



976 S RIVER RD

976 S RIVER RD
ENGLEWOOD, FLORIDA 34223

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	768	23,979	91,992
Total Population	1,091	33,769	146,470
Average HH Income	\$59,048	\$52,860	\$59,879



For More Information

ADAM DOAK

Commercial Realtor
941 923 0535 x304
adoak@americanpropertygroup.com

BRIAN SEIDEL

CCIM - Broker Associate
941 544 2970
brian@americanpropertygroup.com

976 S RIVER RD



OFFERING SUMMARY

Lease Rate:	\$13.00 SF/yr (NNN)
Building Size:	16,000 SF
Available SF:	2,000 SF
Lot Size:	47,916 SF
Number of Units:	9
Year Built:	1980
Zoning:	ILW

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 973 S River Road, Englewood, FL:

Property Type: Flex Warehouse

Available Size: 2,000 SF (unit sizes vary)

NNN: \$3.30/SF

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

PROPERTY HIGHLIGHTS

- Rare 9 Unit Flex Warehouse Space

ADAM DOAK

Commercial Realtor
941.923.0535 x304
adoak@americanpropertygroup.com

BRIAN SEIDEL

CCIM - Broker Associate
941.544.2970
brian@americanpropertygroup.com

**AMERICAN
PROPERTY GROUP**
OF SARASOTA, INC.

976 S River Rd

976 S RIVER RD



ADAM DOAK

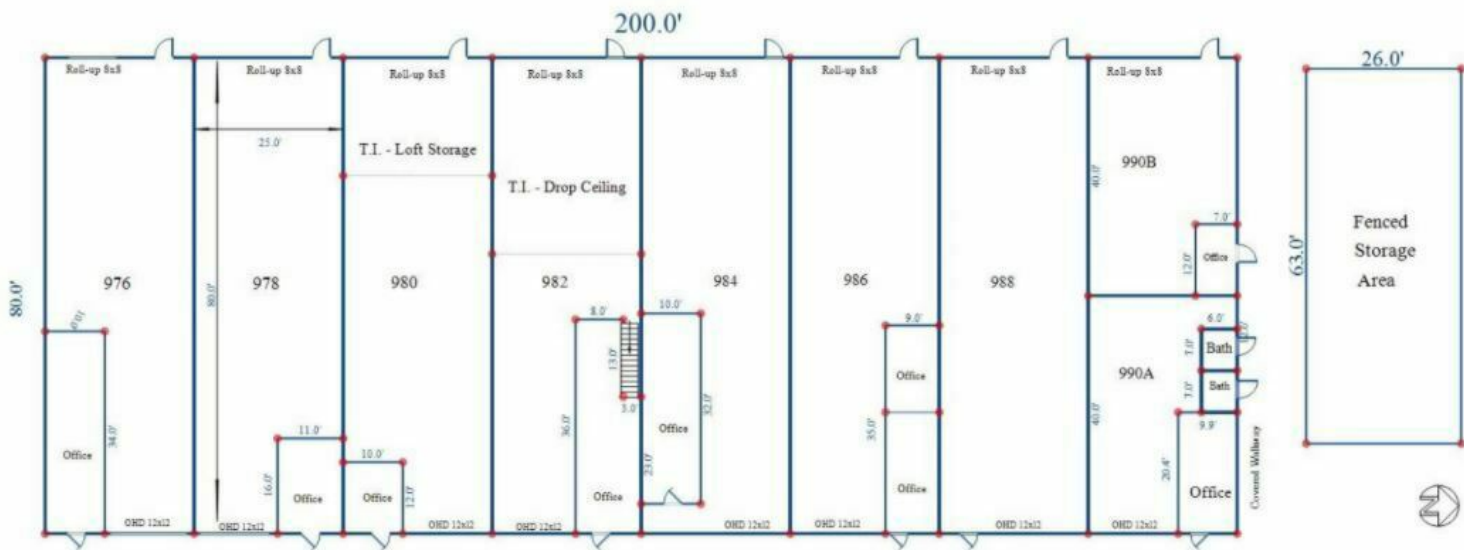
Commercial Realtor
941.923.0535 x304
adoak@americanpropertygroup.com

BRIAN SEIDEL

CCIM - Broker Associate
941.544.2970
brian@americanpropertygroup.com

**AMERICAN
PROPERTY GROUP**
OF SARASOTA, INC.

976 S RIVER RD



Building Sketch - 976 S. River Road, Englewood

ADAM DOAK
Commercial Realtor
941.923.0535 x304
adoak@americanpropertygroup.com

BRIAN SEIDEL
CCIM - Broker Associate
941.544.2970
brian@americanpropertygroup.com

**AMERICAN
PROPERTY GROUP**
OF SARASOTA, INC.

976 S River Rd

976 S RIVER RD



Map data ©2024

ADAM DOAK

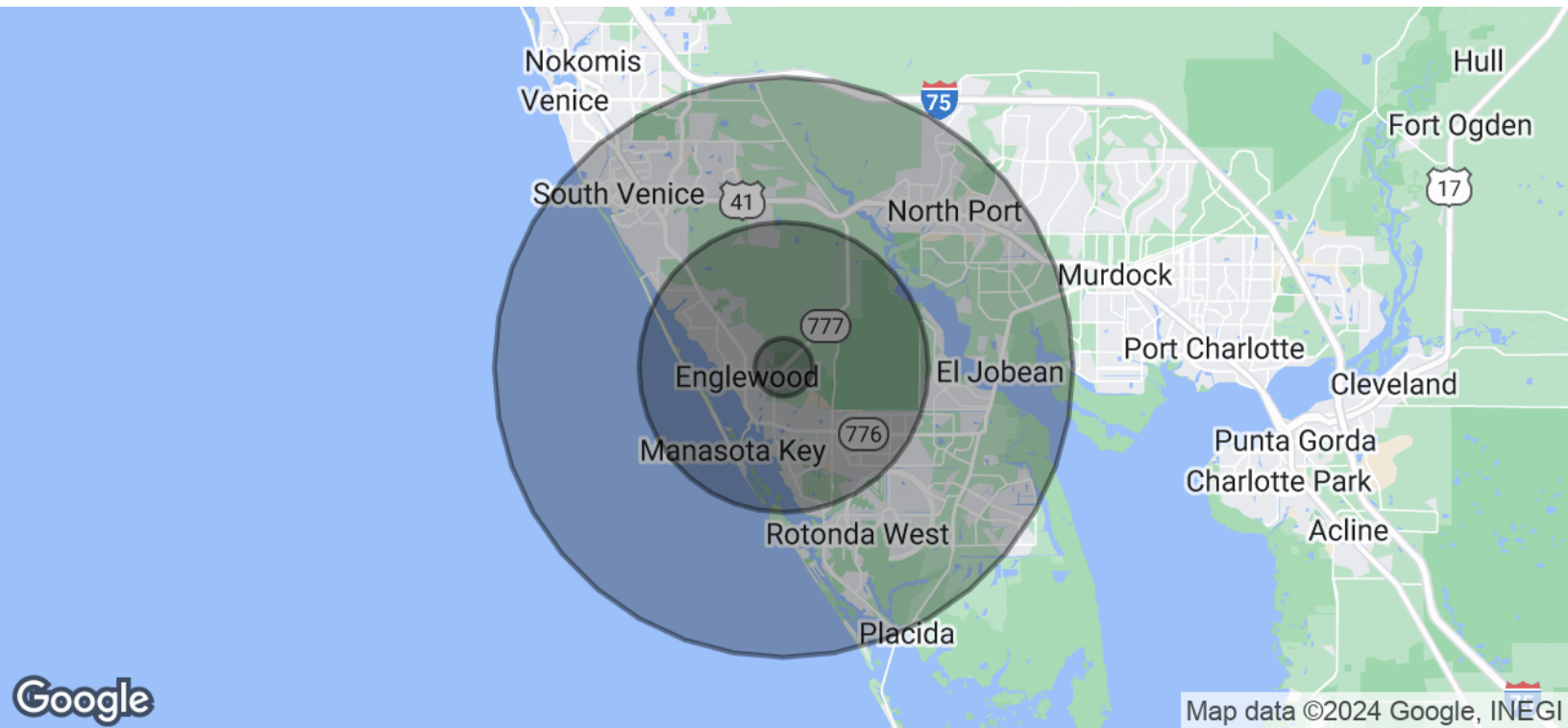
Commercial Realtor
941.923.0535 x304
adoak@americanpropertygroup.com

BRIAN SEIDEL

CCIM - Broker Associate
941.544.2970
brian@americanpropertygroup.com

**AMERICAN
PROPERTY GROUP**
OF SARASOTA, INC.

976 S RIVER RD



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,091	33,769	146,470
Average Age	70.4	64.0	60.2
Average Age (Male)	72.2	64.5	59.6
Average Age (Female)	68.3	62.9	60.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	768	23,979	91,992
# of Persons per HH	1.4	1.4	1.6
Average HH Income	\$59,048	\$52,860	\$59,879
Average House Value	\$207,165	\$265,219	\$254,408

* Demographic data derived from 2020 ACS - US Census

ADAM DOAK
Commercial Realtor
941.923.0535 x304
adoak@americanpropertygroup.com

BRIAN SEIDEL
CCIM - Broker Associate
941.544.2970
brian@americanpropertygroup.com

**AMERICAN
PROPERTY GROUP**
OF SARASOTA, INC.