



**4376  
INDEPENDENCE  
CT**

**SARASOTA, FLORIDA 34234**



For More Information

**BRIAN SEIDEL**

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**PROPERTY HIGHLIGHTS**

| DEMOGRAPHICS      | 1 MILE   | 5 MILES  | 10 MILES |
|-------------------|----------|----------|----------|
| Total Households  | 4,269    | 82,484   | 245,359  |
| Total Population  | 9,304    | 156,530  | 465,880  |
| Average HH Income | \$41,850 | \$72,019 | \$68,511 |

## +/- 6200SF FREE STANDING WAREHOUSE WITH YARD



### OFFERING SUMMARY

|                |             |
|----------------|-------------|
| Sale Price:    | \$1,375,000 |
| Building Size: | 6,198 SF    |
| Price / SF:    | \$221.85    |
| Year Built:    | 1997        |
| Zoning:        | ILW         |

### PROPERTY OVERVIEW

American Property Group of Sarasota, Inc presents, 4376 Independence Court Sarasota FL

Property type: Warehouse

Size: 6198

Zoning: ILW

Highlights: Nicely remodeled with A/C warehouse and yard space.

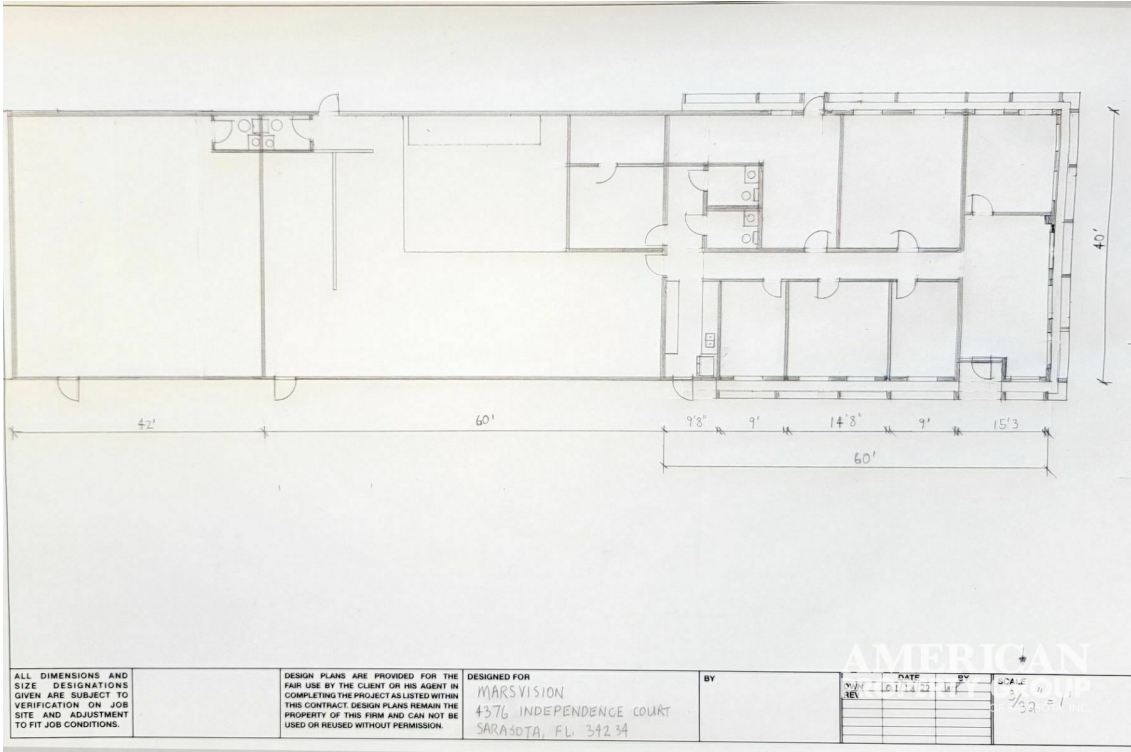
Visit us online at [www.AmericanPropertyGroup.com](http://www.AmericanPropertyGroup.com) to see all our listings or call (941)923-0535 Ext 305 at your convenience.

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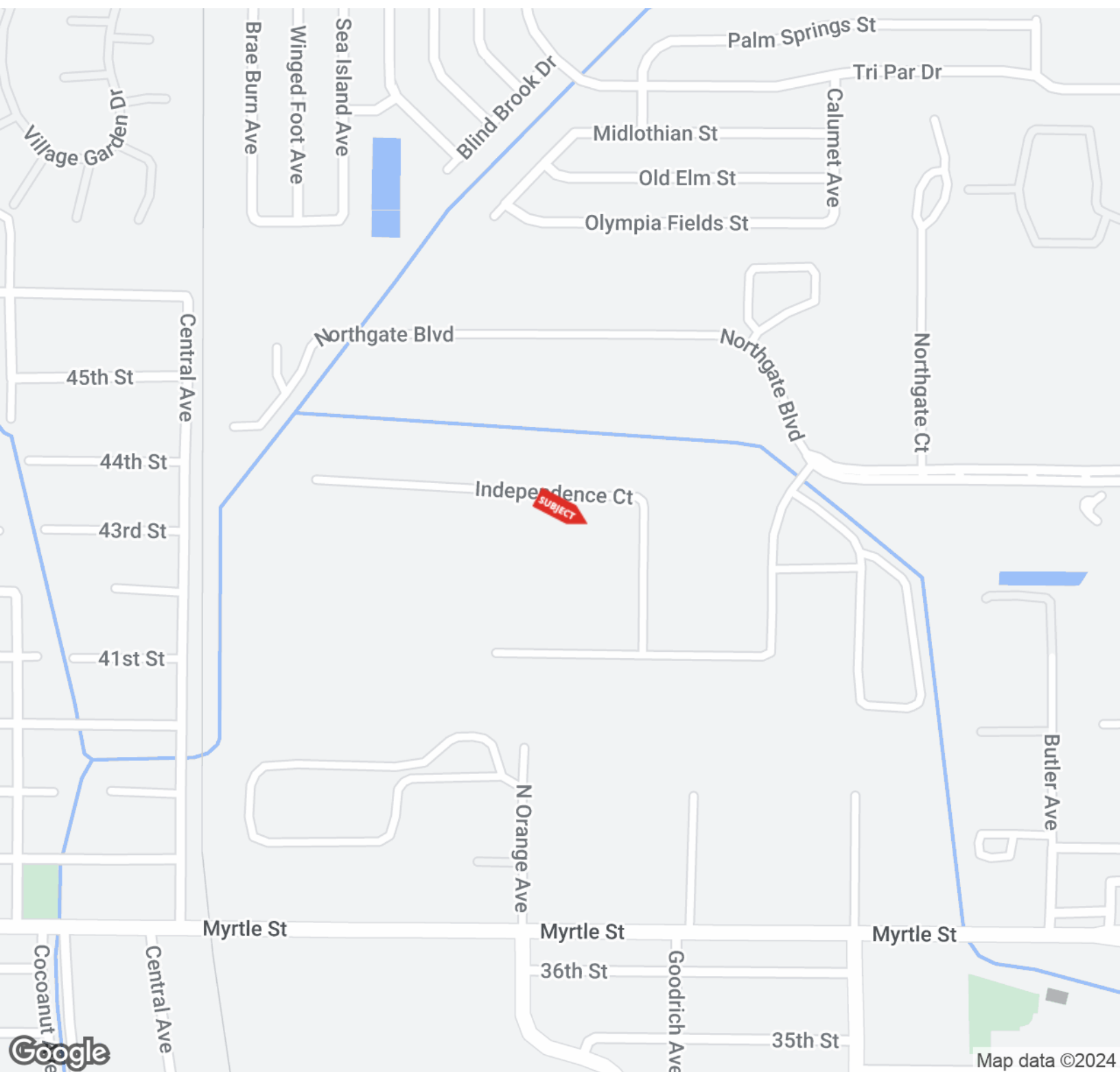


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4376 Independence Ct

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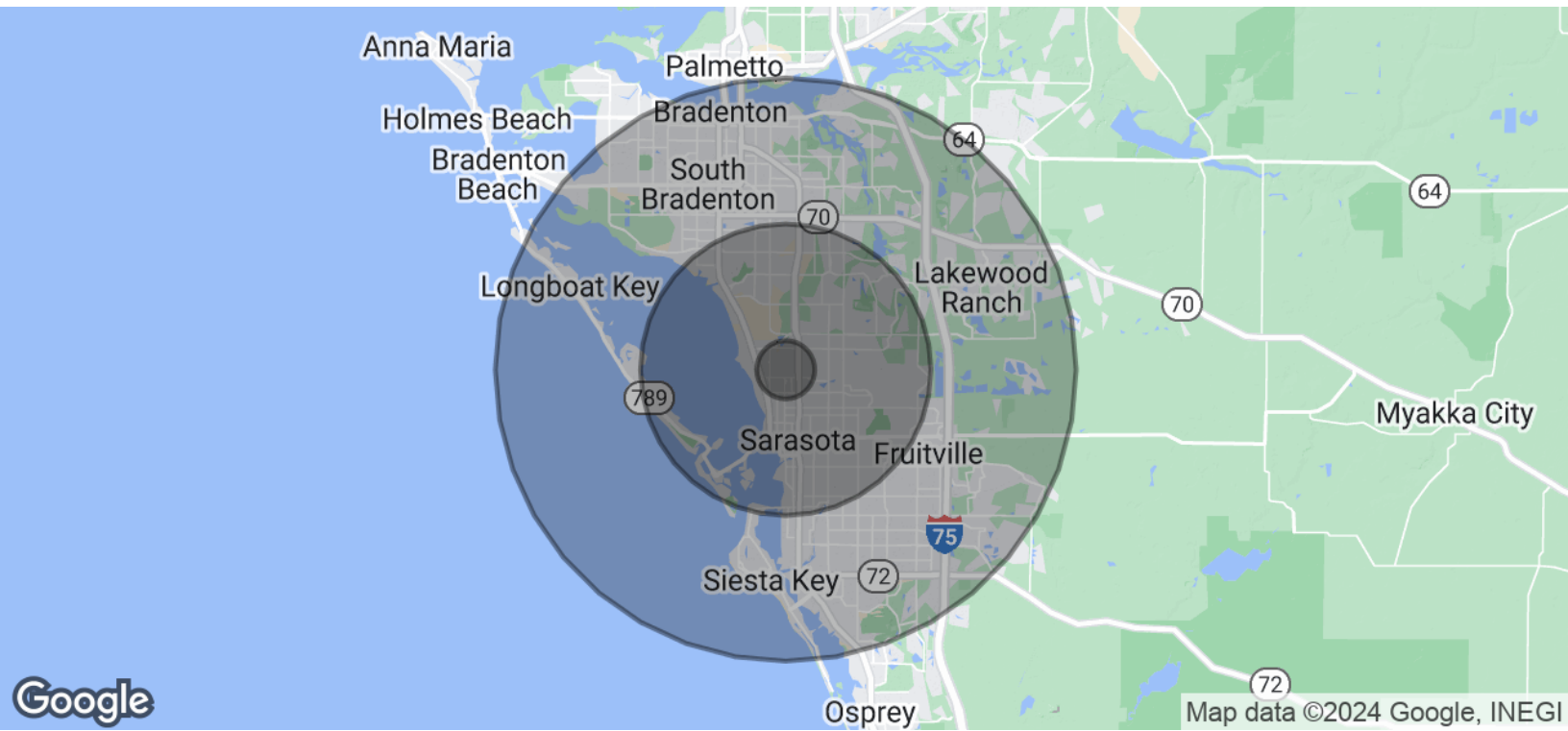


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+/- 6200SF FREE STANDING WAREHOUSE WITH YARD



| POPULATION           | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population     | 9,304  | 156,530 | 465,880  |
| Average Age          | 44.1   | 49.5    | 48.8     |
| Average Age (Male)   | 44.0   | 47.5    | 46.9     |
| Average Age (Female) | 44.1   | 51.2    | 50.1     |

| HOUSEHOLDS & INCOME | 1 MILE    | 5 MILES   | 10 MILES  |
|---------------------|-----------|-----------|-----------|
| Total Households    | 4,269     | 82,484    | 245,359   |
| # of Persons per HH | 2.2       | 1.9       | 1.9       |
| Average HH Income   | \$41,850  | \$72,019  | \$68,511  |
| Average House Value | \$139,166 | \$316,408 | \$288,196 |

2020 American Community Survey (ACS)

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