

12 BRAND NEW INDUSTRIAL CONDOS FOR SALE

SARASOTA, FL



SALE BROCHURE

KW COMMERCIAL
3355 Clark Road
Sarasota, FL 34231

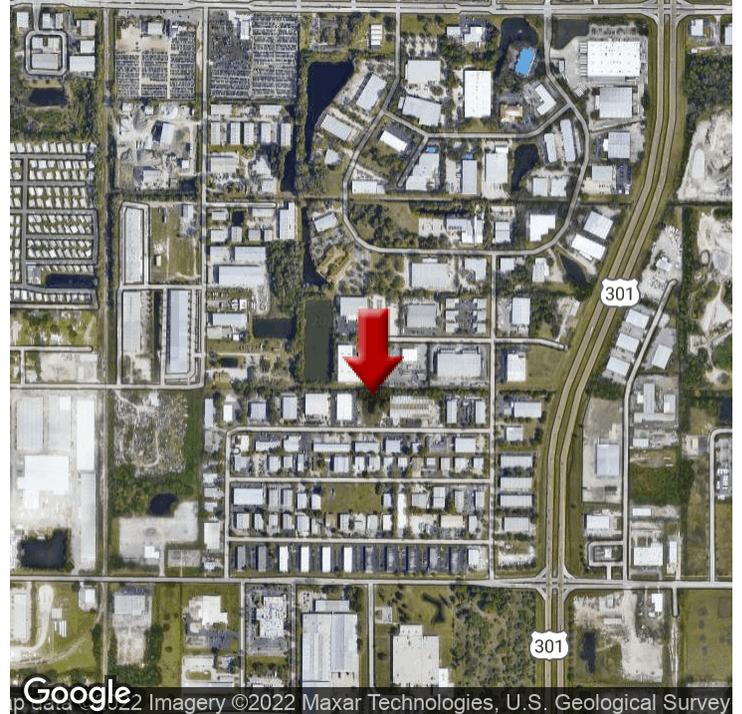
PRESENTED BY:

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INDUSTRIAL FOR SALE

12 BRAND NEW INDUSTRIAL CONDOS FOR SALE

2209 Whitfield Park Loop, Sarasota, FL 34243



OFFERING SUMMARY

SALE PRICE:	\$230,500-\$
YEAR BUILT:	2022
UNIT SIZE:	1,500 SF
ZONING:	LM
MARKET:	Sarasota
SUBMARKET:	Bradenton
PRICE / SF:	\$165 - \$190
INITIAL DEPOSIT DUE (ON CONTRACT):	20%
ADDT'L DEPOSIT (GROUNDBREAKING):	15%
ADDT'L DEPOSIT (ROOF INSTALLATION):	15%

PROPERTY OVERVIEW

BRAND NEW INDUSTRIAL CONDOS FOR SALE. Each unit is approx. 1,500 SF, 41.50' deep and features a 12' x 14' garage door and 270 SF office/showroom space. Located in Whitfield Park Industrial Park, these units are less than 2 miles from the Sarasota-Bradenton airport with easy access to US-301 and I-75. Estimated occupancy is May 1, 2022. Reserve your unit today! Call now for additional details.

PROPERTY HIGHLIGHTS

- Unit Size: Approx. 1,500 SF each
- 41.50' Depth
- 12' x 14' Garage Doors
- 270 SF Office/Showroom Space
- Condominium Fees: Estimated at \$817/Quarter
- Estimated Occupancy: May 1, 2022

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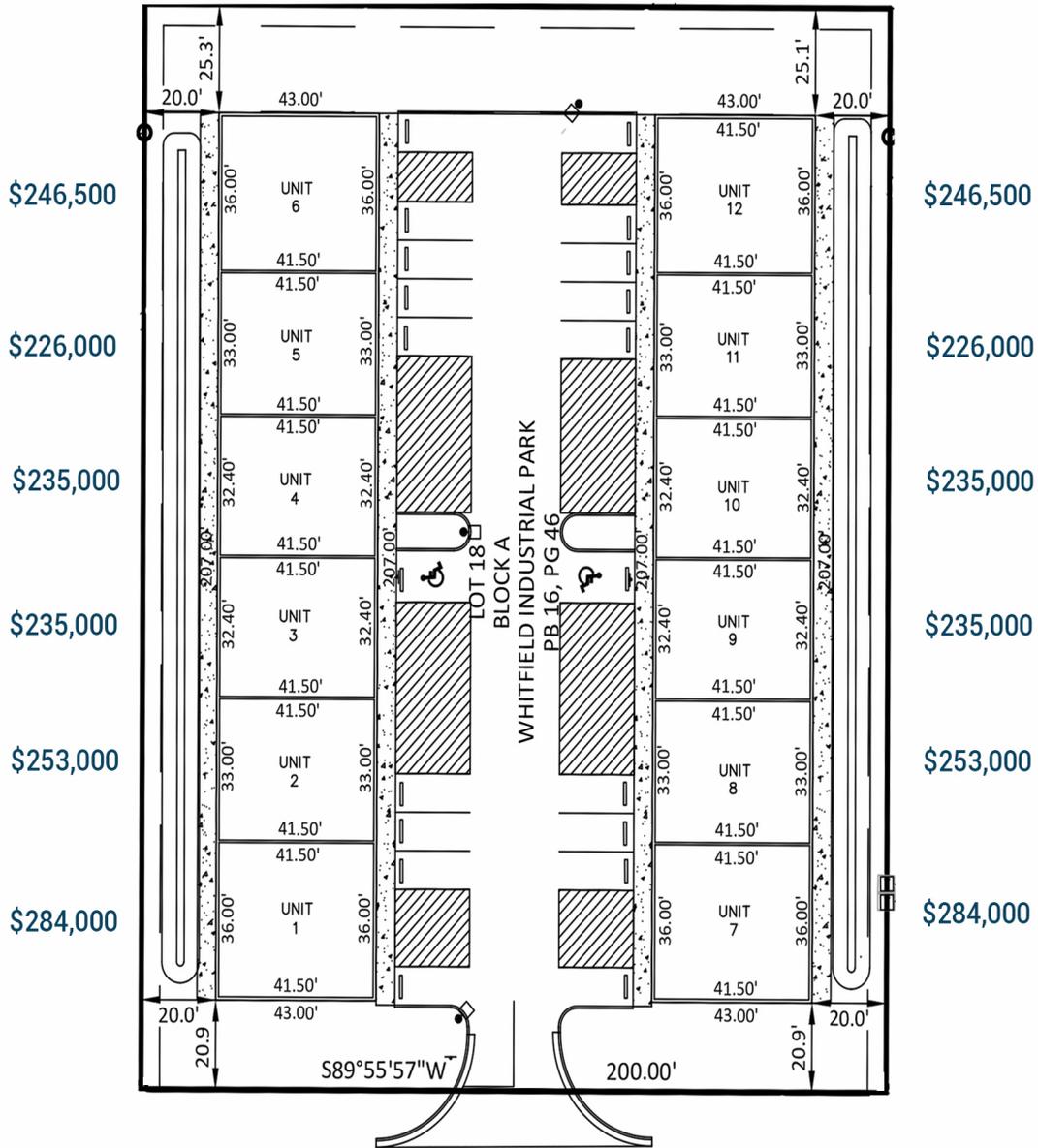
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SITE PLAN - BRAND NEW INDUSTRIAL CONDOS FOR SALE

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PRICING AS OF OCTOBER 2021



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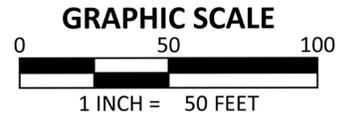
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FLOOR PLAN - 12 BRAND NEW INDUSTRIAL CONDOS FOR SALE

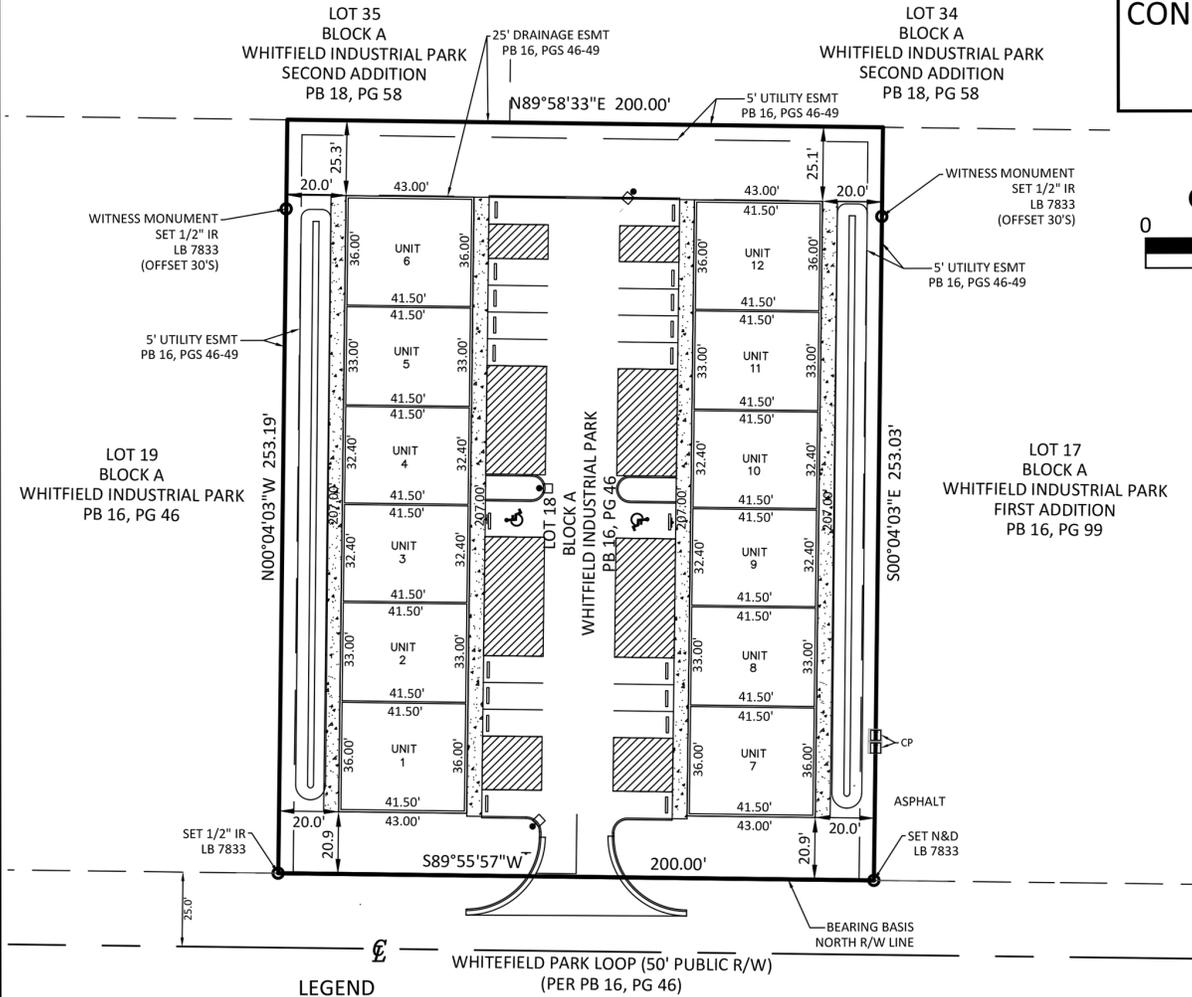
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CONDOMINIUM SURVEY SHEET 2 OF 2



2209 WHITFIELD PARK LOOP, A CONDOMINIUM



- LEGEND**
- PS - PARKING SPACES
 - DE - DRAINAGE EASEMENT
 - ORB - OFFICIAL RECORDS BOOK
 - CW - CONCRETE WALK
 - CONC - CONCRETE
 - LS - LICENSED SURVEYOR
 - L - LENGTH
 - R - RADIUS
 - △ - DELTA
 - WF - WOOD FENCE

- LEGEND**
- CM - CONCRETE MONUMENT
 - FND - FOUND
 - IP - IRON PIPE
 - IR - IRON ROD
 - LB - LICENSED BUSINESS
 - N&D - NAIL AND DISK
 - PB - PLAT BOOK
 - PG - PAGE
 - R/W - RIGHT-OF-WAY
 - CLF - CHAINLINK FENCE
 - CE - COMMON ELEMENT

Altamax Surveying

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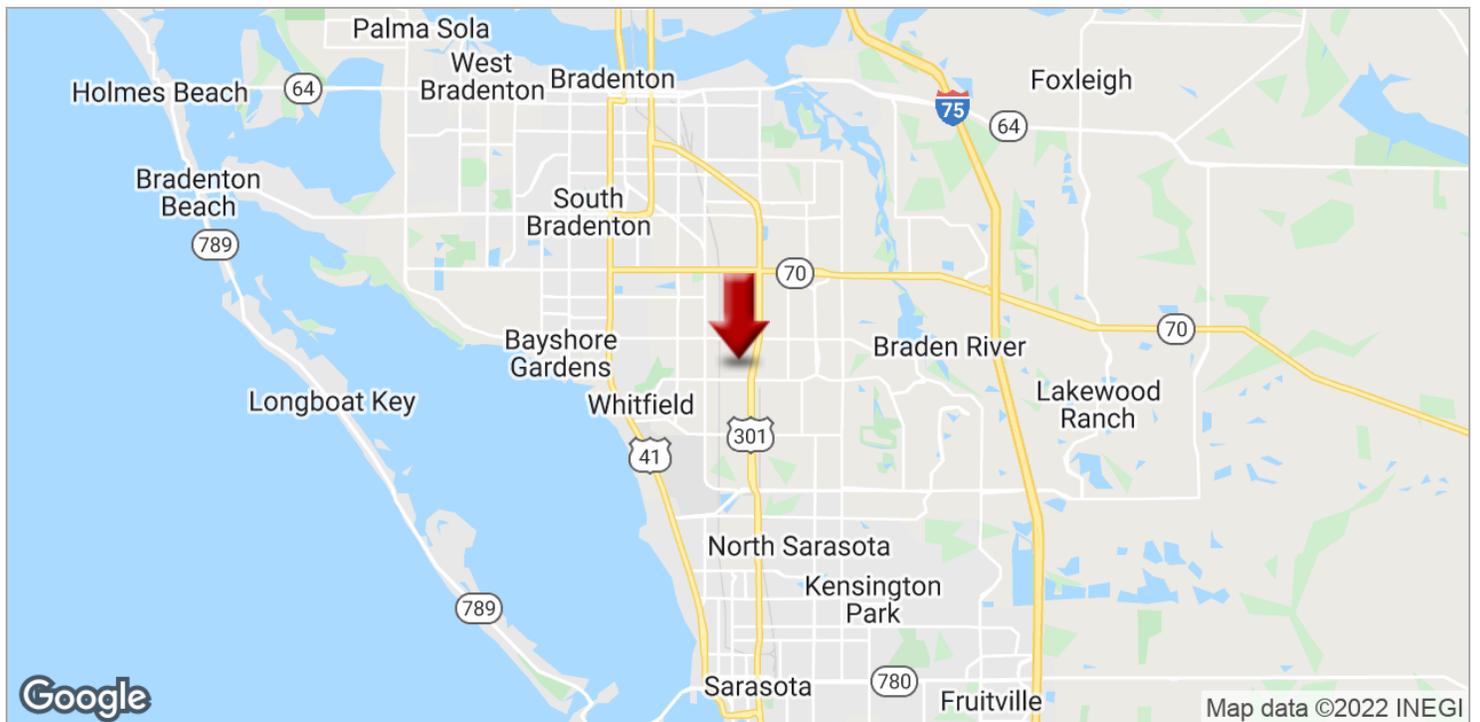
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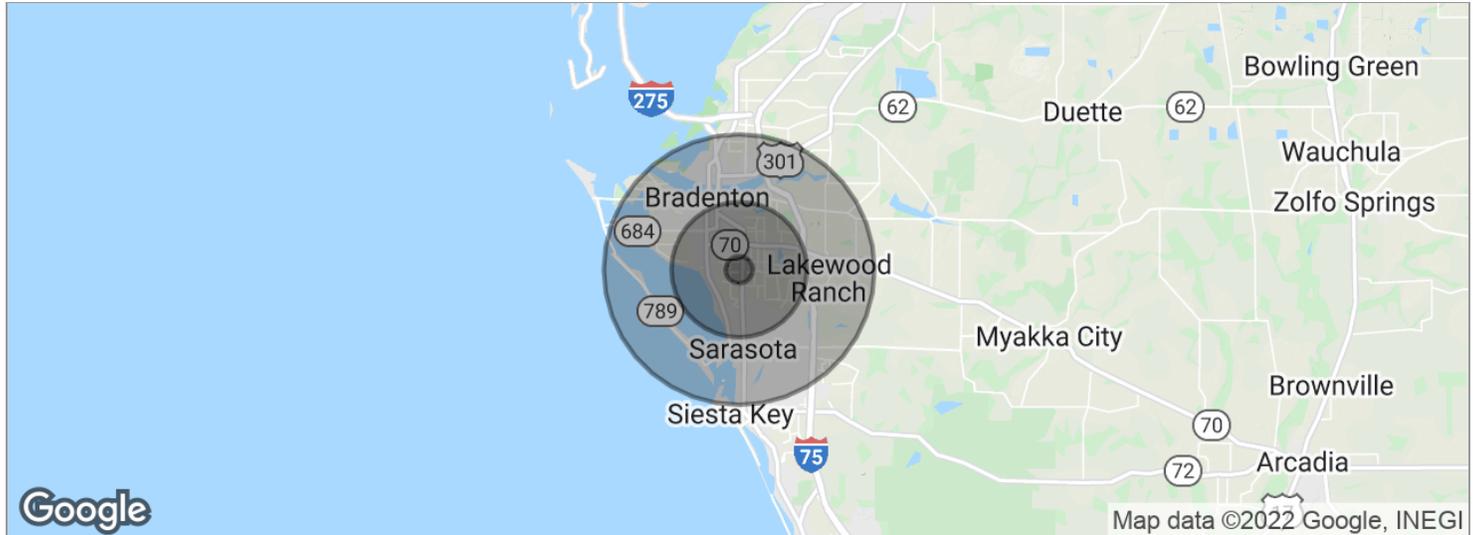
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,785	165,147	450,133
Median age	38.7	41.5	45.0
Median age (male)	38.9	40.9	43.9
Median age (Female)	38.9	42.7	46.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,109	67,292	189,529
# of persons per HH	2.5	2.5	2.4
Average HH income	\$55,000	\$53,065	\$66,099
Average house value	\$231,970	\$240,690	\$300,775

* Demographic data derived from 2010 US Census

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