

INDUSTRIAL PROPERTY FOR SALE

7626 Matoka Road

**2500SF FLEX
UNIT NEAR
TALLEVAST/301**

BRIAN SEIDEL

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by American Property Group of Sarasota Inc in compliance with all applicable fair housing and equal opportunity laws.

Section 1

PROPERTY INFORMATION

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$569,000
Building Size:	2,500 SF
Year Built:	2002
Zoning:	LM

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc presents, 7626 Matoka Road Sarasota, FL

Property type: Flex Warehouse Condo

Size: +/- 2,500SF

Additional Information: Condo Fees are \$1000.00/qtr

Visit us online at www.AmericanPropertyGroup.com to see all our listings or call (941)923-0535 at your convenience.

PROPERTY DESCRIPTION



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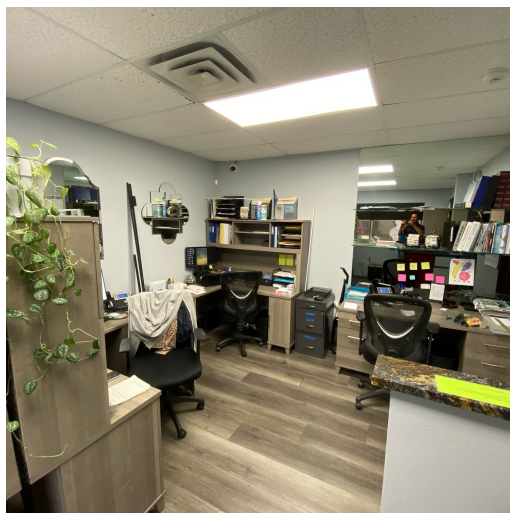
Additional Information: Condo Fees are \$1000.00/qtr

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LOCATION DESCRIPTION

Just east of US 301 and Tallevast Road intersection.

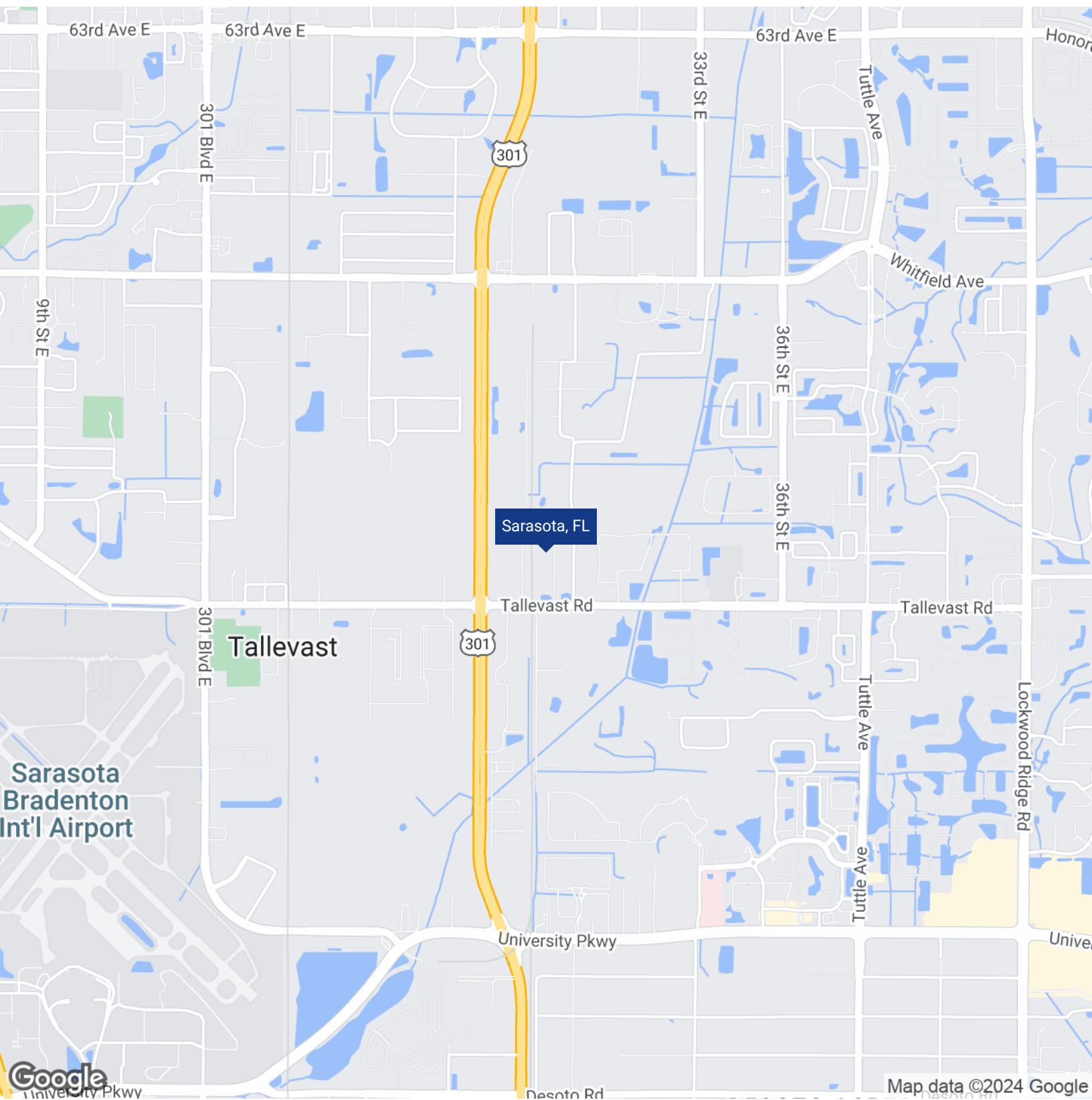
ADDITIONAL PHOTOS



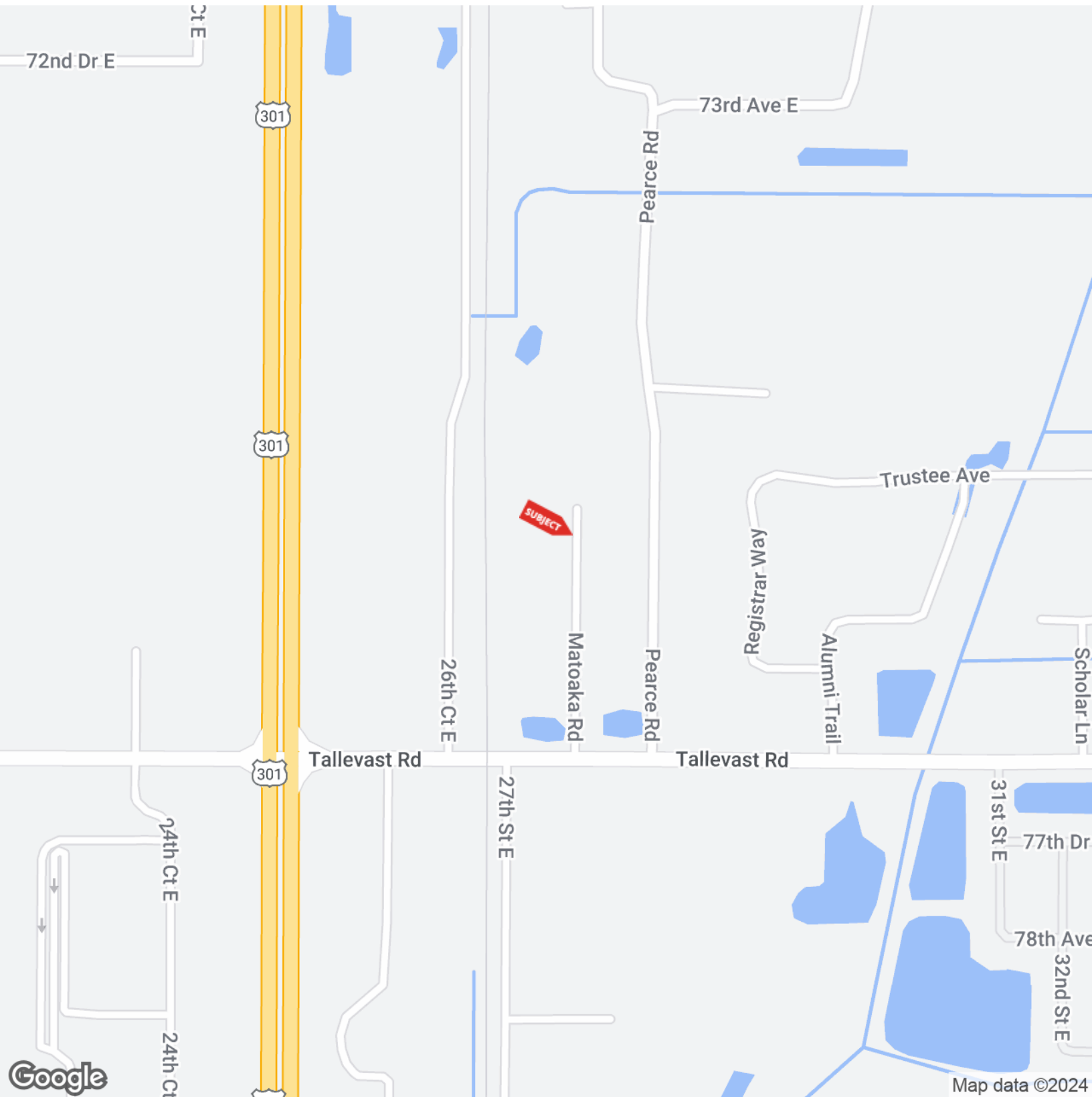
Section 2

LOCATION INFORMATION

REGIONAL MAP



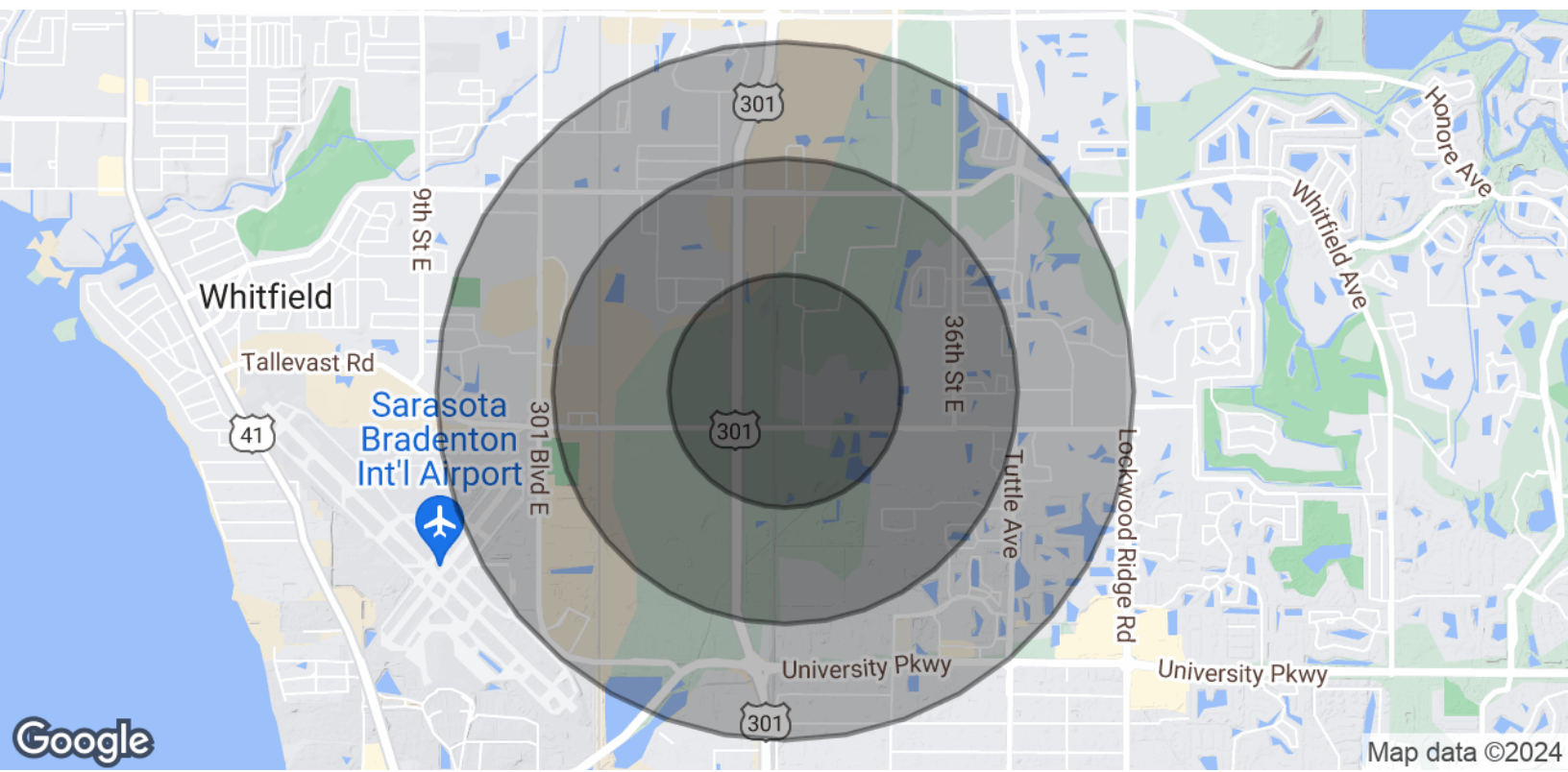
LOCATION MAP



Section 3

DEMOGRAPHICS

DEMOGRAPHICS MAP & REPORT



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	645	3,375	9,057
Average Age	46.5	49.9	53.2
Average Age (Male)	48.6	50.6	51.6
Average Age (Female)	45.8	49.8	53.7
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	319	1,699	4,508
# of Persons per HH	2.0	2.0	2.0
Average HH Income	\$53,903	\$57,746	\$60,360
Average House Value	\$246,297	\$255,318	\$252,213

* Demographic data derived from 2020 ACS - US Census

Section 4

ADVISOR BIOS

ADVISOR BIO 1



BRIAN SEIDEL

CCIM - Broker Associate

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PROFESSIONAL BACKGROUND

Brian Seidel, CCIM is a Broker-Associate at American Property Group of Sarasota, Inc., who obtained his real estate license at the age of 19 and began working at APG full time in 2008. Brian handles everything from Retail, Industrial, Office Sales and Leasing to Business Opportunity Sales and Property Management. Brian earned the very prestigious CCIM (Certified Commercial Investment Member) designation in 2011 and wants to put his local knowledge and expertise to work for you and your business! Brian's goal is to streamline and simplify the entire Commercial real estate process for his clients and customers. Call or email Brian anytime!

The CCIM designation is awarded to commercial real estate professionals upon successful completion of a graduate-level education curriculum and presentation of a portfolio of qualifying industry experience. The curriculum addresses: financial analysis, market analysis, user decision analysis and investment analysis – the cornerstones of commercial investment real estate. CCIM's are recognized experts in commercial real estate brokerage, leasing, asset management, valuation, and investment analysis.

Brian focus is to continue American Property Group's stellar record of Sales and Leasing coupled with the highest level dependable service in the Sarasota area through fair dealing and hard work. In his spare time Brian enjoys golfing, reading, automobile racing, and live music.

MEMBERSHIPS

CCIM Designation in the Commercial Real Estate Industry (Certified Commercial Investment Member)
National Association of Realtors

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