

Courtyard Creek Office/Warehouse Unit

2555 Porter Lake Dr #102, Sarasota, FL 34240

Industrial
Property
For Lease



Property Description

Versatile office/warehouse flex unit featuring a welcoming storefront entry that opens into a generous reception area—perfect for greeting clients or customers. The layout includes three private offices, a full size kitchen/break room, and a private restroom. A spacious warehouse with an overhead door provides excellent storage, light industrial use, or distribution. The building offers convenient drive-around access for deliveries, ample on-site parking, and quick connectivity to I-75. Ideal for a variety of business operations seeking convenience, accessibility, and professional appeal.

OFFERING SUMMARY

Lease Rate:	\$18 SF/yr (NNN)
CAM Amount:	\$6.30 SF/yr
Available SF:	1,625 SF
Lot Size:	107,764 SF
Zoning:	PID

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,072	25,413	60,662
Total Population	5,239	59,585	136,721
Average HH Income	\$125,047	\$116,638	\$111,491



Loyd Robbins

Principal Broker
(941)-356-9659
loyd@rerobbins.com



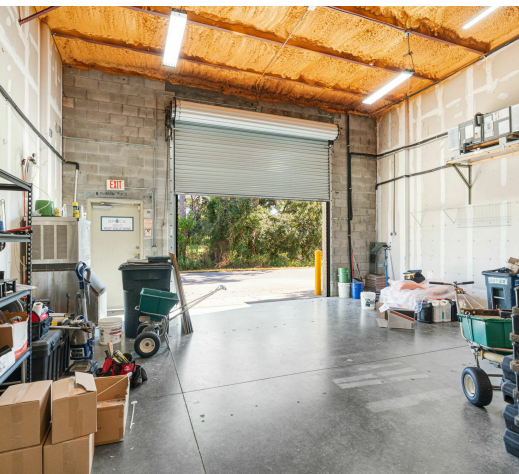
3580 S. Tuttle Ave
Sarasota FL 34239

www.rerobbins.com

Clean & Move-In Ready

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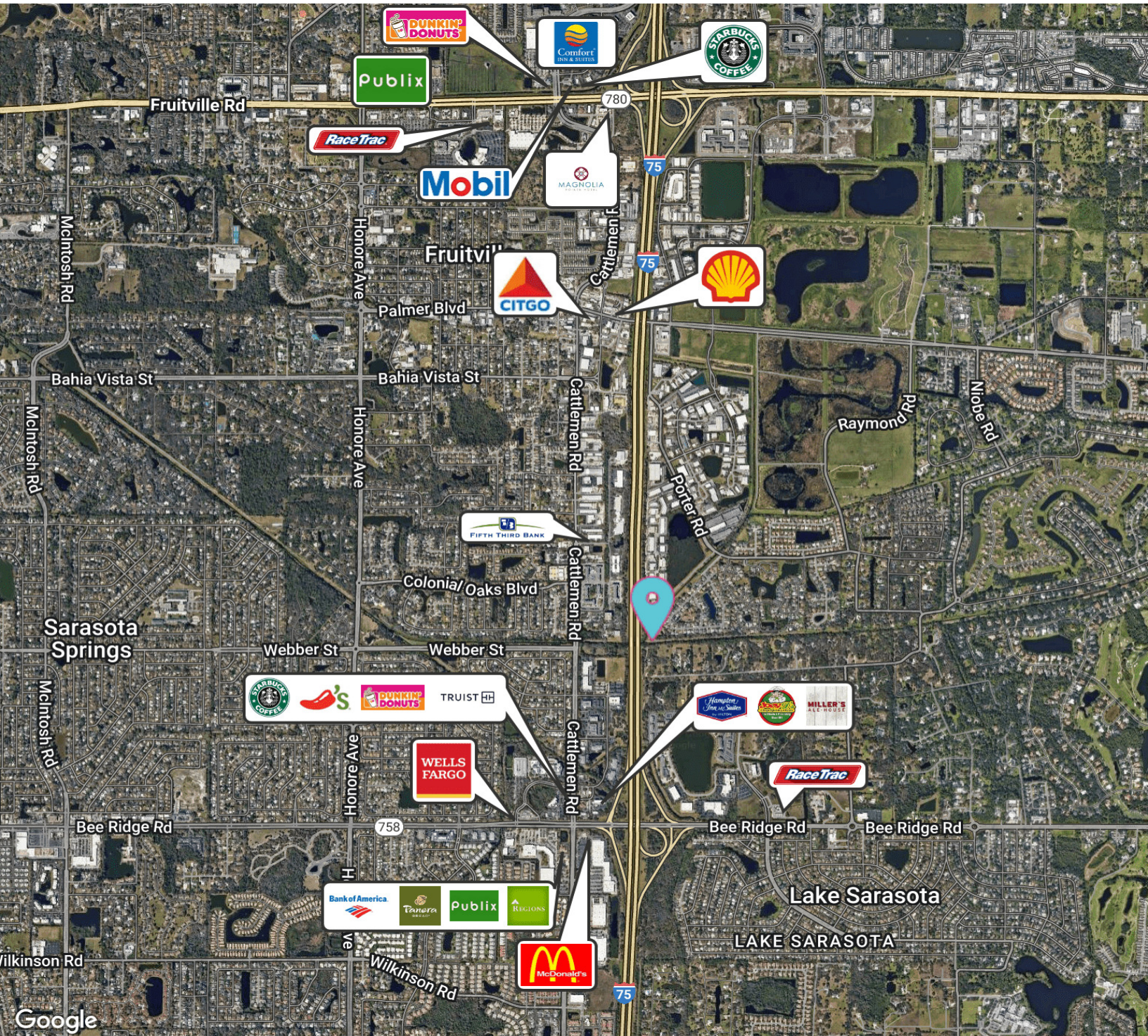


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Strategically Located

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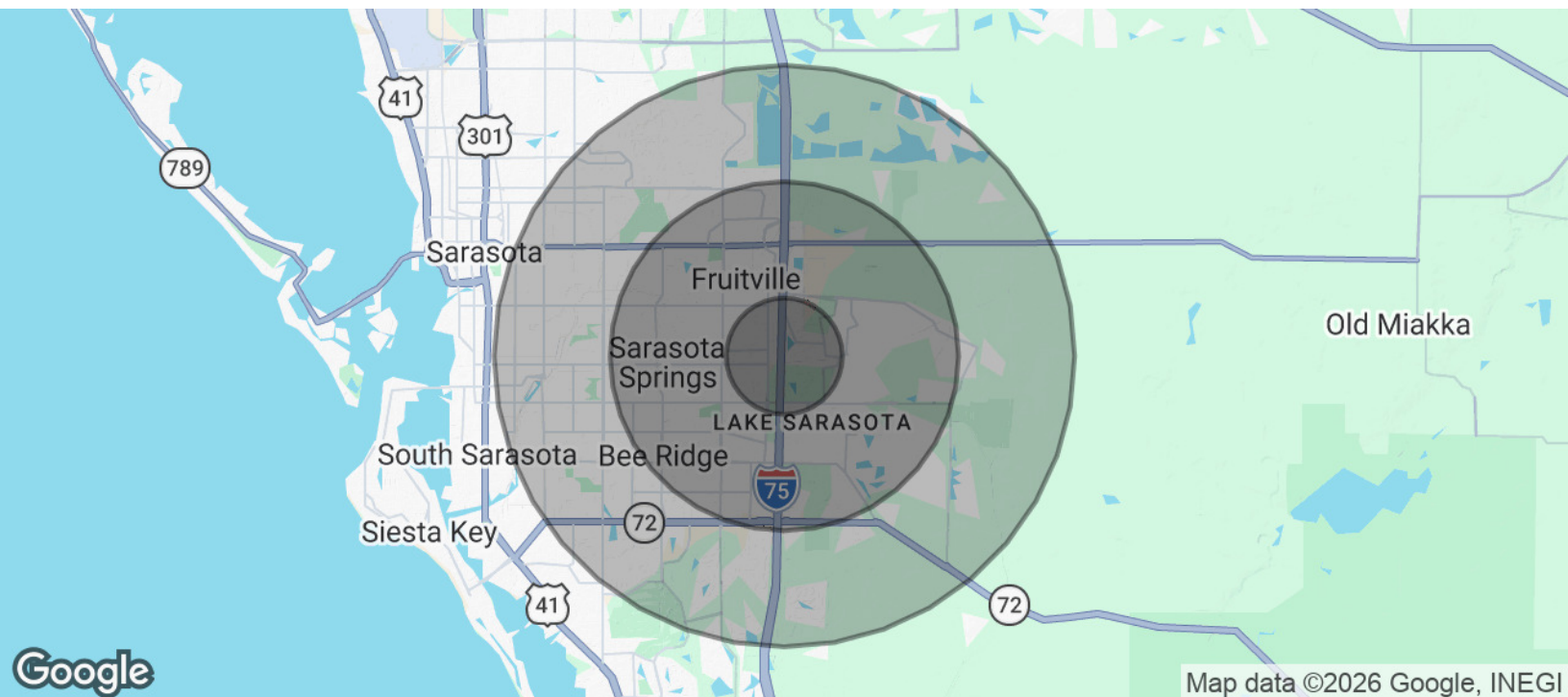


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,239	59,585	136,721
Average Age	43.7	48.0	50.8
Average Age (Male)	40.5	45.4	48.3
Average Age (Female)	47.2	50.2	52.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,072	25,413	60,662
# of Persons per HH	2.5	2.3	2.3
Average HH Income	\$125,047	\$116,638	\$111,491
Average House Value	\$545,723	\$419,969	\$413,996

2023 American Community Survey (ACS)



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