



2195-2199 PRINCETON ST. FLEX UNITS

SARASOTA, FLORIDA 34237

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	237	1,169	5,987
Total Population	681	2,960	13,515
Average HH Income	\$53,268	\$49,961	\$49,045



For More Information

MARCIA CUTTLER

Agent/Associate

941 923 0535 x308

marcia@americanpropertygroup.com

SARASOTA, FL 34237



OFFERING SUMMARY

Sale Price:	\$850,000
Lease Rate:	\$17.00 SF/yr (NN)
Building Size:	4,800 SF
Vacant SF:	900sf & 1,000 sf
Lot Size:	10,558 SF
Number of Units:	4-5
Year Built:	1990
Renovated:	2024
Zoning:	IGD - Industrial General District
Market:	Sarasota-Bradenton-Palmetto

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 2195 Princeton St. Sarasota, FL:

Available For Lease: 900-1,000 SF
Lease Rate: \$17/SF NN

Property Highlights:

- Value Add Investment or Owner/User Investment
- Office Spaces
- Shared Fenced Yard
- Move-In Condition
- Warehouse Space with 12' Clearance
- 10'x10' OHD

Don't miss out on this exceptional Flex Units property with desirable features in a prime Sarasota location. Contact Marcia Cuttler today to learn more and seize this investment opportunity. 941-544-1020 cuttler@verizon.net

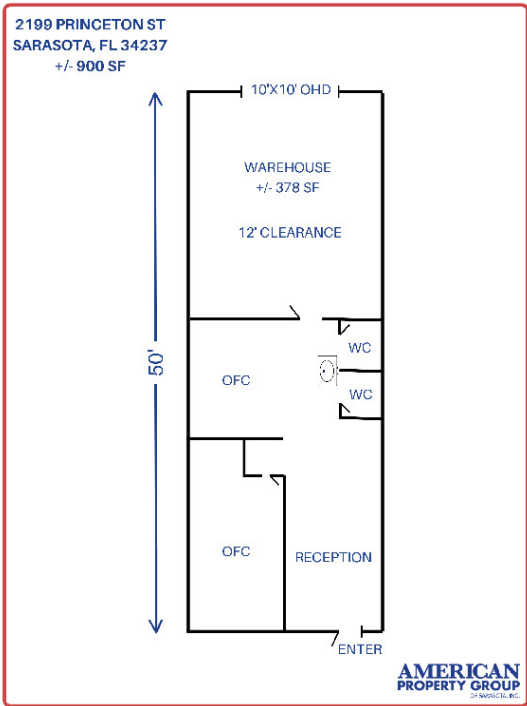
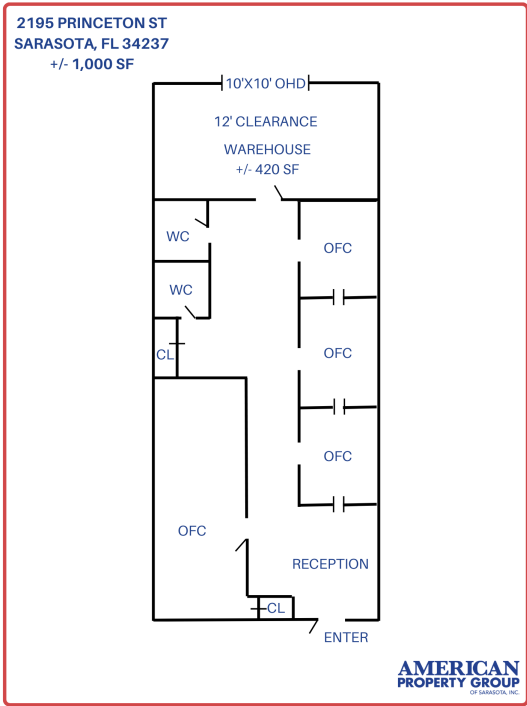
Visit us online at www.AmericanPropertyGroup.com to see all our listings or call (941)923-0535 at your convenience.

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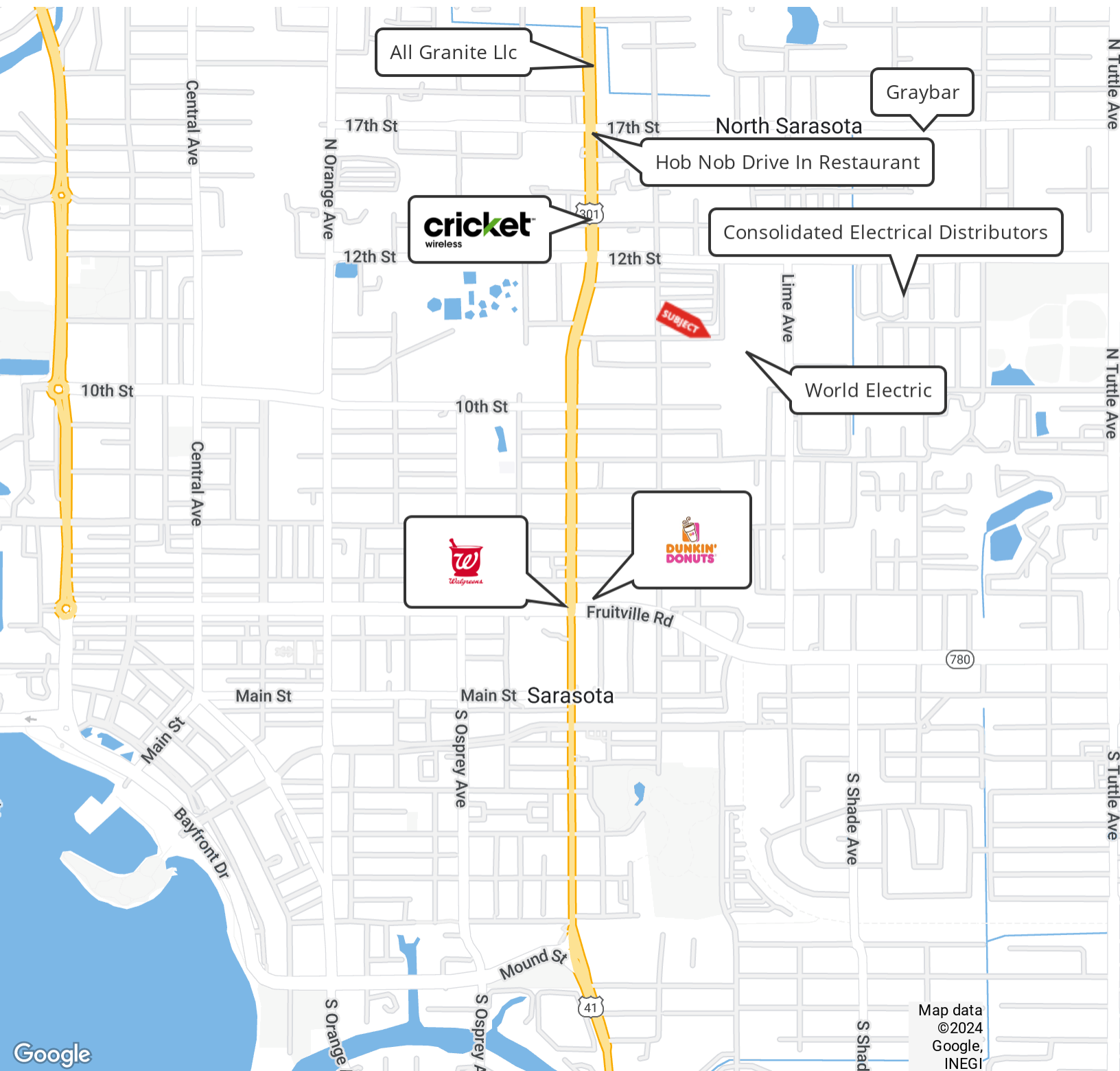


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PROFESSIONAL BACKGROUND

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

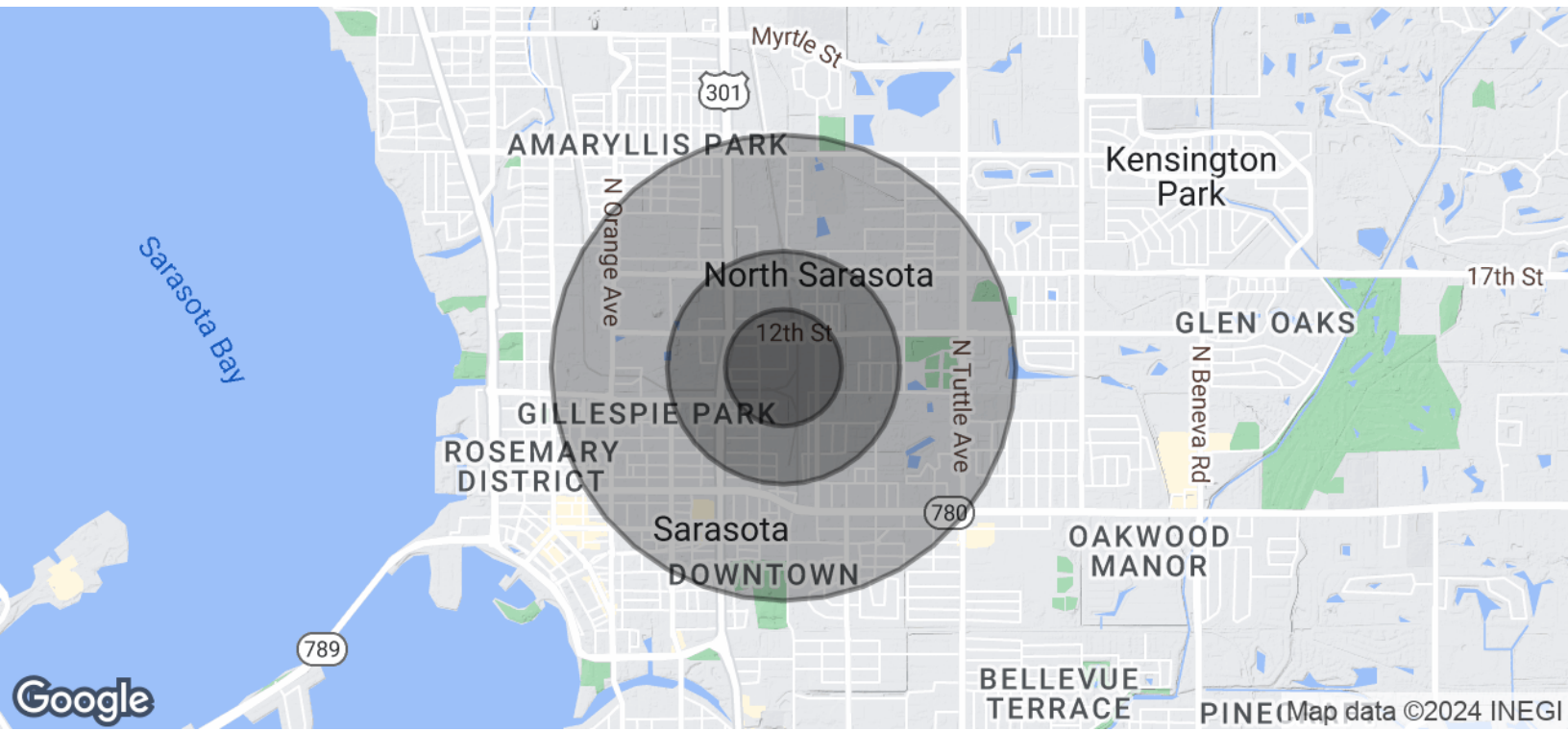
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	681	2,960	13,515
Average Age	33.4	35.3	38.3
Average Age (Male)	31.7	33.9	37.4
Average Age (Female)	34.8	36.7	40.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	237	1,169	5,987
# of Persons per HH	2.9	2.5	2.3
Average HH Income	\$53,268	\$49,961	\$49,045
Average House Value	\$139,274	\$155,677	\$206,811

2020 American Community Survey (ACS)

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