

HEAVY MANUFACTURING 1 ACRE OUTSIDE STORAGE W/ 40X40 CANOPY

1908 13TH ST E
PALMETTO, FLORIDA 34221

PROPERTY HIGHLIGHTS

| DEMOGRAPHICS | 1 MILE | 5 MILES | 10 MILES |
|-------------------|----------|----------|----------|
| Total Households | 2,158 | 65,694 | 171,719 |
| Total Population | 5,744 | 144,100 | 354,451 |
| Average HH Income | \$49,134 | \$54,808 | \$63,118 |



For More Information

ADAM DOAK

Commercial Realtor

941 923 0535 x304

adoak@americanpropertygroup.com

1908 13th St E

HM 1 ACRE OUTSIDE STORAGE W/ 40X40 CANOPY



OFFERING SUMMARY

| | |
|----------------|---------------------------|
| Lease Rate: | \$5,000.00 per month (MG) |
| Building Size: | 1,600 SF |
| Available SF: | 1,600 SF |
| Lot Size: | 1 Acres |
| Zoning: | HM HEAVY M |

PROPERTY OVERVIEW

Introducing a Heavy Manufacturing opportunity with approx. 1 acre of outside storage. Located at 1904 and 1908 13th St E, Palmetto, FL, 34221. This expansive property offers versatile space ideal for a range of industrial outdoor storage uses. Property includes a 40x40 canopy structure constructed on a concrete slab that is fully fenced from all sides and new fencing to be completed on the north end. With convenient access just 3 miles from I-75, 1 miles from US 41, and 5 miles to I-275 this property is perfectly positioned to elevate your Industrial needs.

The tenant is responsible to maintain the grounds and to carry insurance.

ADAM DOAK

Commercial Realtor
941.923.0535 x304
adoak@americanpropertygroup.com

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

1908 13th St E

HM 1 ACRE OUTSIDE STORAGE W/ 40X40 CANOPY



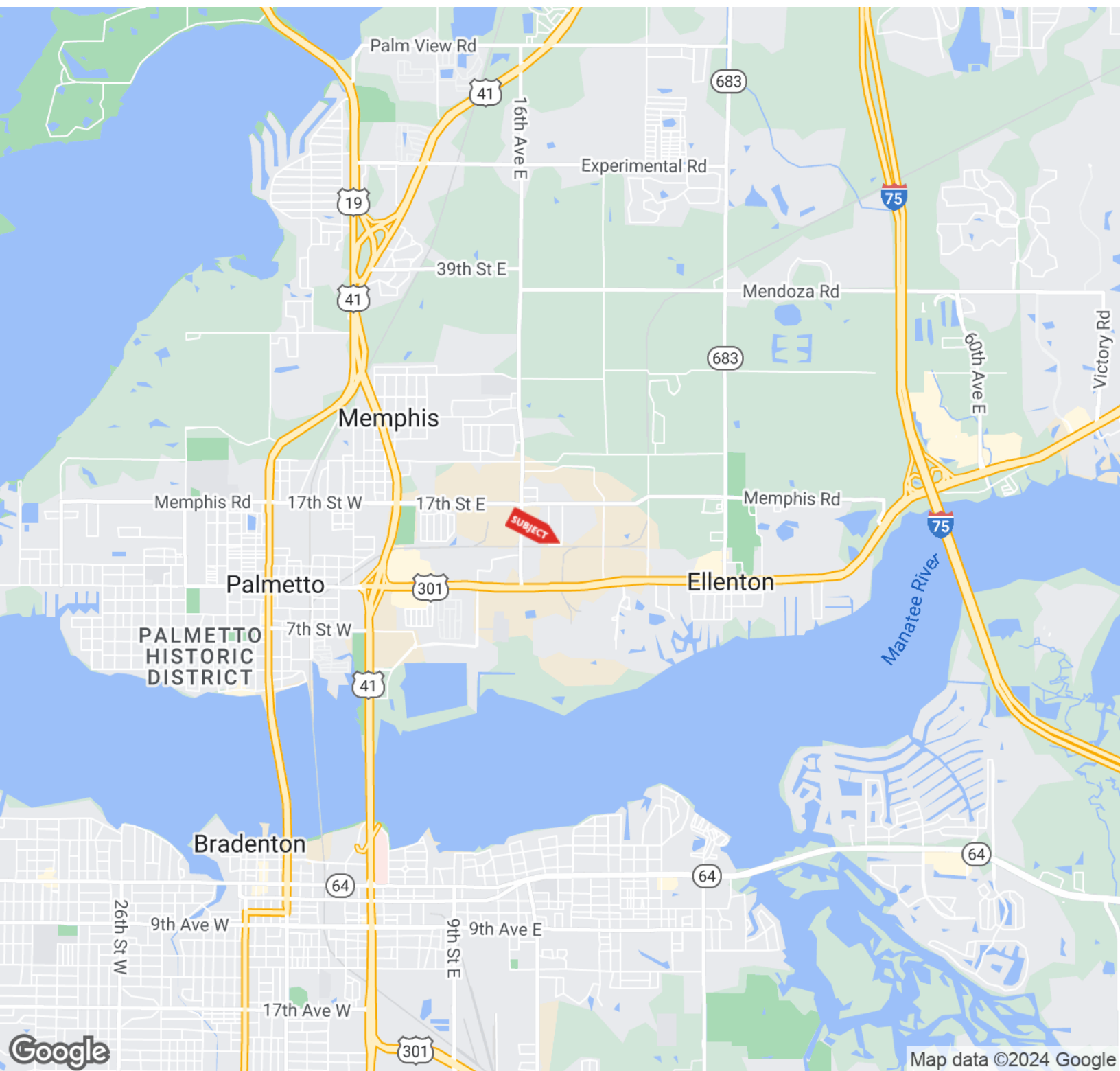
ADAM DOAK

Commercial Realtor
941.923.0535 x304
adoak@americanpropertygroup.com

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

1908 13th St E

HM 1 ACRE OUTSIDE STORAGE W/ 40X40 CANOPY

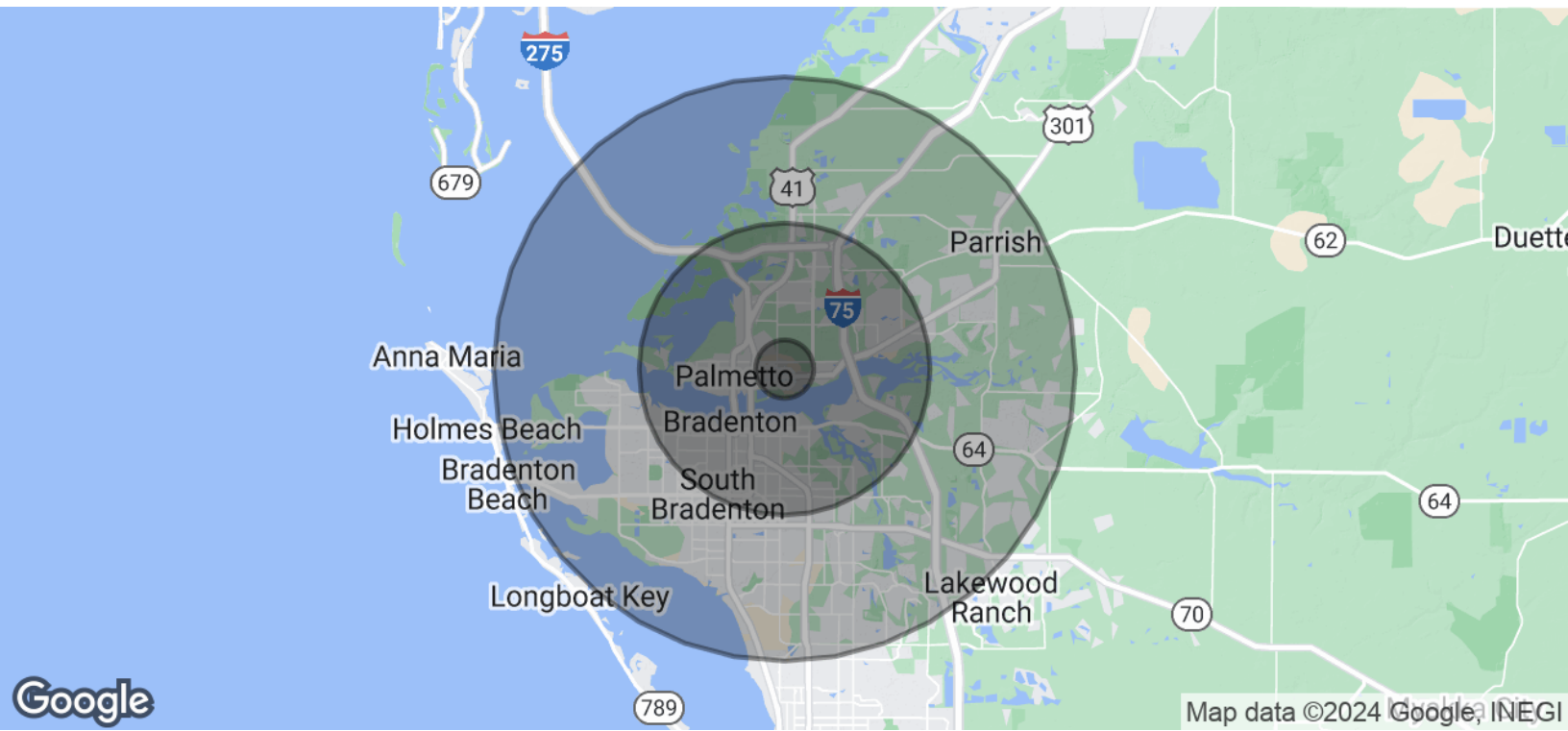


ADAM DOAK

Commercial Realtor
941.923.0535 x304
adoak@americanpropertygroup.com

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

HM 1 ACRE OUTSIDE STORAGE W/ 40X40 CANOPY



| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population | 5,744 | 144,100 | 354,451 |
| Average Age | 39.7 | 43.7 | 47.4 |
| Average Age (Male) | 35.9 | 42.8 | 46.3 |
| Average Age (Female) | 40.1 | 44.3 | 48.2 |

| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 2,158 | 65,694 | 171,719 |
| # of Persons per HH | 2.7 | 2.2 | 2.1 |
| Average HH Income | \$49,134 | \$54,808 | \$63,118 |
| Average House Value | \$143,893 | \$181,311 | \$226,322 |

2020 American Community Survey (ACS)

ADAM DOAK
Commercial Realtor
941.923.0535 x304
adoak@americanpropertygroup.com

AMERICAN
PROPERTY GROUP
OF SARASOTA, INC.