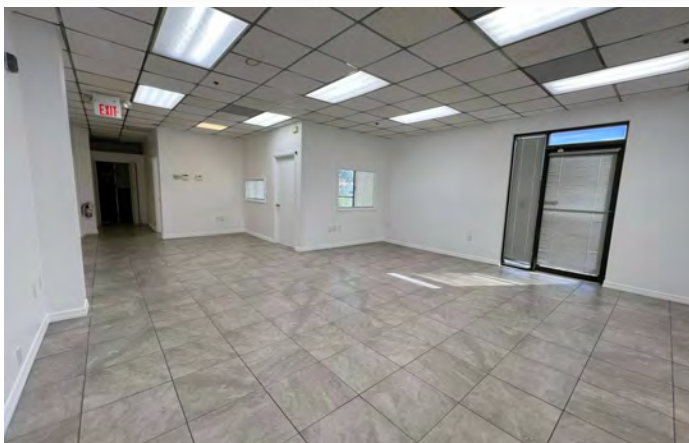


2363 INDUSTRIAL BOULEVARD
2363 Industrial Blvd, Sarasota, FL 34234



PROPERTY OVERVIEW

Boasting a prime location in Sarasota, FL, the property offers a versatile space ideal for a range of business ventures needing heavy 3 phase power. Tenants will appreciate the convenience of ample parking. With easy access to major transportation routes and a strategic position within the business hub, this property offers an unparalleled opportunity for businesses to thrive and elevate their operations in a dynamic and professional environment.

PROPERTY SUMMARY

Lease Rate:	\$12.50 SF/yr (NNN)
OPEX:	\$3.50/SF
Available SF:	19,021 SF
Lot Size:	1.79 Acres
Year Built:	1978
Building Size:	26,200 SF
Zoning:	ILW



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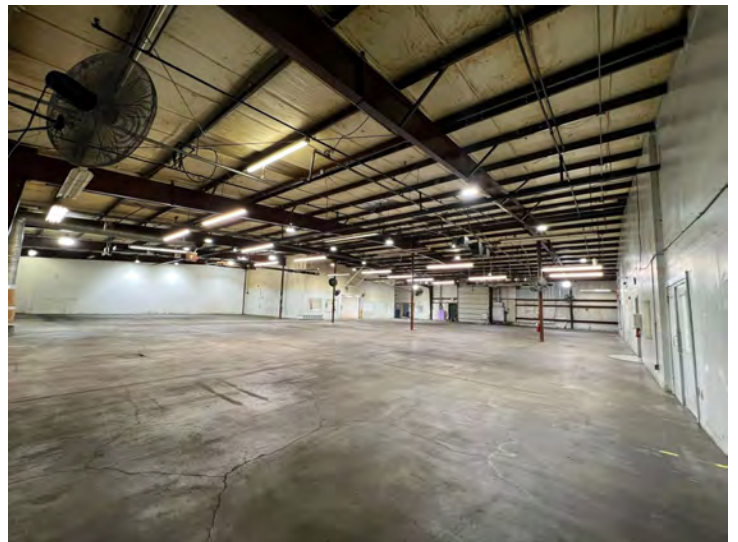
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ADDITIONAL PHOTOS

2363 Industrial Boulevard

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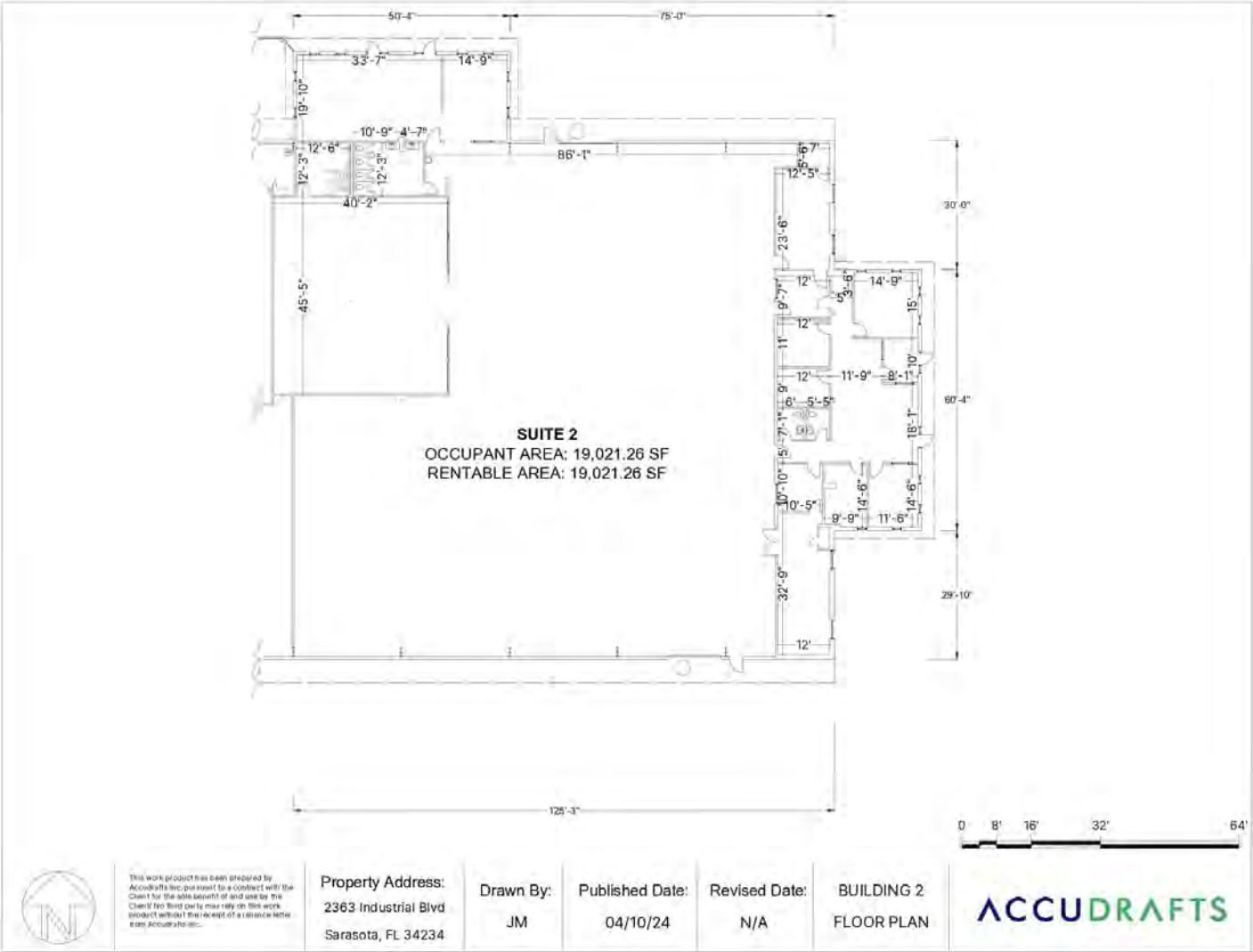
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2363 INDUSTRIAL BOULEVARD

AERIAL MAP

2363 Industrial Boulevard

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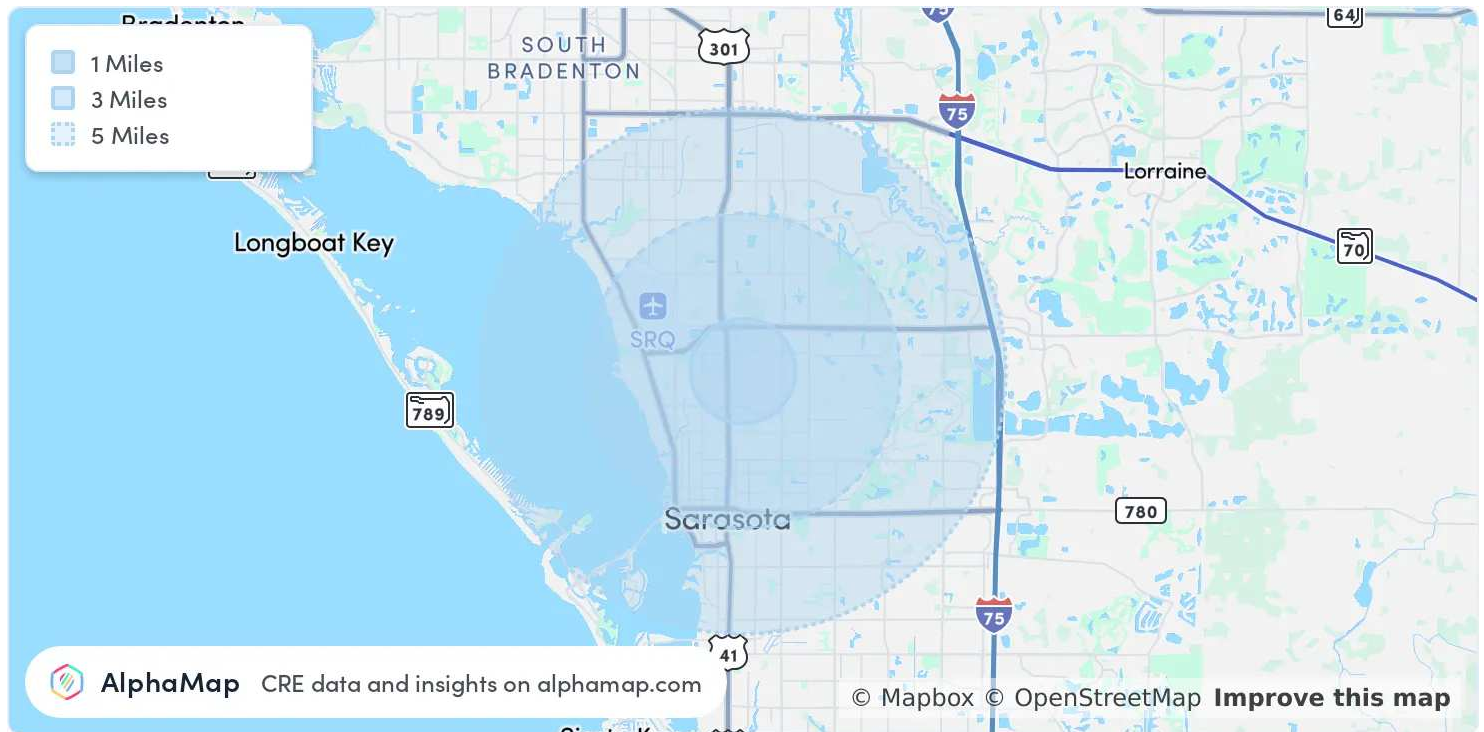


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**POPULATION**

	1 MILE	3 MILES	5 MILES
Total Population	5,090	70,036	160,435
Average Age	50	48	50
Average Age (Male)	48	46	49
Average Age (Female)	51	49	51

HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,363	31,821	72,763
Persons per HH	2.2	2.2	2.2
Average HH Income	\$74,886	\$88,374	\$97,371
Average House Value	\$289,691	\$416,953	\$449,709
Per Capita Income	\$34,039	\$40,170	\$44,259

Map and demographics data derived from AlphaMap



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