



## 1924 S OSPREY AVE. OFFICE SUITES OFFICE BUILDING

1924 S OSPREY AVE., SARASOTA, FL



### ADDRESS

**1924 S Osprey Ave.**  
**Sarasota, FL 34239**

## PROPERTY FEATURES

- Well Located Executive Office Suites Available
- Ranging from 95-342 SF
- Interior and exterior offices available
- Great Location Above Morton's Gourmet Market
- High Traffic Area With Great Amenities But Private And Professional Feel
- Can Come Fully Furnished If Requested

|                           | 1 Mile   | 3 Miles  | 5 Miles  |
|---------------------------|----------|----------|----------|
| <b>Total Households:</b>  | 3,793    | 31,308   | 67,351   |
| <b>Total Population:</b>  | 8,220    | 70,275   | 152,633  |
| <b>Average HH Income:</b> | \$89,520 | \$71,232 | \$69,021 |

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It or other conditions, prior sale, lease or financing, or withdrawal without notice.



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### OFFERING SUMMARY

|                |                                 |
|----------------|---------------------------------|
| Lease Rate:    | Varies By Space                 |
| Building Size: | 27,144 SF                       |
| Available SF:  | 95 - 342 SF                     |
| Year Built:    | 1999                            |
| Zoning:        | CN - Commercial<br>Neighborhood |

### PROPERTY OVERVIEW

Executive office spaces available on the 2nd floor above Morton's Gourmet Market. The spaces can come furnished if preferred. Ideal for any professional office user that wants to be in a great location within a high traffic area surrounded by restaurants, retail, and residential. Access is open during business hours and tenants will be given a key fob for access after hours. Parking is shared with Mortons, tenant's are limited to one space per suite and parking is not reserved nor guaranteed however there is additional street parking surrounding the building.

One of the executive office suites is an exterior corner office suite with a nice balcony overlooking the Hillview/Osprey intersection. The other two are interior suites.

### LOCATION OVERVIEW

Located above Morton's Gourmet Market, these executive suites have a great location at the intersection of Osprey and Hillview. Surrounding by restaurants, retail, one of the most famous local markets in Mortons, this is a great location for anyone to have a small executive office for themselves or their business.

#### SPACES

#### LEASE RATE

#### SPACE SIZE

|             |                   |        |
|-------------|-------------------|--------|
| Suite 201-A | \$1,750 per month | 342 SF |
| Suite 201-H | \$450 per month   | 95 SF  |
| Suite 203-A | \$1,150 per month | 328 SF |

Michael Saunders & Company



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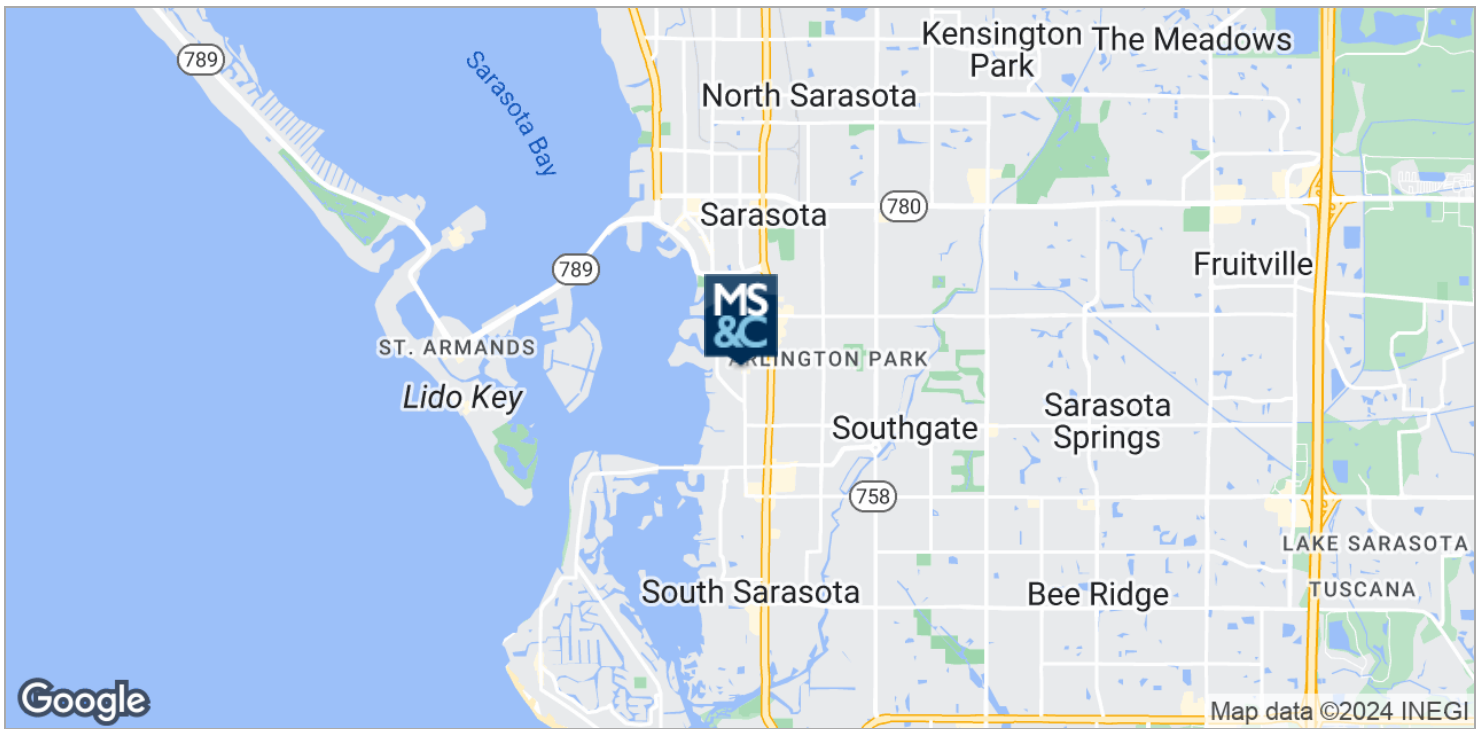
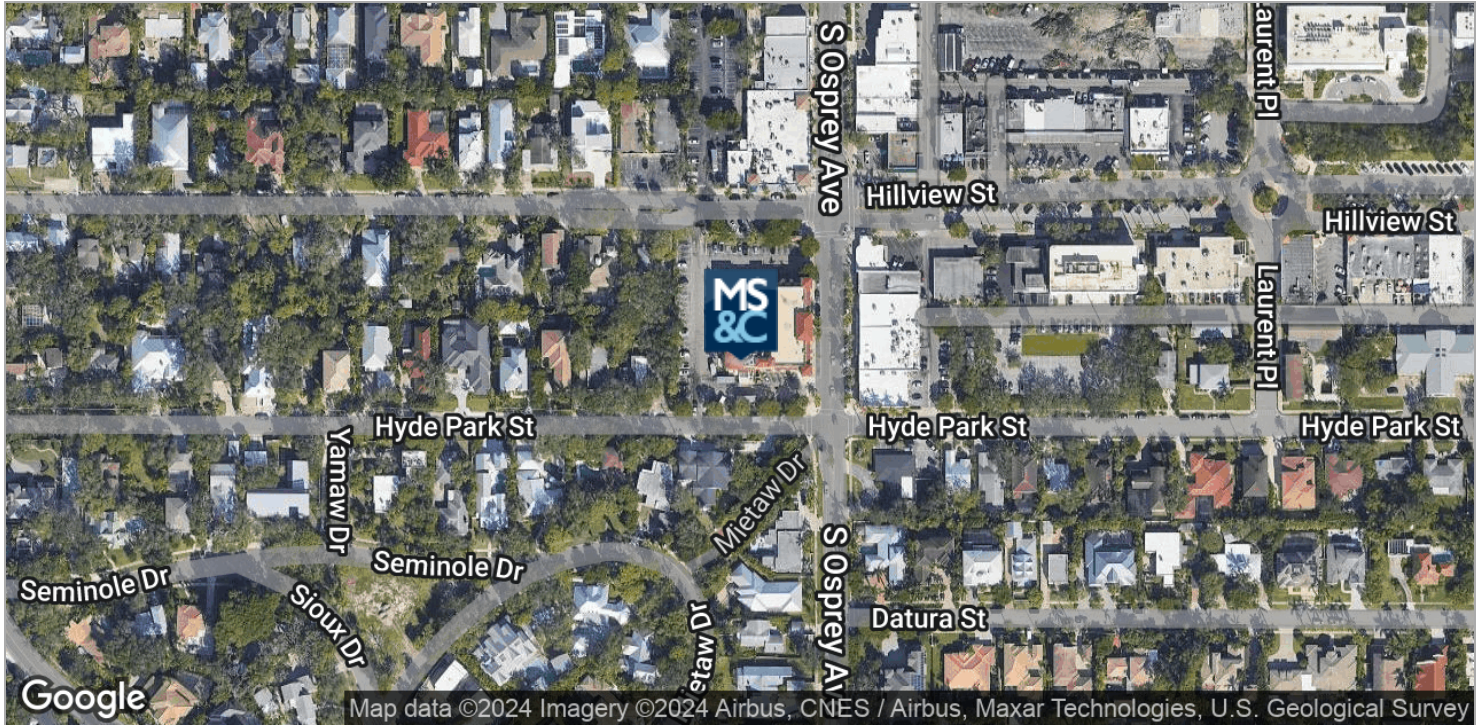




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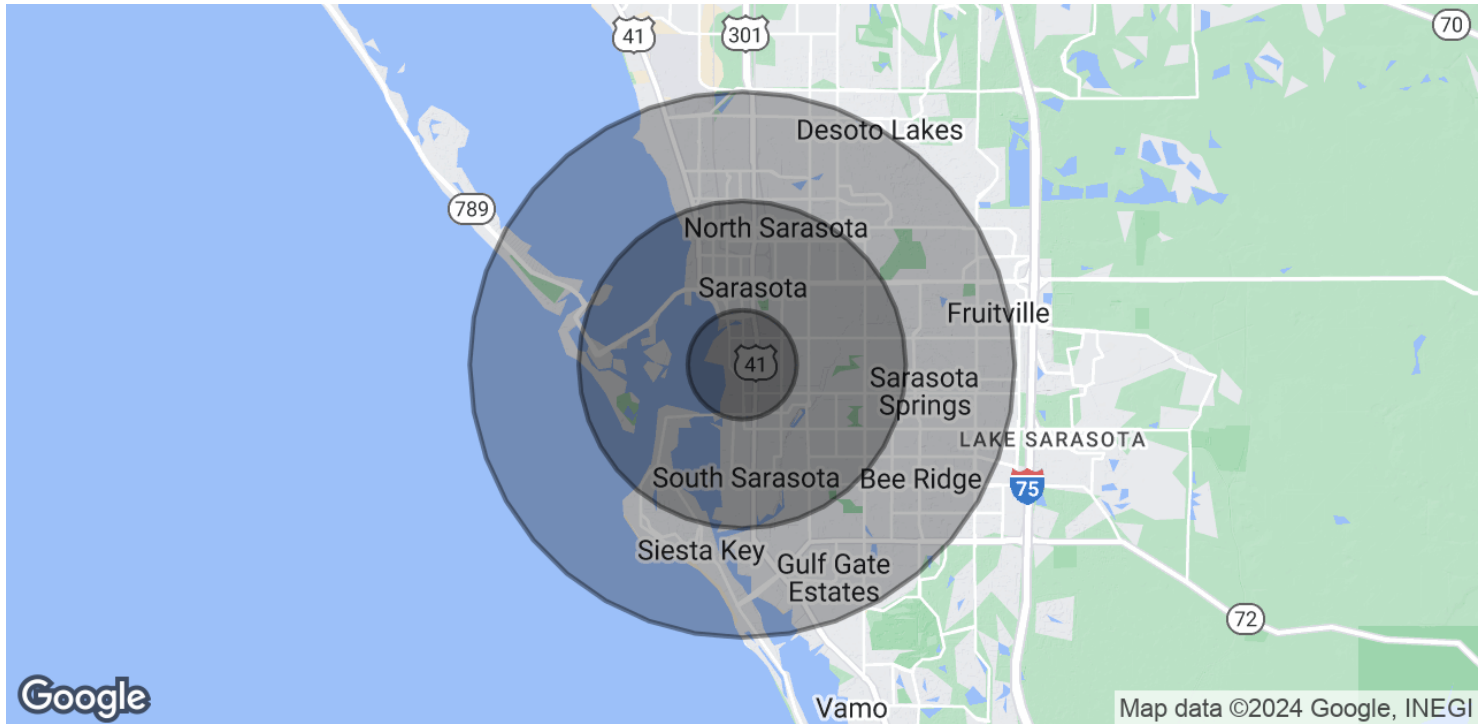
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### POPULATION

|                      | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 8,220  | 70,275  | 152,633 |
| Average age          | 48.6   | 46.0    | 46.6    |
| Average age (Male)   | 48.0   | 44.0    | 44.8    |
| Average age (Female) | 48.5   | 48.3    | 48.4    |

### HOUSEHOLDS & INCOME

|                     | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total households    | 3,793     | 31,308    | 67,351    |
| # of persons per HH | 2.2       | 2.2       | 2.3       |
| Average HH income   | \$89,520  | \$71,232  | \$69,021  |
| Average house value | \$658,181 | \$358,871 | \$308,681 |

\* Demographic data derived from 2020 ACS - US Census

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