



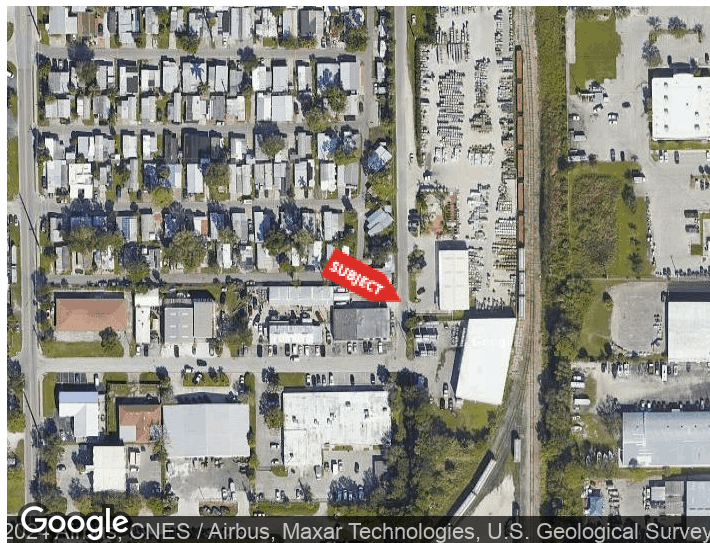
# 900SF FLEX UNIT - MOVE-IN CONDITION

2199 PRINCETON STREET  
SARASOTA, FLORIDA 34237

## OFFERING SUMMARY

Lease Rate:	\$17.00 SF/yr (NN)
Number of Units:	4
Available SF:	900 SF
Building Size:	4,800 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	239	1,172	5,968
Total Population	680	2,958	13,494
Average HH Income	\$52,915	\$49,750	\$48,887



For More Information

### MARCIA CUTTLER

Agent/Associate  
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marcia@americanpropertygroup.com



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## PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 2199 Princeton St, Clean & Efficient Office-Warehouse Suite in Prime Sarasota Location:

This impeccably maintained suite is the perfect solution for those seeking a small office space paired with a functional warehouse. Whether you're a growing business or an entrepreneur looking for a versatile workspace, this property checks all the boxes. Situated less than 12 blocks north of downtown Sarasota, this location offers the ideal blend of accessibility and convenience. The neighborhood is characterized by a mix of offices, warehouses, and home improvement businesses, providing a dynamic and business-friendly environment.

The surrounding neighborhood creates a vibrant atmosphere, fostering a community of professionals and businesses. The mix of offices, warehouses, and home improvement businesses adds to the diversity of the area, ensuring a supportive and collaborative ecosystem.

### Interior Description:

- Welcoming reception area
- Two offices for focused work or meetings
- Two well-appointed restrooms for convenience
- Kitchenette area for breaks and refreshments
- Practical warehouse space for storage or operations

### Parking Description:

The property features shared parking for ease of access, ensuring convenience for both clients and employees. Additionally, the shared fenced rear yard adds an extra layer of security to the premises.

Explore the potential of this clean and functional suite! Contact Marcia today to schedule a viewing and envision your business thriving in this dynamic space. Visit us online at [www.AmericanPropertyGroup.com](http://www.AmericanPropertyGroup.com) to see all our listings or call (941)923-0535 at your convenience.

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## PROPERTY HIGHLIGHTS

- Versatile space suitable for various business needs
- Strategic location near downtown Sarasota
- Well-maintained and move-in ready
- Collaborative neighborhood environment
- Shared parking for added convenience

Lease Rate	\$17.00 SF/yr (NN)
Property Type	Industrial
Property Subtype	Flex Space
APN	2023120136
Building Size	4,800 SF
Lot Size	10,588 Acres
Space Available	900 SF
Year Built	1990
Year Renovated	2024

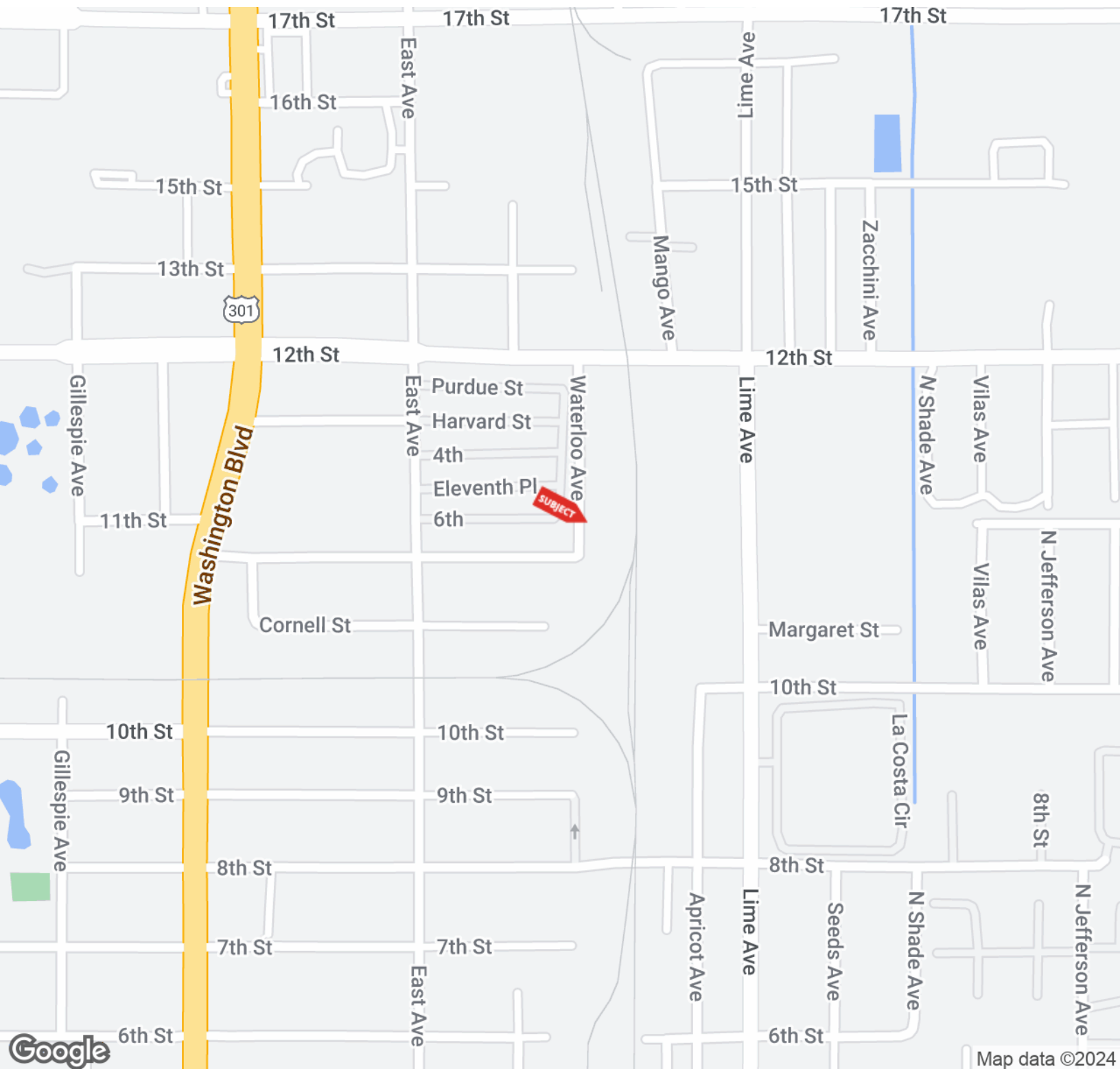
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2199 Princeton Street

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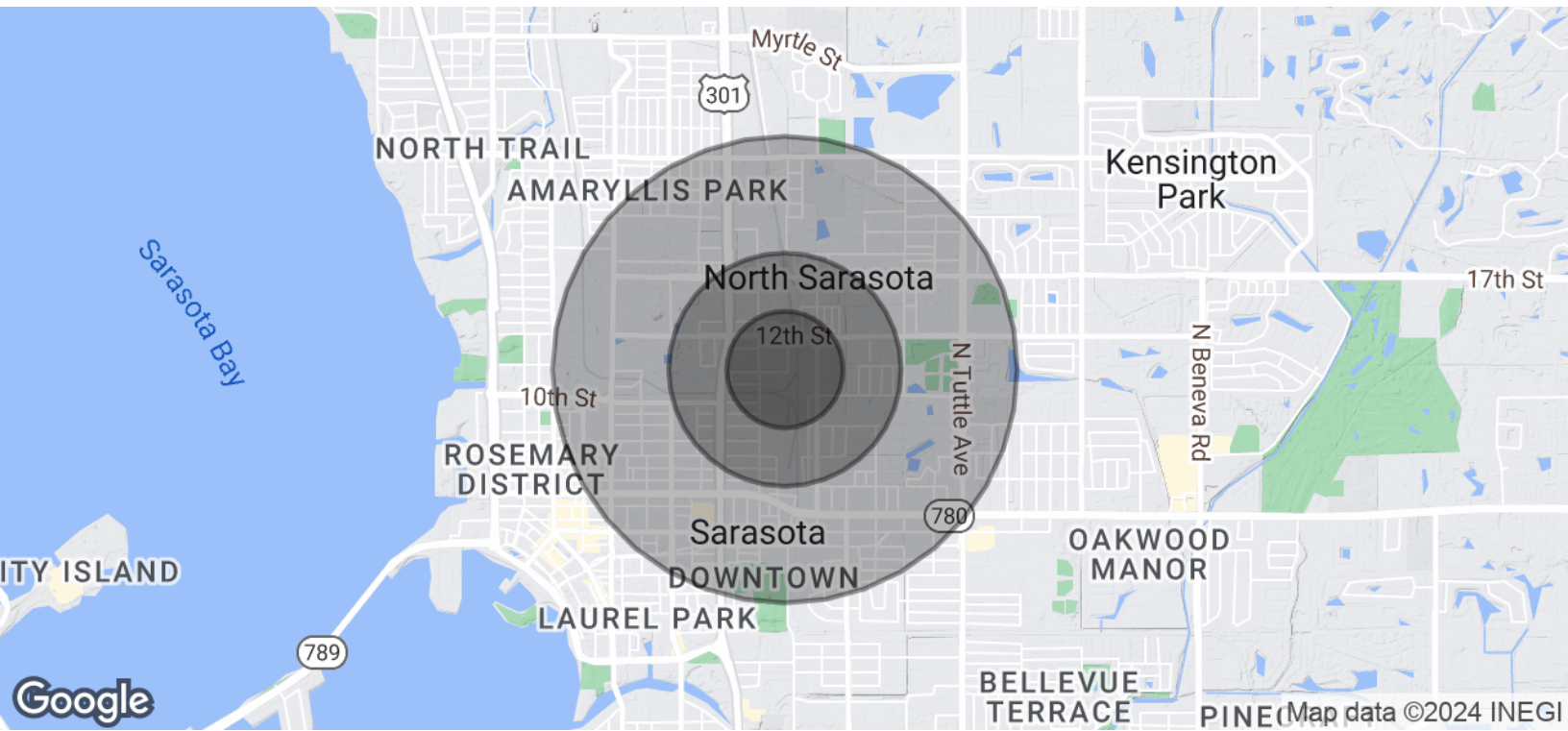
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	680	2,958	13,494
Average Age	33.4	35.3	38.3
Average Age (Male)	31.7	33.9	37.4
Average Age (Female)	34.7	36.7	40.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	239	1,172	5,968
# of Persons per HH	2.8	2.5	2.3
Average HH Income	\$52,915	\$49,750	\$48,887
Average House Value	\$139,598	\$155,309	\$205,971

\* Demographic data derived from 2020 ACS - US Census

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## PROFESSIONAL BACKGROUND

Marcia Cuttler has been a resident of Sarasota since 1974. She has owned several successful business ventures and has personally purchased many commercial investment properties over the past 35 years. She knows first-hand the stress associated with buying and selling property and uses that experience in assisting both Buyers and Sellers with their transactions. With her ever-growing long list of successful closings, Marcia has earned much respect and recognition in the Sarasota Area Commercial Real Estate Community. Coupled with resourcefulness, tenacity, dedication to detail, integrity, energy and enthusiasm, quality customer service and being a good listener, Marcia will give you 100% effort and outstanding results! "I consider it a privilege to work with my clients on a decision as pivotal as Buying, Selling and Leasing a prized property." - Marcia Cuttler

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