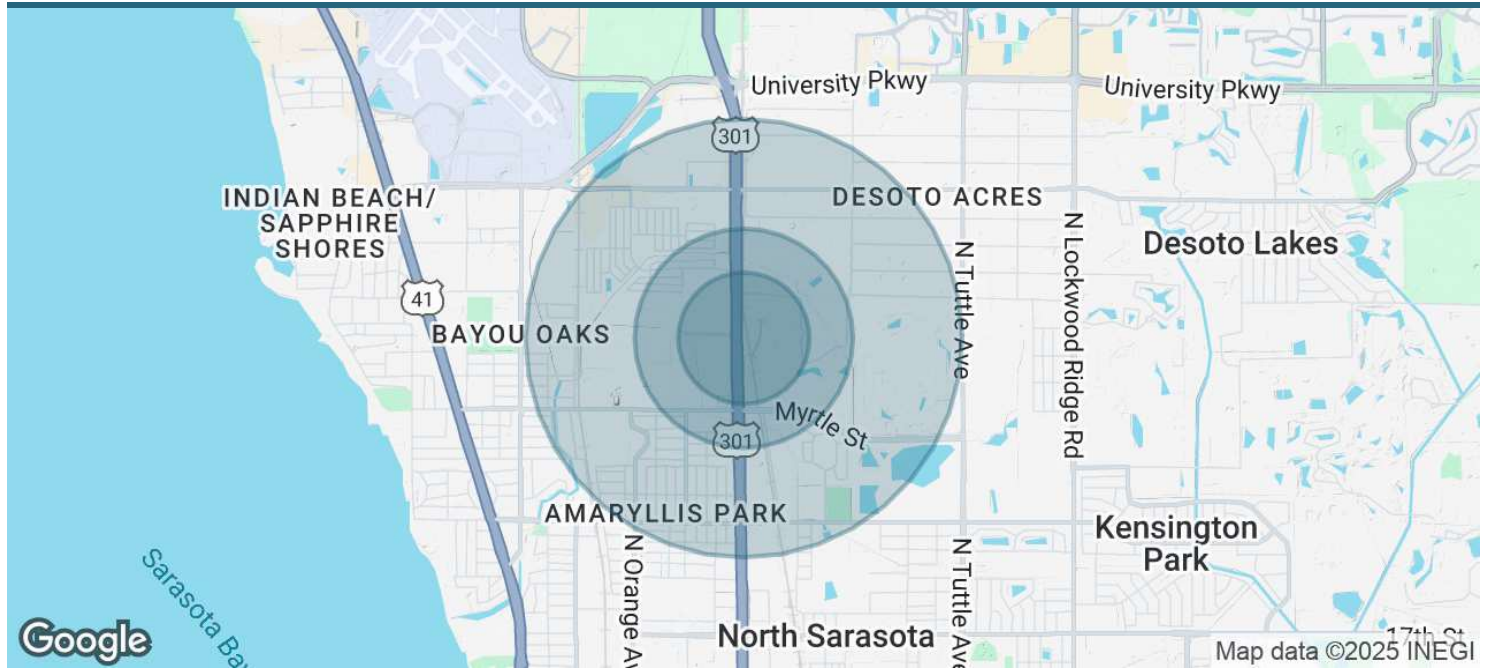


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	294	1,082	6,921
Average Age	52	48	45
Average Age (Male)	51	47	43
Average Age (Female)	52	50	46

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	150	504	2,934
# of Persons per HH	2	2.1	2.4
Average HH Income	\$64,677	\$62,796	\$63,976
Average House Value	\$201,715	\$218,360	\$253,125

Demographics data derived from AlphaMap



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