



ADDRESS

**2027 Whitfield Park Drive
Sarasota, FL 34243**

PROPERTY FEATURES

- Freestanding Office/Warehouse Building
- Whitfield Industrial Park
- Easy Access to US- 301

	1 Mile	5 Miles	10 Miles
Total Households:	2,008	81,589	229,025
Total Population:	4,970	190,960	520,398
Average HH Income:	\$67,878	\$79,416	\$98,789

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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FREESTANDING OFFICE WAREHOUSE BUILDING INDUSTRIAL PROPERTY

2027 WHITFIELD PARK DRIVE, SARASOTA, FL



OFFERING SUMMARY

Sale Price:	\$1,225,000
Building Size:	6,000 SF
Lot Size:	0.402 Acres
Price / SF:	\$204.17
Year Built:	1978
Zoning:	LM
Submarket:	Sarasota/Bradenton

PROPERTY OVERVIEW

Freestanding office warehouse building located in the highly sought-after Whitfield Industrial Park. This 6,000 SF industrial building features a warehouse area of 60' x 84' with two drive-in bays and approximately 975 SF of office space. Bonus second level (288 SF) of finished mezzanine area.

Great opportunity for an owner user or investor.

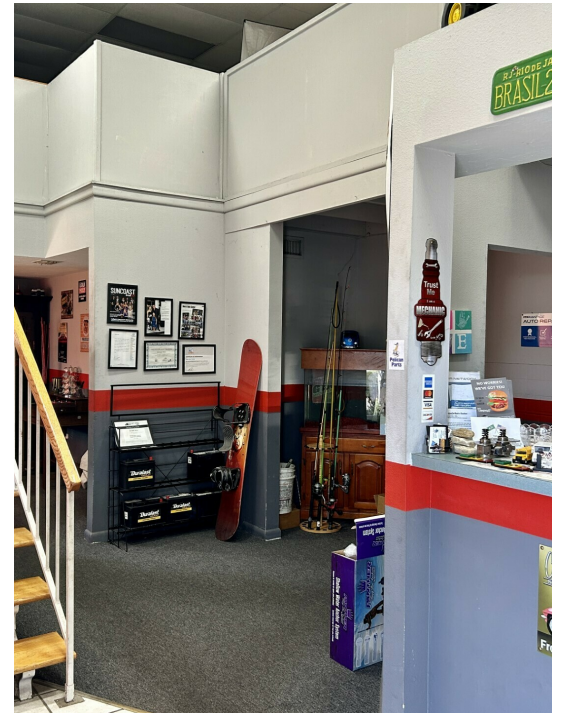
PROPERTY HIGHLIGHTS

- Freestanding Office/Warehouse Building
- Whitfield Industrial Park
- Easy Access to US- 301



FREESTANDING OFFICE WAREHOUSE BUILDING INDUSTRIAL PROPERTY

2027 WHITFIELD PARK DRIVE, SARASOTA, FL



Michael Saunders & Company



Licensed Real Estate Broker

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,970	190,960	520,398
Average Age	42	46	48
Average Age (Male)	42	45	47
Average Age (Female)	42	47	49

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,008	81,589	229,025
# of Persons per HH	2.5	2.3	2.3
Average HH Income	\$67,878	\$79,416	\$98,789
Average House Value	\$284,749	\$302,518	\$432,123

Demographics data derived from AlphaMap

MELINDA GARRETT

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PROFESSIONAL BACKGROUND

Melinda has been immersed in the commercial real estate industry since 2012, bringing a wide range of skills and a deep passion and understanding of the commercial real estate market.

Prior to joining Michael Saunders & Company, she practiced commercial real estate appraisal and consulting for a reputable firm where she worked closely with developers, investors, and lenders. She prepared detailed comprehensive reports through extensive research and analysis, providing a market value for all types of properties, including industrial, office, retail, land, and multi-family residential.

Her skilled communication, strong work ethic, and vibrant personality have provided exceptional customer service that has been conducive to building and maintaining vital relationships throughout her career.

Professional and dedicated, Melinda strives to help each client attain their real estate goals by providing real estate expertise and market knowledge to ensure each transaction is profitable. She also continually stays abreast of current market conditions and their effect on the commercial real estate market along the Gulf Coast.