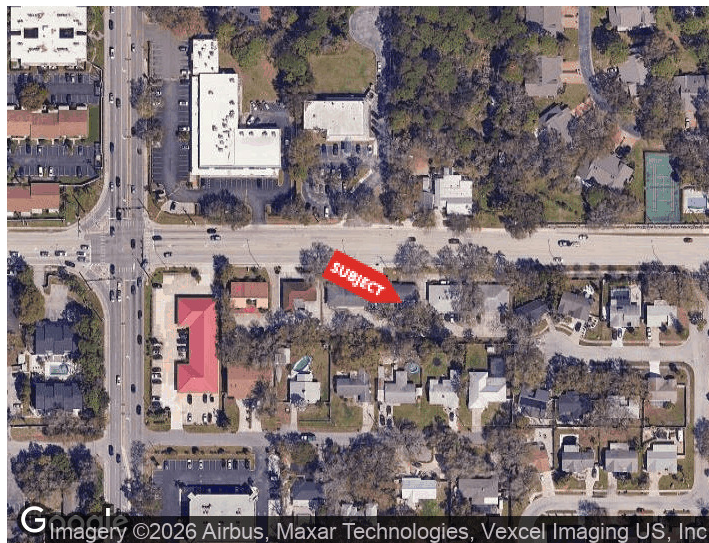




**FREESTANDING  
OFFICE BUILDING  
ON PROCTOR RD**

2840 PROCTOR RD  
SARASOTA, FLORIDA 34231



DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	502	1,122	5,460
Total Population	1,096	2,452	12,100
Average HH Income	\$81,129	\$80,973	\$82,165

For More Information

**TYLER SLUMAN**  
Commercial Specialist  
941 840 3954  
tyler@americanpropertygroup.com

# FREESTANDING OFFICE BUILDING ON PROCTOR RD



## OFFERING SUMMARY

Lease Rate:	\$25 SF/yr (MG)
Building Size:	1,764 SF
Available SF:	1,760 SF
Lot Size:	9,848 SF
Year Built:	1960
Renovated:	2024
Zoning:	OPI

## PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 2840 Proctor Road, Sarasota, FL

Property Type: Office  
Property Size: ±1,760 SF

Positioned with direct frontage along Proctor Road, this freestanding office building offers a clean, functional layout ideal for a variety of professional users. The space is well-maintained and move-in ready, providing an efficient setup for day-to-day operations.

## PROPERTY HIGHLIGHTS

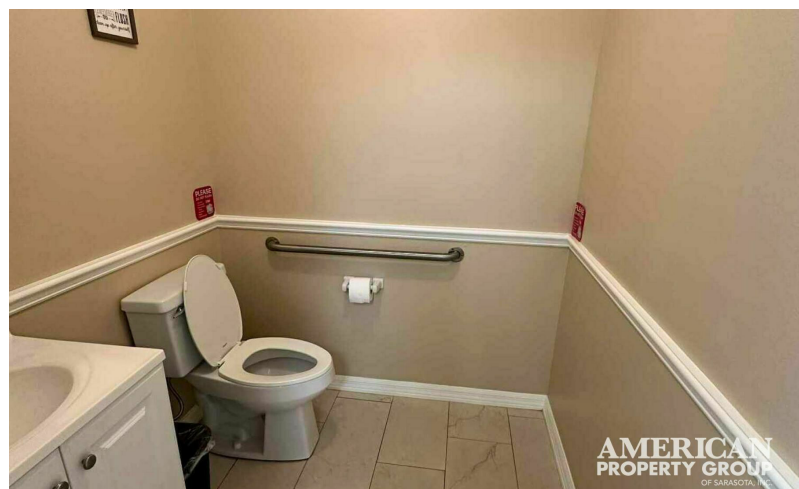
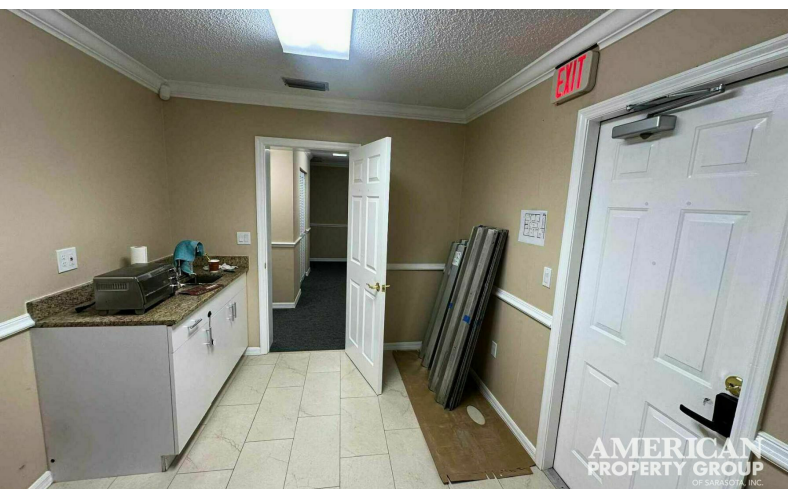
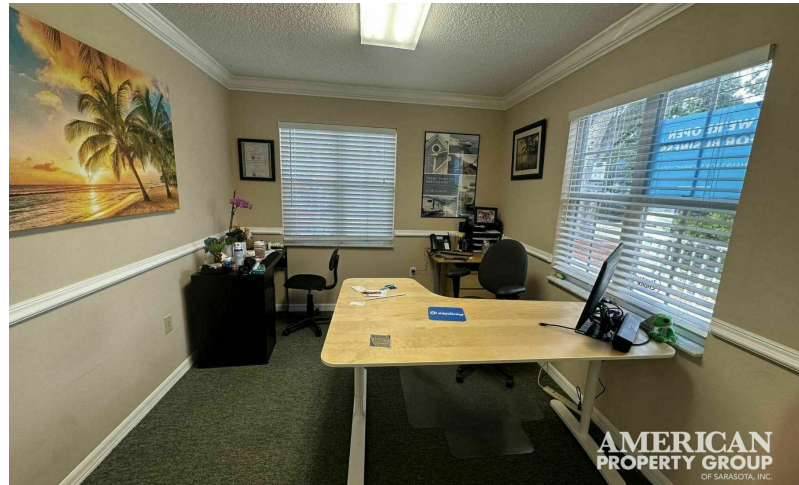
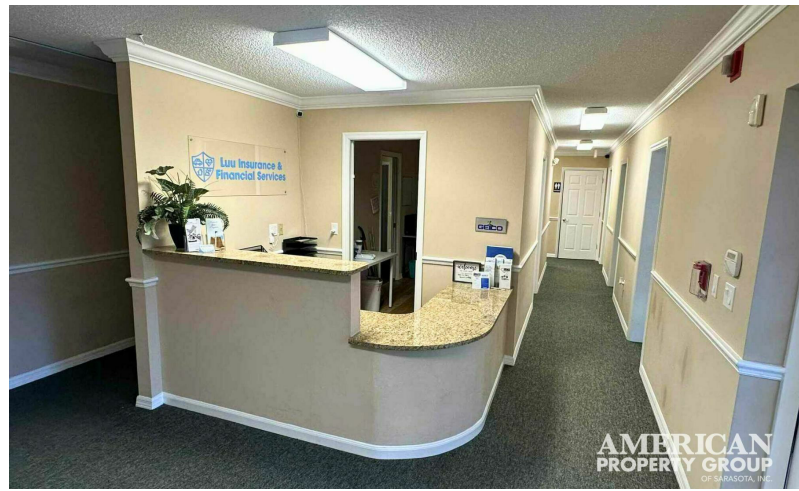
- Reception area
- 5 private offices + conference room
- Break room
- 2 restrooms
- ±6 on-site parking spaces

### TYLER SLUMAN

Commercial Specialist  
941.840.3954  
tyler@americanpropertygroup.com

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

# FREESTANDING OFFICE BUILDING ON PROCTOR RD

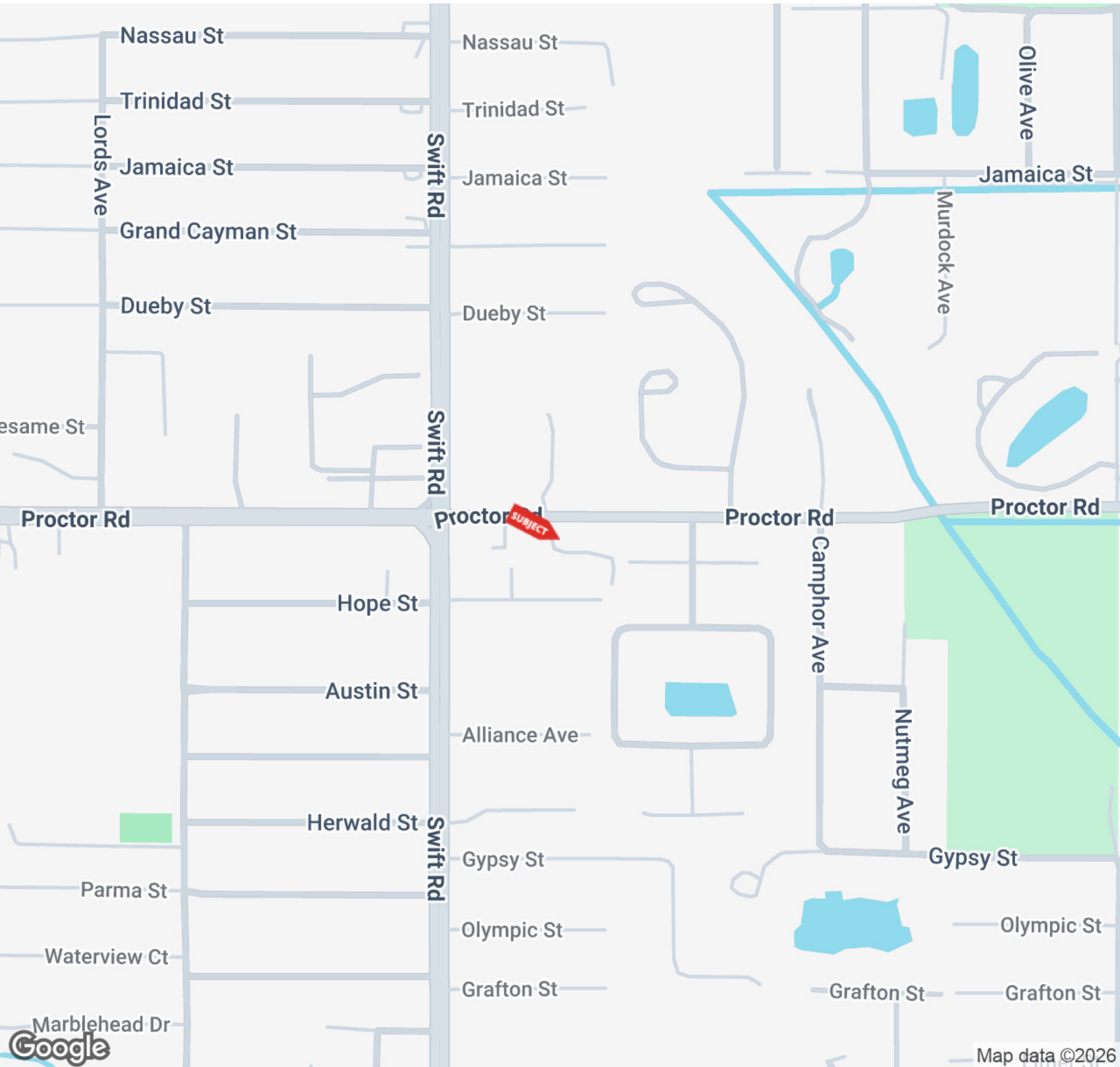


**TYLER SLUMAN**

Commercial Specialist  
941.840.3954  
tyler@americanpropertygroup.com

**AMERICAN  
PROPERTY GROUP**  
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# FREESTANDING OFFICE BUILDING ON PROCTOR RD

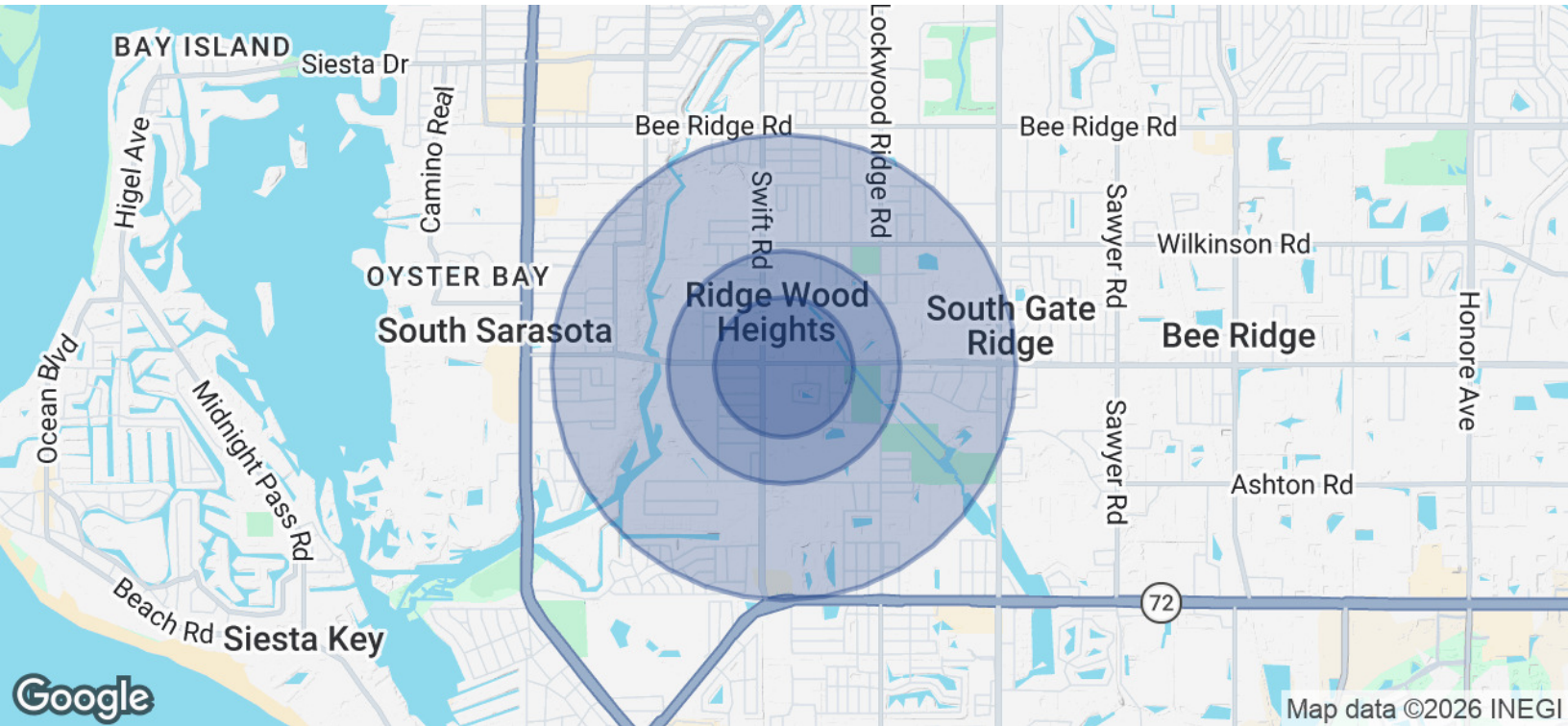


**TYLER SLUMAN**

Commercial Specialist  
941.840.3954  
tyler@americanpropertygroup.com

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

# FREESTANDING OFFICE BUILDING ON PROCTOR RD



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,096	2,452	12,100
Average Age	49	49	49
Average Age (Male)	47	47	48
Average Age (Female)	50	50	51

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	502	1,122	5,460
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$81,129	\$80,973	\$82,165
Average House Value	\$398,086	\$401,214	\$420,919

Demographics data derived from AlphaMap

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 941.840.3954  
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