



**FULLY A/C  
WAREHOUSE +/-  
1950 SF**

2238 72ND AVE E  
SARASOTA, FLORIDA 34243

**PROPERTY HIGHLIGHTS**

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	993	66,788	190,680
Total Population	2,349	162,046	451,730
Average HH Income	\$58,569	\$54,788	\$66,735



For More Information

**ADAM DOAK**  
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## OFFERING SUMMARY

Lease Rate:	\$12.96 SF/yr (NNN)
Building Size:	1,950 SF
Available SF:	1,950 SF
Zoning:	HM

## PROPERTY OVERVIEW

Now available with 1950 SF of fully air conditioned warehouse. The space is extremely clean with approx. 650 sf of office. Office includes 2 offices and a large reception area with Mens and Womens restrooms

Fully A/C Warehouse has approx. 1300 SF with one 14 x 10 OHD's.

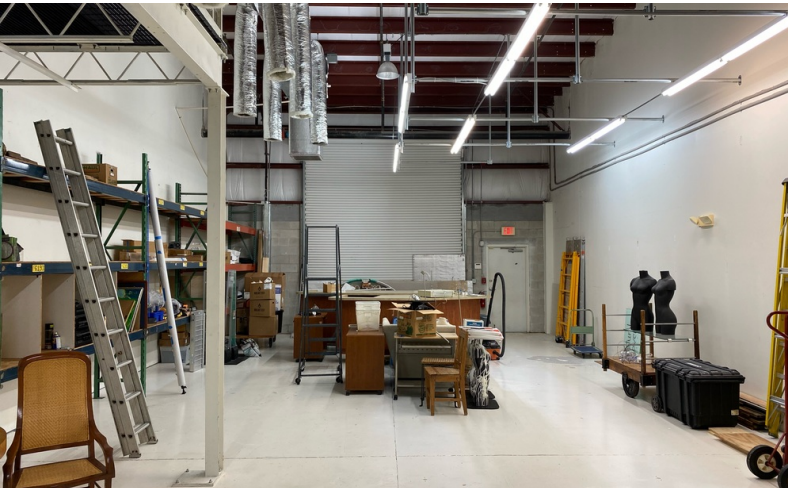
CAM is approx. \$3.04

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**AMERICAN  
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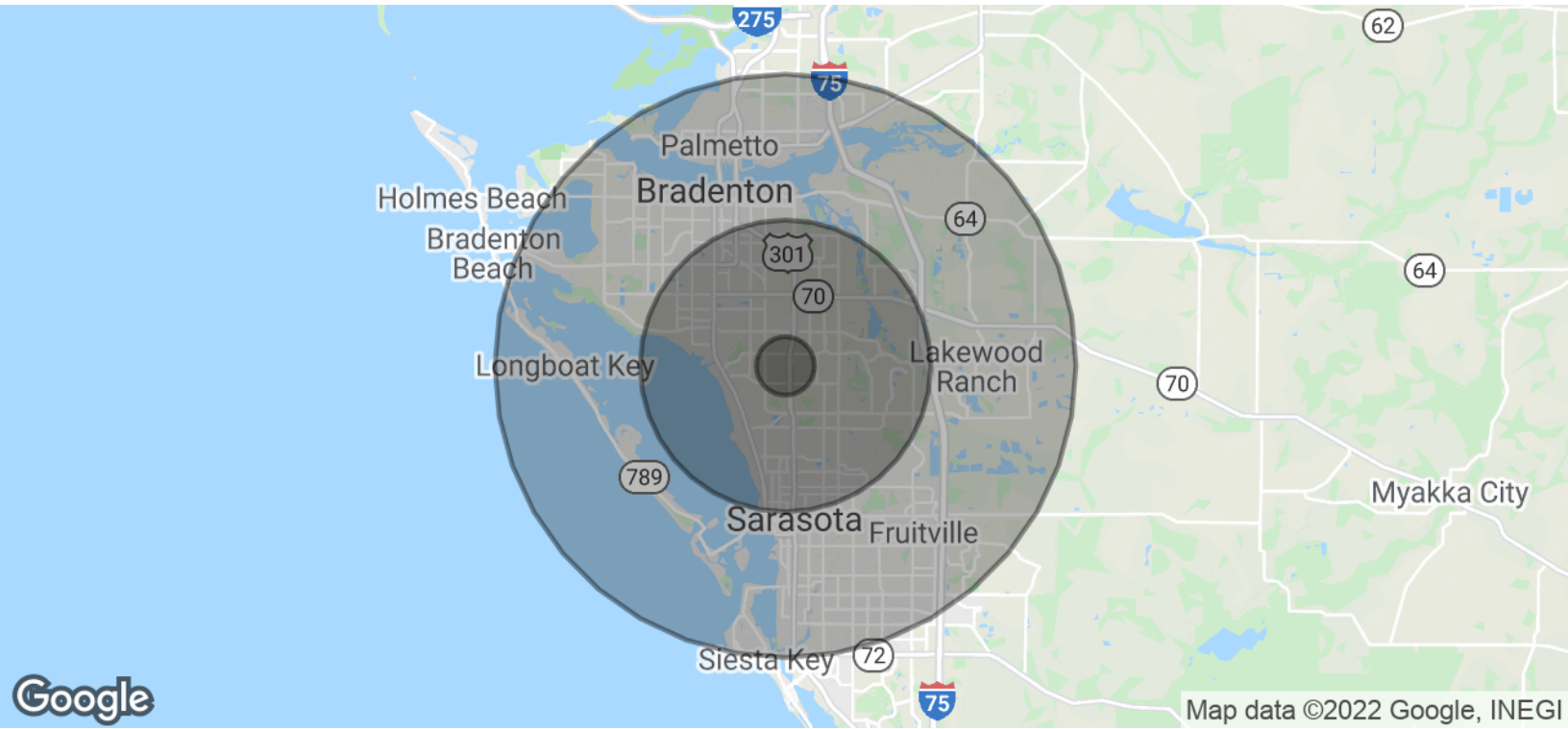


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## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,349	162,046	451,730
Average Age	41.8	42.0	45.2
Average Age (Male)	42.1	41.5	44.1
Average Age (Female)	41.7	43.1	46.4

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	993	66,788	190,680
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$58,569	\$54,788	\$66,735
Average House Value	\$232,865	\$247,608	\$305,541

\* Demographic data derived from 2010 US Census

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