

CORPORATE CAMPUS OPPORTUNITY

1701 and 1711 Biotech Way

SUMMARY

PROPERTY SUMMARY



Located just off 15th Street East near the Sarasota-Bradenton International Airport, 1701 and 1711 Biotech Way represent a unique opportunity for owner/user to create a micro corporate campus. Combined, these two buildings on roughly four acres provide contiguous office space, warehouse space and substantial parking, and offer maximum flexibility for a number of uses. Zoned Light Manufacturing, the fully air-conditioned, two-story office building at 1701 Biotech could also be modified and converted into flex space.

1701 and 1711 Biotech Way

Lot Size: 4 acres

Property Type: Industrial/Office

Zoning: Light Manufacturing District - (LM)

Building Size: 30,660 SF

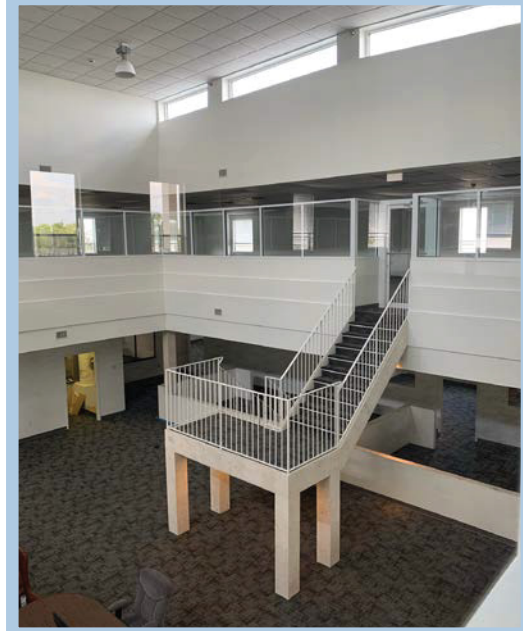
Sale Price: \$6,125,000

OFFICE BUILDING



18,160 SF | OFFICE

Two story updated office building with abundant natural light and new finishes throughout



INDUSTRIAL BUILDING



12,500 SF | WAREHOUSE

Highly functional industrial building with multiple access points and an internal mezzanine, ideal for equipment or materials storage.

SITE PLAN



AERIAL VIEW



DEMOGRAPHICS

HOUSEHOLD INCOME - 3 & 5 MILES

3 MILES: 2025 HOUSEHOLD INCOME

INCOME



\$68,865

Median Household
Income



\$42,140

Per Capita Income



\$255,368

Median Net Worth

5 MILES: 2025 HOUSEHOLD INCOME

INCOME



\$69,798

Median Household
Income



\$44,025

Per Capita Income



\$243,932

Median Net Worth

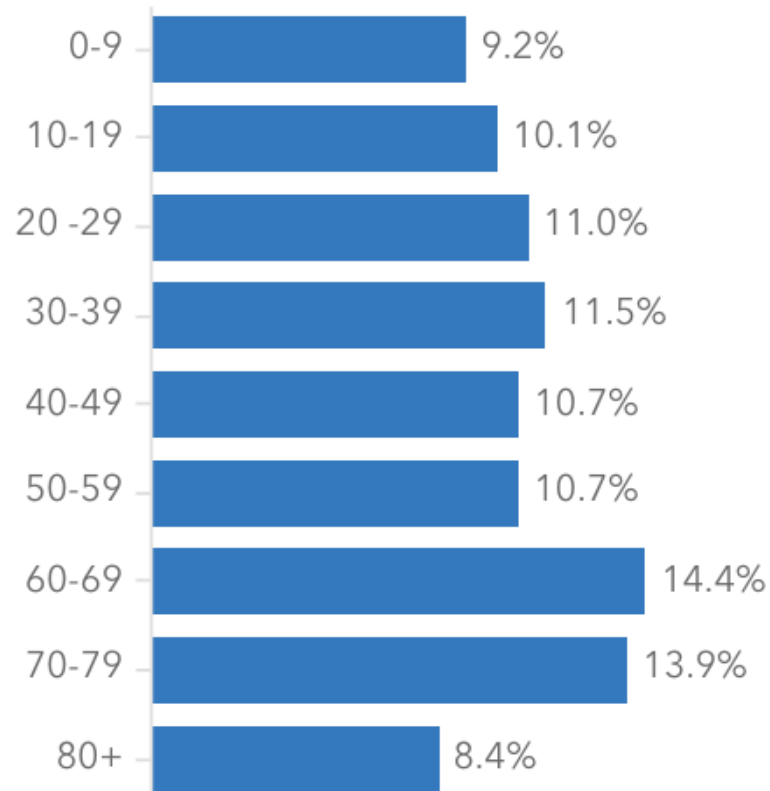
DEMOGRAPHICS

POPULATION - 3 & 5 MILES

3 MILES: POPULATION BY AGE

Population by Age

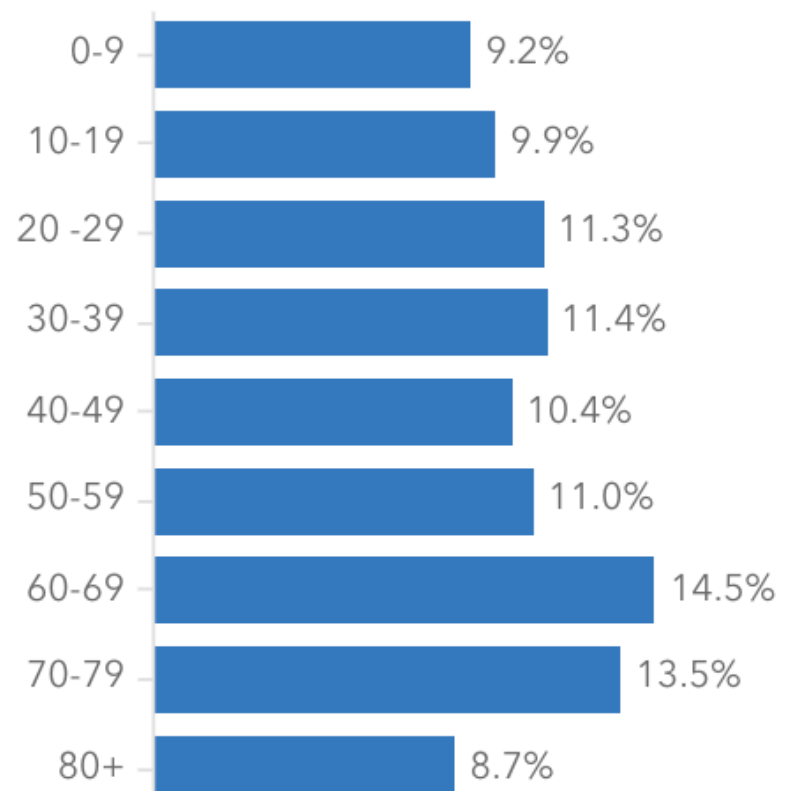
Selected area

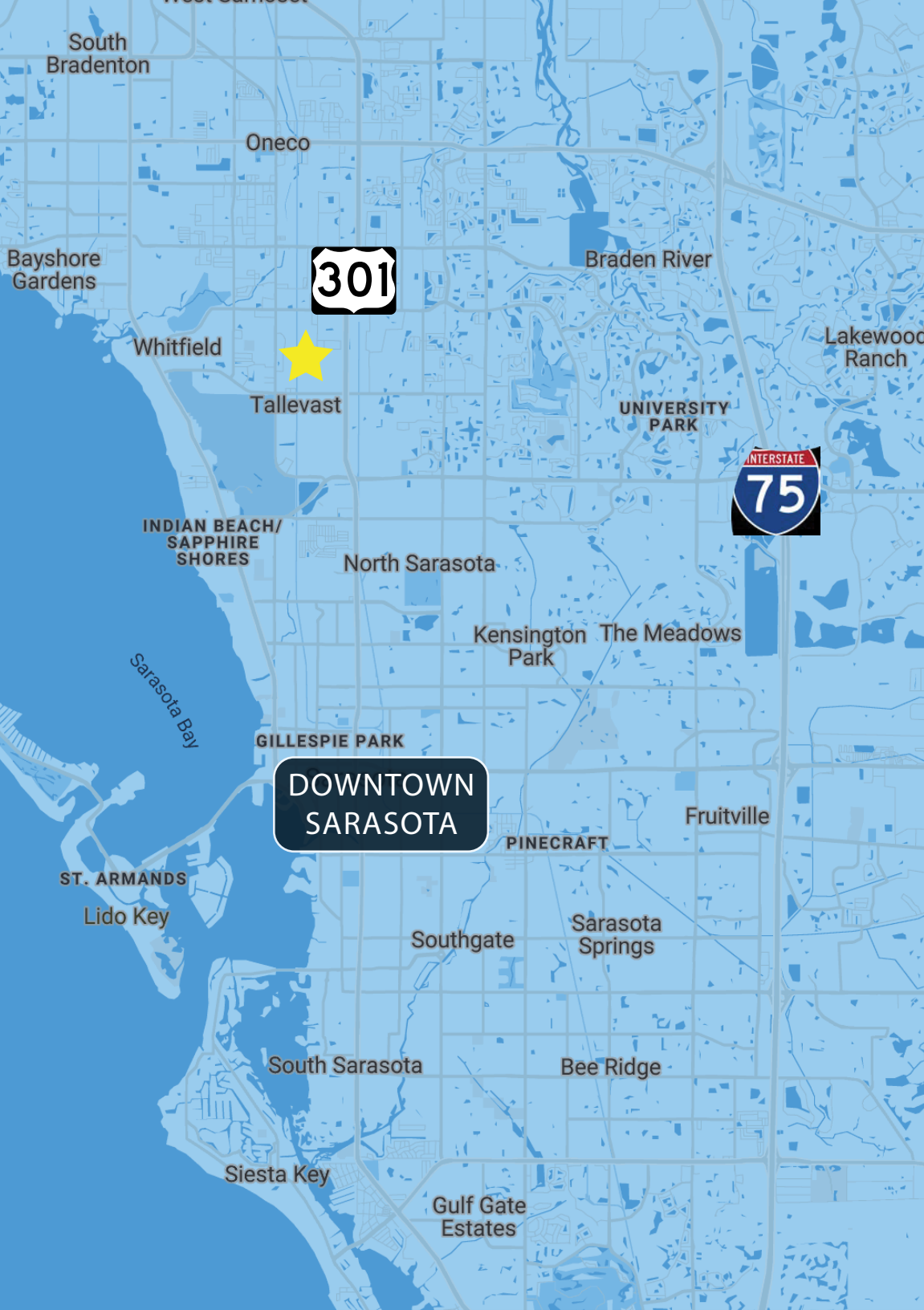


5 MILES: POPULATION BY AGE

Population by Age

Selected area





LOCATION

Amenities available within a 3 mile radius

RESTAURANTS

MCDONALDS	STARBUCKS
CULVERS	WENDY'S
TACO BELL	APPLE BEE'S
ANNA MARIA OYSTER BAR	DUNKIN DONUTS

SERVICES

WAWA GAS STATION	RACETRAC GAS STATION
WALGREENS	CRUNCH FITNESS
CVS PHARMACY	SRQ/BRADENTON AIRPORT

SHOPPING

WALMART	ALDI
PUBLIX	DETWILERS
TARGET	TJ MAXX

LODGING

HOME SUITES BY HILTON
COURTYARD BY MARRIOTT
REGENCY INN