



1630 S TUTTLE AVE

SARASOTA, FLORIDA 34239



For More Information

BRIAN SEIDEL

CCIM - Broker Associate

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PROPERTY HIGHLIGHTS

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	5,942	99,563	195,288
Total Population	10,953	180,043	352,253
Average HH Income	\$66,872	\$72,987	\$74,341

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OFFERING SUMMARY

Sale Price:	\$3,995,000
Building Size:	7,829 SF
Lot Size:	38,471 SF
Year Built:	1981
Renovated:	2021
Zoning:	OPB

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 1630 South Tuttle Ave, Sarasota

Property Type: Free-standing Medical Office Building

Property Size: 7,829 SF

Highlights:

- 14 Exam Rooms
- Large X-Ray Room
- 7 Private Offices
- Large Gym and Physical Therapy Area
- Huge Waiting Area with 2 Receptions
- Break Room & Kitchenette
- Locker Room
- 4 Bathrooms
- 2 Shower Rooms
- Renovated in 2021
- 1.9 Miles to Sarasota Memorial Hospital

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

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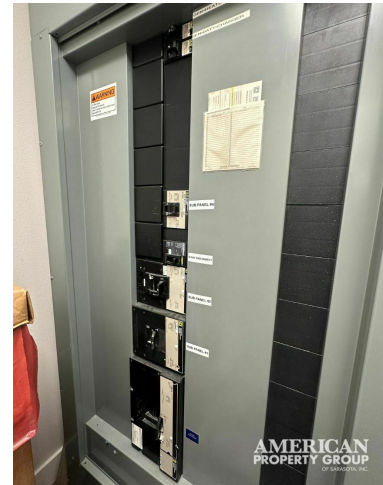
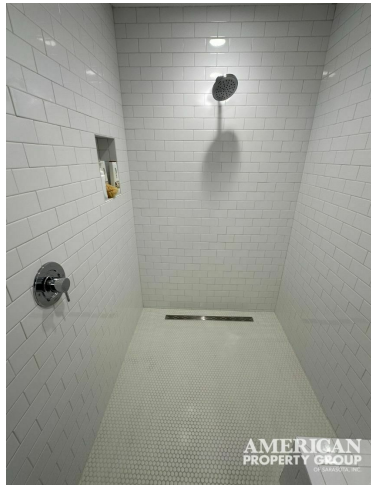
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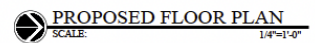
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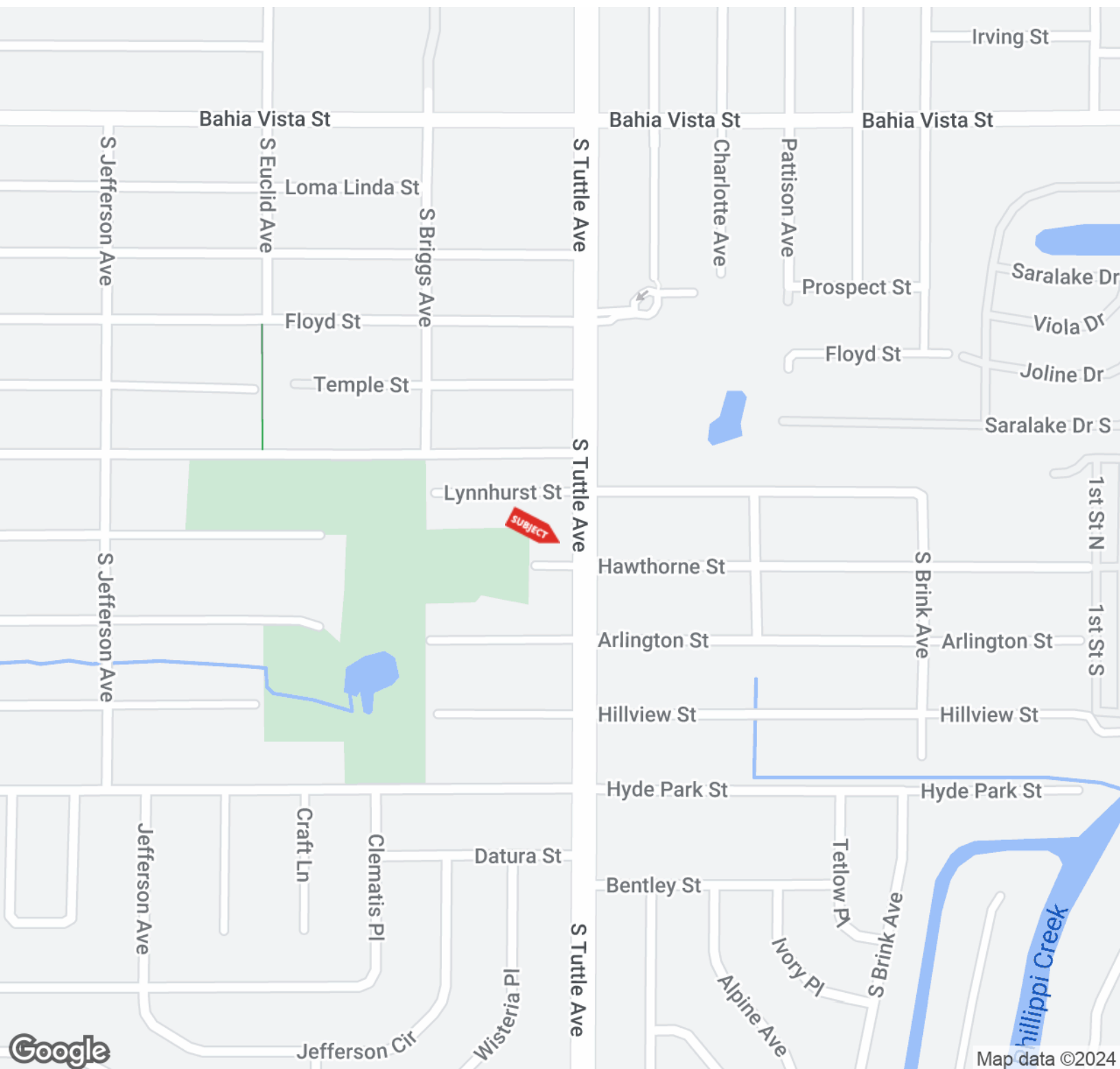
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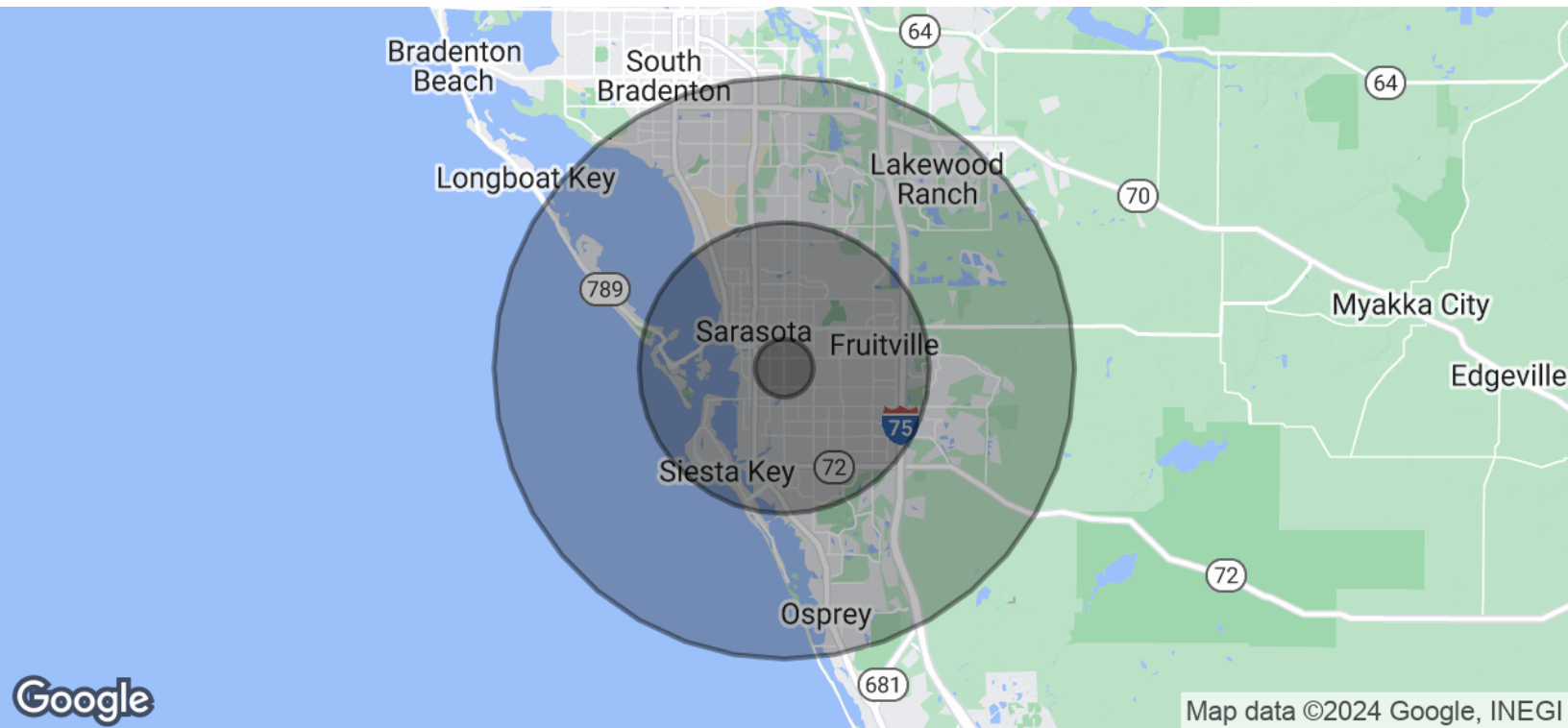


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	10,953	180,043	352,253
Average Age	51.4	49.7	51.4
Average Age (Male)	47.0	47.2	49.7
Average Age (Female)	54.5	51.6	52.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	5,942	99,563	195,288
# of Persons per HH	1.8	1.8	1.8
Average HH Income	\$66,872	\$72,987	\$74,341
Average House Value	\$245,531	\$331,956	\$331,538

2020 American Community Survey (ACS)

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