



2828 PROCTOR RD

SARASOTA, FLORIDA 34231

PROPERTY HIGHLIGHTS

- Reception
- 8 Offices with a Conference room
- Break room
- 3 Restrooms (One with shower)

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	498	1,122	5,460
Total Population	1,086	2,452	12,100
Average HH Income	\$80,851	\$80,973	\$82,165



For More Information

TYLER SLUMAN

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SARASOTA, FL 34231



OFFERING SUMMARY

Lease Rate:	\$25 SF/yr (MG)
Building Size:	2,300 SF
Available SF:	920 - 2,300 SF
Lot Size:	13,144 SF
Number of Units:	1
Year Built:	1954
Renovated:	2025
Zoning:	OPI

PROPERTY OVERVIEW

American Property Group presents 2828 Proctor Road, Sarasota, FL 34231

With direct frontage on Proctor Road, this freestanding 2,300 SF office building is ready to be occupied. Equipped with 14 parking spaces, the renovated office layout inside works for a variety of professional uses.

The building can be divided to fit two tenants. In this scenario, it would be roughly 900 and 1400 SF.

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OF SARASOTA, INC.

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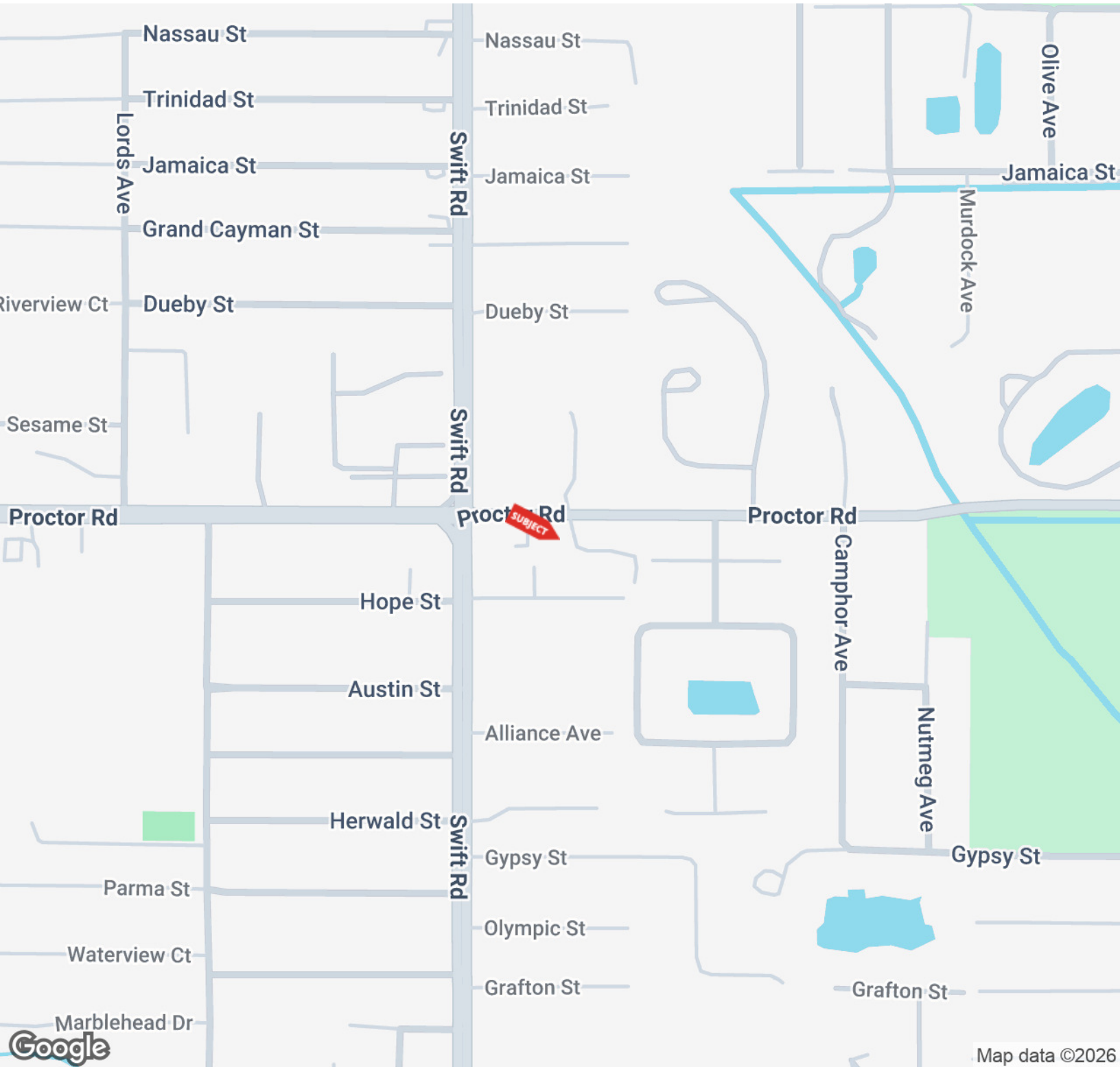


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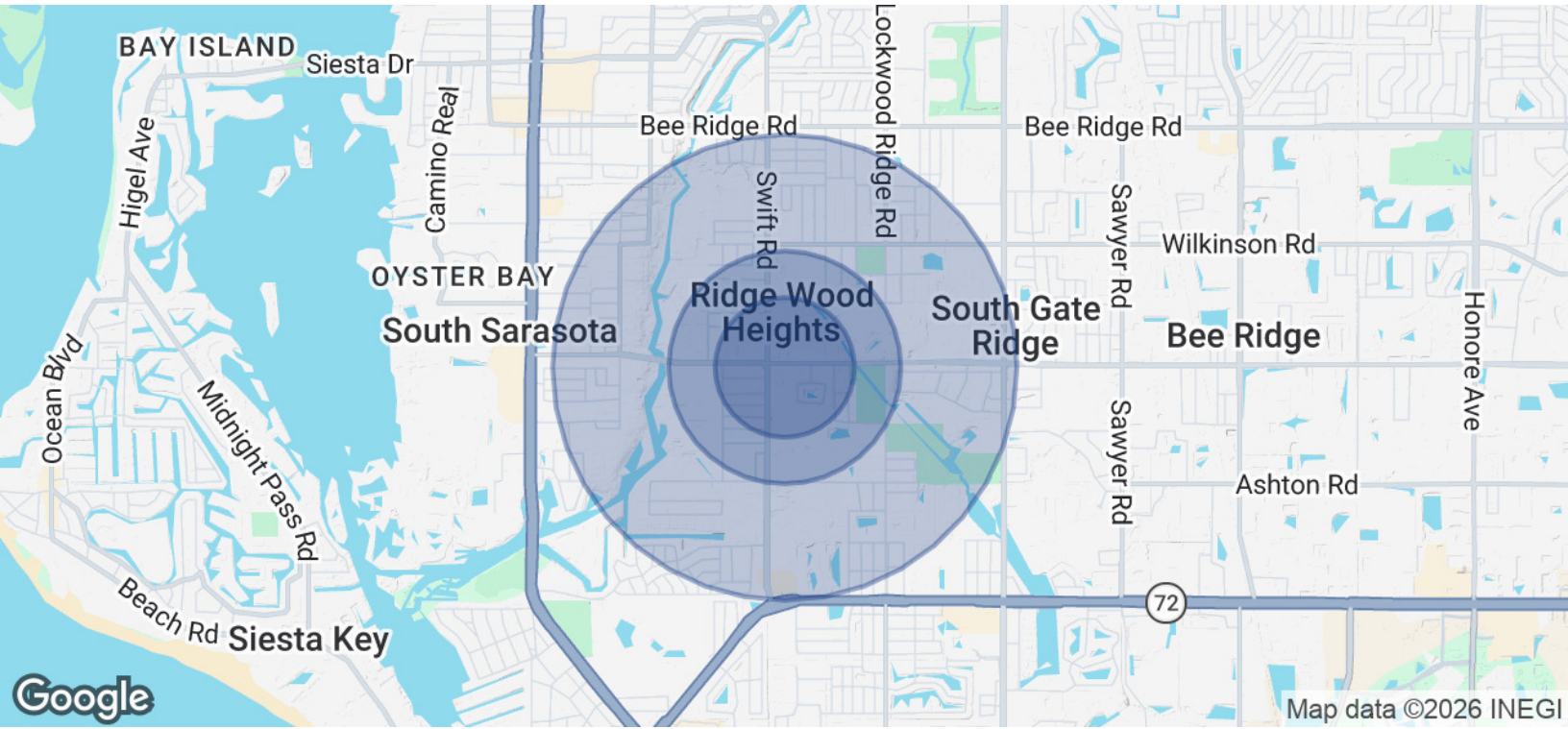


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,086	2,452	12,100
Average Age	49	49	49
Average Age (Male)	47	47	48
Average Age (Female)	50	50	51

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	498	1,122	5,460
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$80,851	\$80,973	\$82,165
Average House Value	\$398,841	\$401,214	\$420,919

2020 American Community Survey (ACS)

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