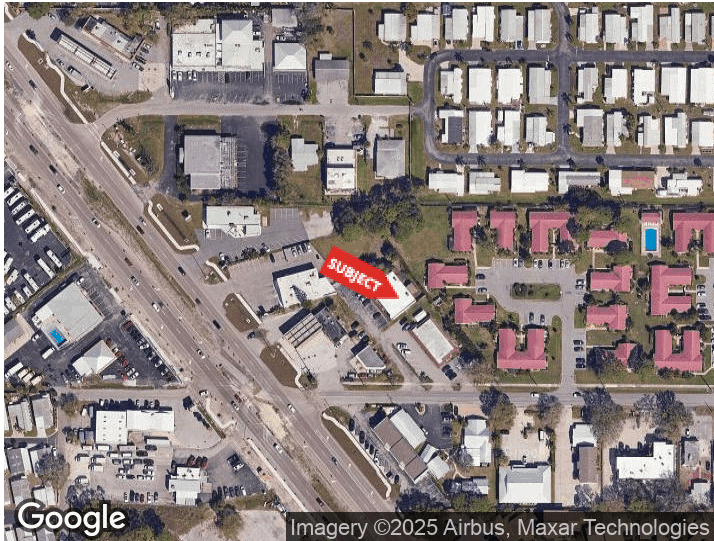




FREESTANDING COMMERCIAL BUILDING IN GULFGATE
 2011 BISPHAM RD
 SARASOTA, FLORIDA 34231

PROPERTY HIGHLIGHTS

- 3,589 SF freestanding commercial building
- Private offices, open bullpen, conference room, and kitchenette
- Fenced yard + 279 SF wood deck
- 160 SF storage shed
- Zoned CG - allows for retail, office, and service uses
- Excellent location near the corner of US-41 and Bispham Rd
- Surrounded by restaurants, retail, and professional offices



DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	515	1,243	4,221
Total Population	868	2,221	8,100
Average HH Income	\$89,601	\$95,209	\$99,689

For More Information
ADAM SEIDEL
 941 923 0535
 adam@americanpropertygroup.com

FREESTANDING COMMERCIAL BUILDING IN GULFGATE



OFFERING SUMMARY

Lease Rate:	\$4,500.00 per month (NNN)
Building Size:	3,589 SF
Lot Size:	9,452 SF
Year Built:	1984
Zoning:	CG

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 2011 Bispham Rd, Sarasota, FL

Property Type: Freestanding Commercial Building

Property Size: 3,589 SF

Located near the corner of US-41 and Bispham Road in Sarasota's established Gulf Gate commercial corridor, this freestanding building offers exceptional flexibility for a variety of uses, including office, retail, or service-based operations.

The building features private offices, a large open bullpen area, conference room, and kitchenette, providing a functional layout that supports both collaborative and private workspaces. Outside, the property includes a fenced yard, 160 SF storage shed, and a 279 SF wood deck, ideal for additional storage, equipment, or employee use.

Positioned in one of Sarasota's most active business districts, this site offers strong visibility, ample parking, and convenient access to major roadways.

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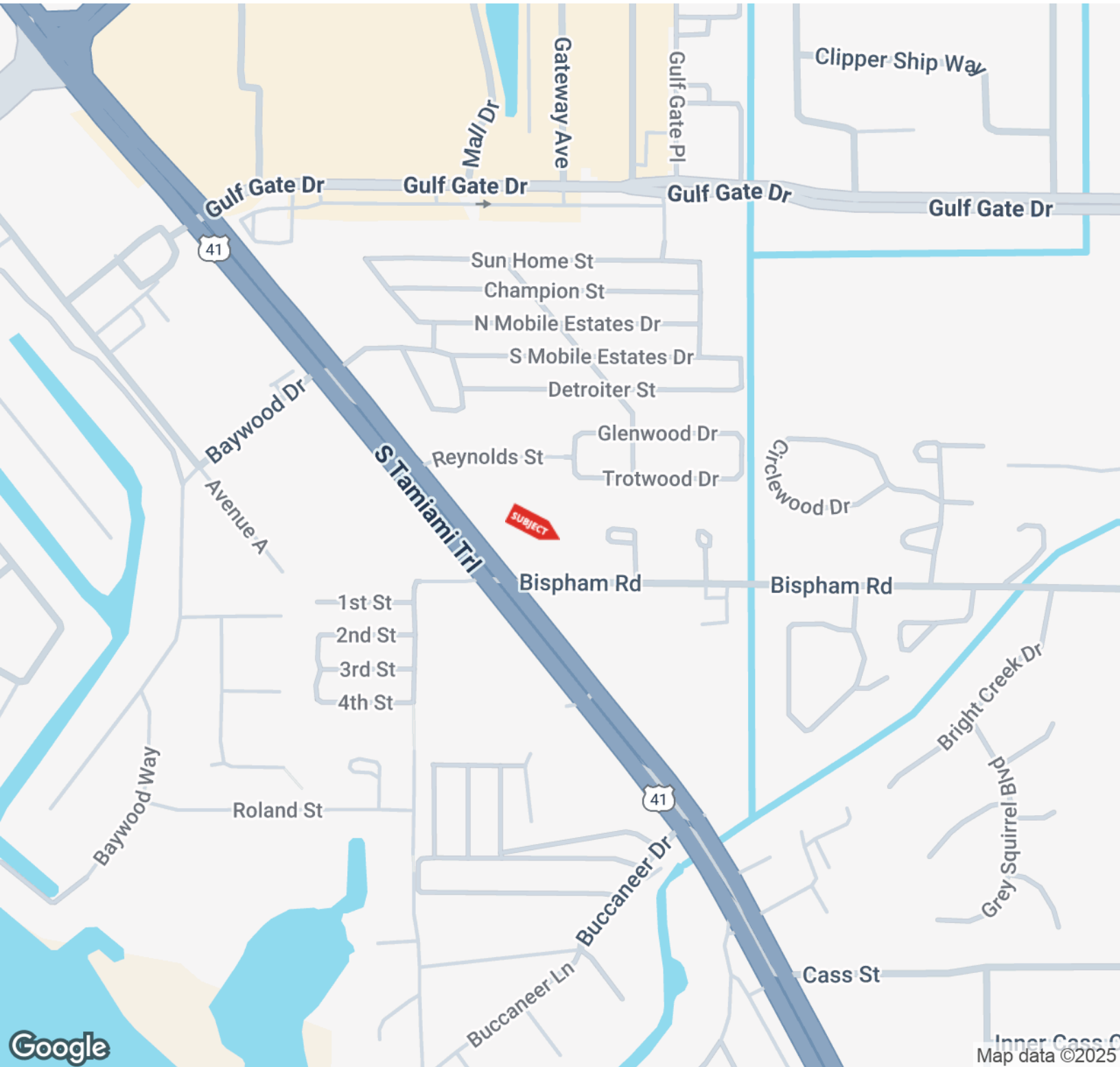
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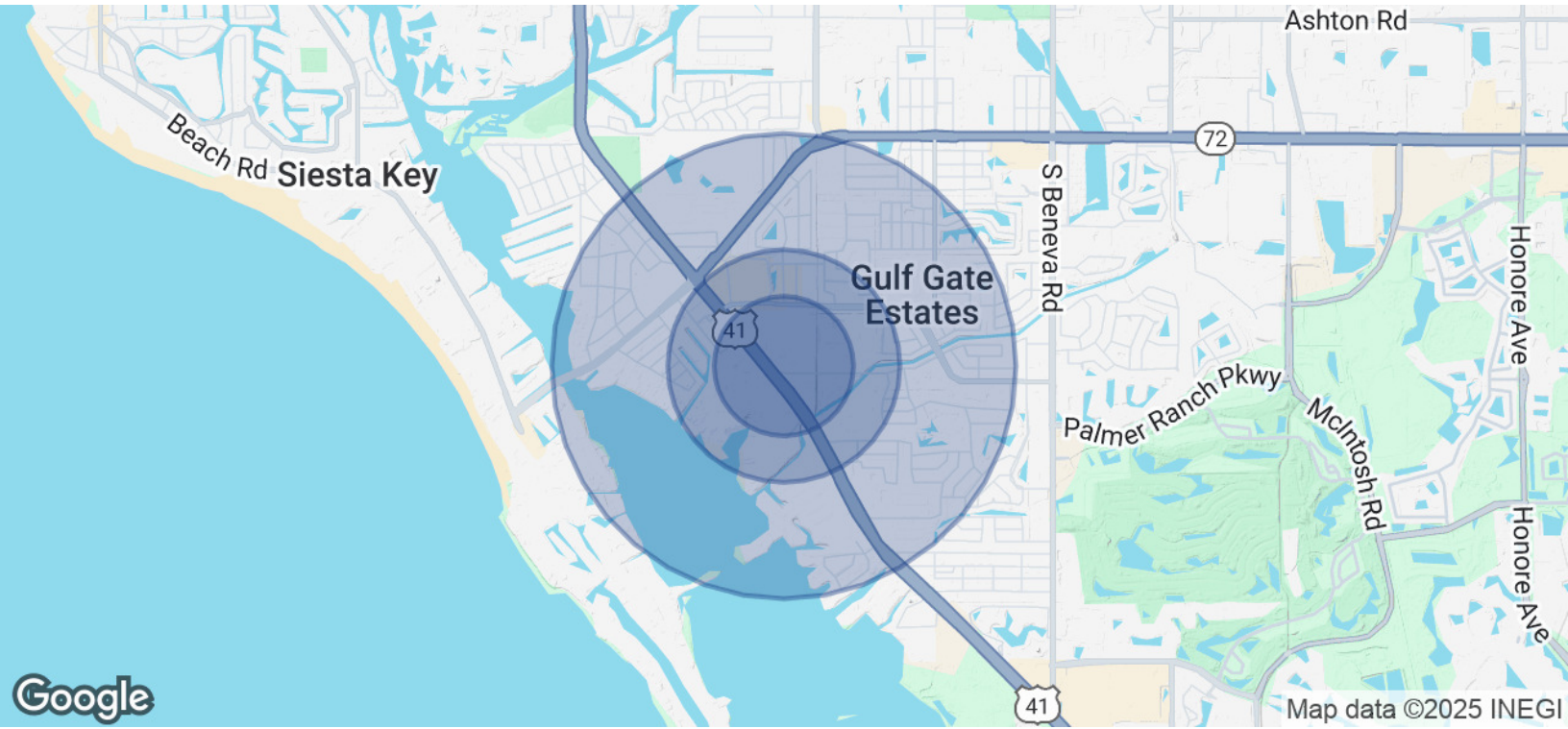
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FREESTANDING COMMERCIAL BUILDING IN GULFGATE



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	868	2,221	8,100
Average Age	63	60	55
Average Age (Male)	62	58	54
Average Age (Female)	64	61	56
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	515	1,243	4,221
# of Persons per HH	1.7	1.8	1.9
Average HH Income	\$89,601	\$95,209	\$99,689
Average House Value	\$456,558	\$505,577	\$506,347

Demographics data derived from AlphaMap

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