

Warehouse Units Available

6069 DEACON ROAD SARASOTA, FL 34238



PROPERTY DESCRIPTION

Clark & Deacon Storage complex consists of two buildings with 320 and 640 SF units. Each unit provides:

- Exclusive use of their own space with 24/7 access
- Overhead door into the unit and use of common restrooms
- Rent includes the CAM and electric
- Secure parking spaces within a fenced/gated parking lot, available as well.

OFFERING SUMMARY

Lease Rate:	\$575.00 - 1,150.00 per month (MG)
Available SF:	320 - 640 SF
Building Size:	15,600 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,499	37,326	80,505
Total Population	4,659	69,468	140,851
Average HH Income	\$88,592	\$72,588	\$76,150



TROY ROBBINS

Broker-Associate

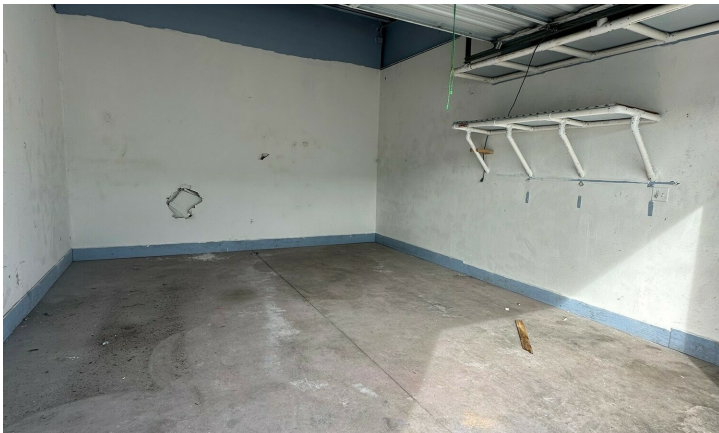
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LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	320 - 640 SF	Lease Rate:	\$575.00 - \$1,150.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
6043 Deacon Road #3 Available	Available	320 SF	Modified Gross	\$575 per month	-
6043 Deacon Road #22 Available	Available	320 SF	Modified Gross	\$575 per month	-
6069 Deacon Road #26/47 Available	Available	640 SF	Modified Gross	\$1,100 per month	-
6069 Deacon Road #29 Available	Available	320 SF	Modified Gross	\$575 per month	-
6069 Deacon Road #34/39 Available	Available	640 SF	Modified Gross	\$1,150 per month	A/C unit

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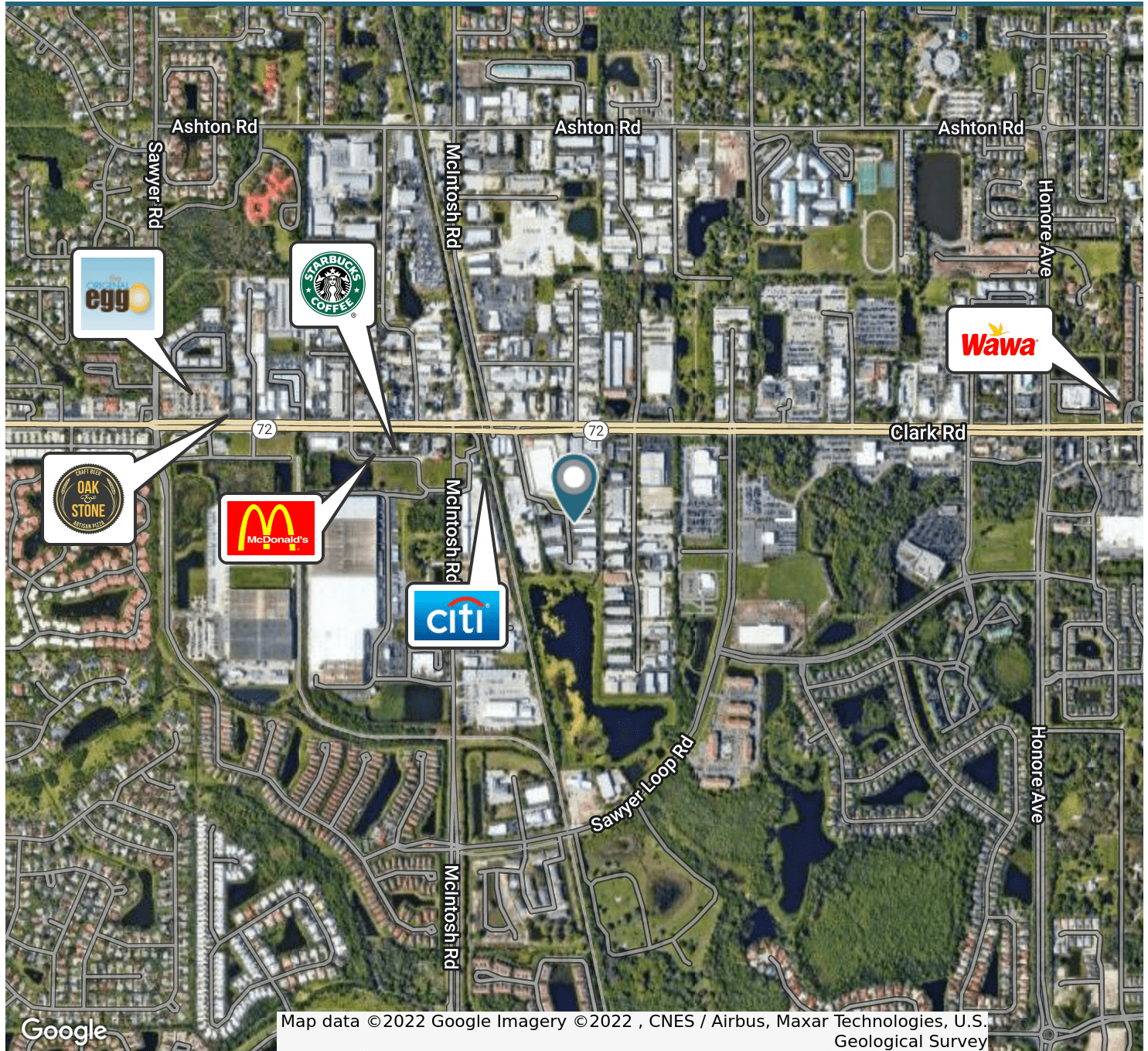
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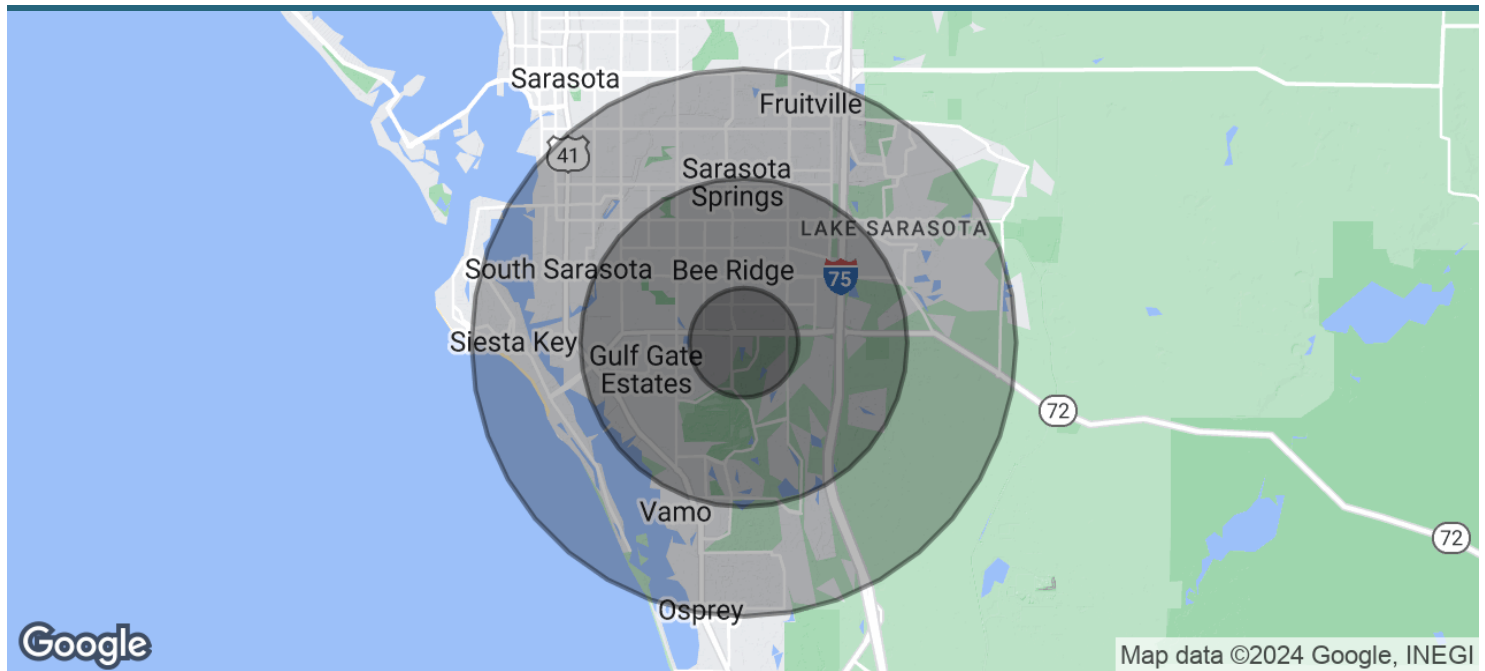


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ASSOCIATES, INC. / REALTOR

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,659	69,468	140,851
Average Age	58.9	52.3	52.3
Average Age (Male)	57.2	49.4	50.1
Average Age (Female)	60.1	53.9	53.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,499	37,326	80,505
# of Persons per HH	1.9	1.9	1.7
Average HH Income	\$88,592	\$72,588	\$76,150
Average House Value	\$340,747	\$278,730	\$337,353

* Demographic data derived from 2020 ACS - US Census



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