



1909 WHITFIELD PARK LOOP

1909 Whitfield Park Loop, Sarasota, FL 34243

FOR SALE

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PROPERTY DESCRIPTION

Introducing a prime opportunity for industrial and manufacturing investors in the thriving Sarastoa area. This well-maintained property at 1909 Whitfield Park Loop in Sarasota, FL offers an 18,000 SF building with three separate 6,000 SF units, providing flexibility for tenants and potential income streams. Built in 1973 and recently renovated in 2024, the property boasts modern amenities and a refreshed appeal. Zoned LM, it caters to a wide range of industrial and manufacturing uses. Currently at 66.6% occupancy, this property presents a compelling prospect for seasoned investors or end users seeking a strategic and versatile asset in a dynamic market.

PROPERTY HIGHLIGHTS

- 18,000 SF building
- Three units
- Built in 1973
- Renovated in 2024
- Zoned LM
- Strategic logistics location
- 66.6% occupancy

OFFERING SUMMARY

Sale Price:	\$2,950,000
Number of Units:	3
Lot Size:	1.04 Acres
Building Size:	18,000 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	66	374	1,716
Total Population	144	766	3,676
Average HH Income	\$62,779	\$68,336	\$70,653



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LOCATION DESCRIPTION

Located in the vibrant Tampa market, the area surrounding the property at 1909 Whitfield Park Loop in Sarasota, FL offers a thriving ecosystem for industrial and manufacturing investors. Situated within close proximity to major transportation arteries including Interstate 75 and US Route 301, the location provides convenient access for distribution and supply chain operations. Nearby amenities such as Sarasota-Bradenton International Airport and the Port of Manatee offer strategic logistical advantages. With a strong regional workforce and a robust industrial infrastructure, the area presents an attractive proposition for businesses seeking to establish or expand their operations in this dynamic market.

SITE DESCRIPTION

Positioned in the heart of Sarasota's premier industrial corridor, 1909 Whitfield presents a rare opportunity to acquire a highly functional and strategically located industrial asset. This 18k SF LM facility sits on approximately 1.04 AC, in one of the regions most desired and established industrial hubs.

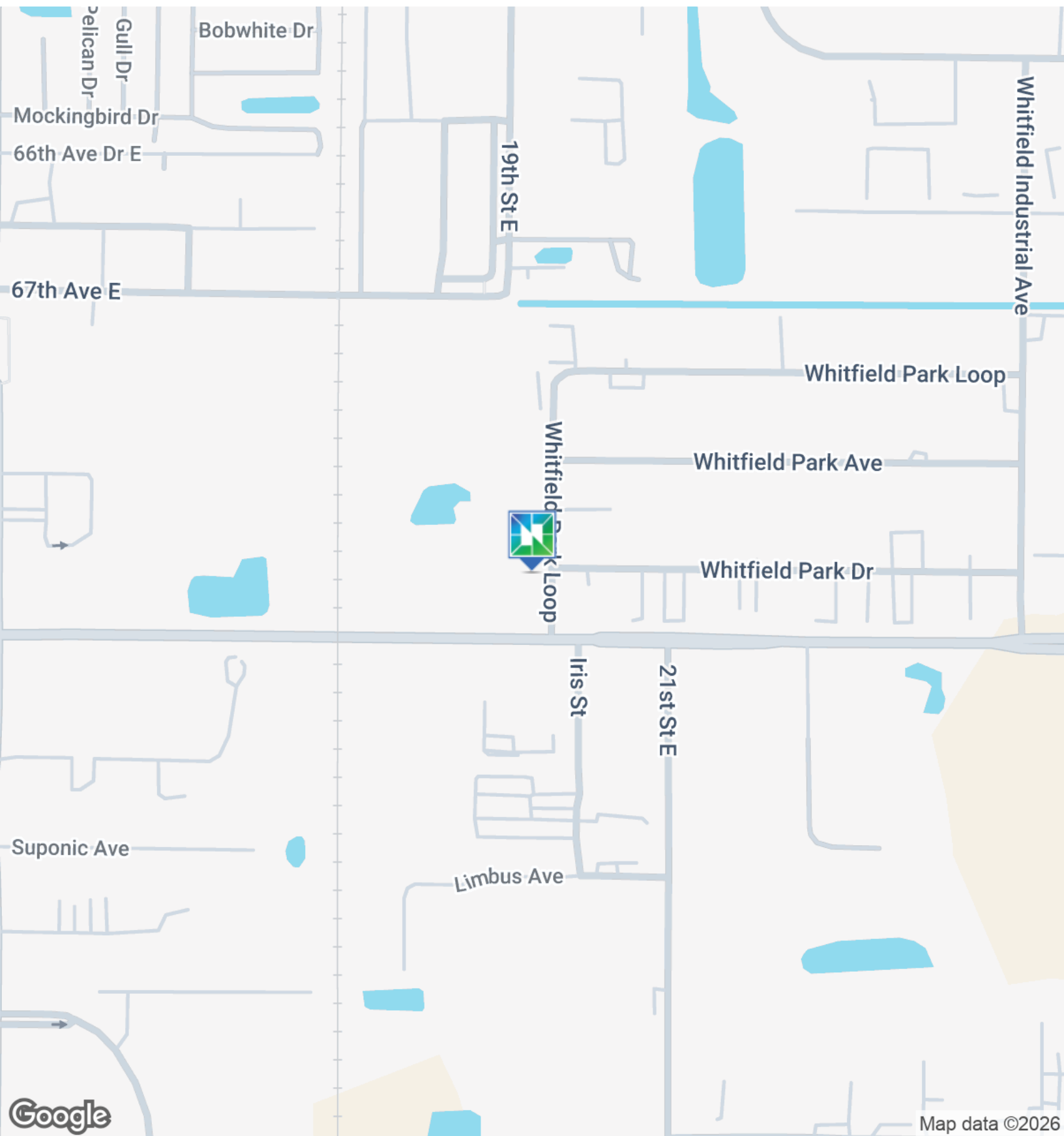
POWER DESCRIPTION

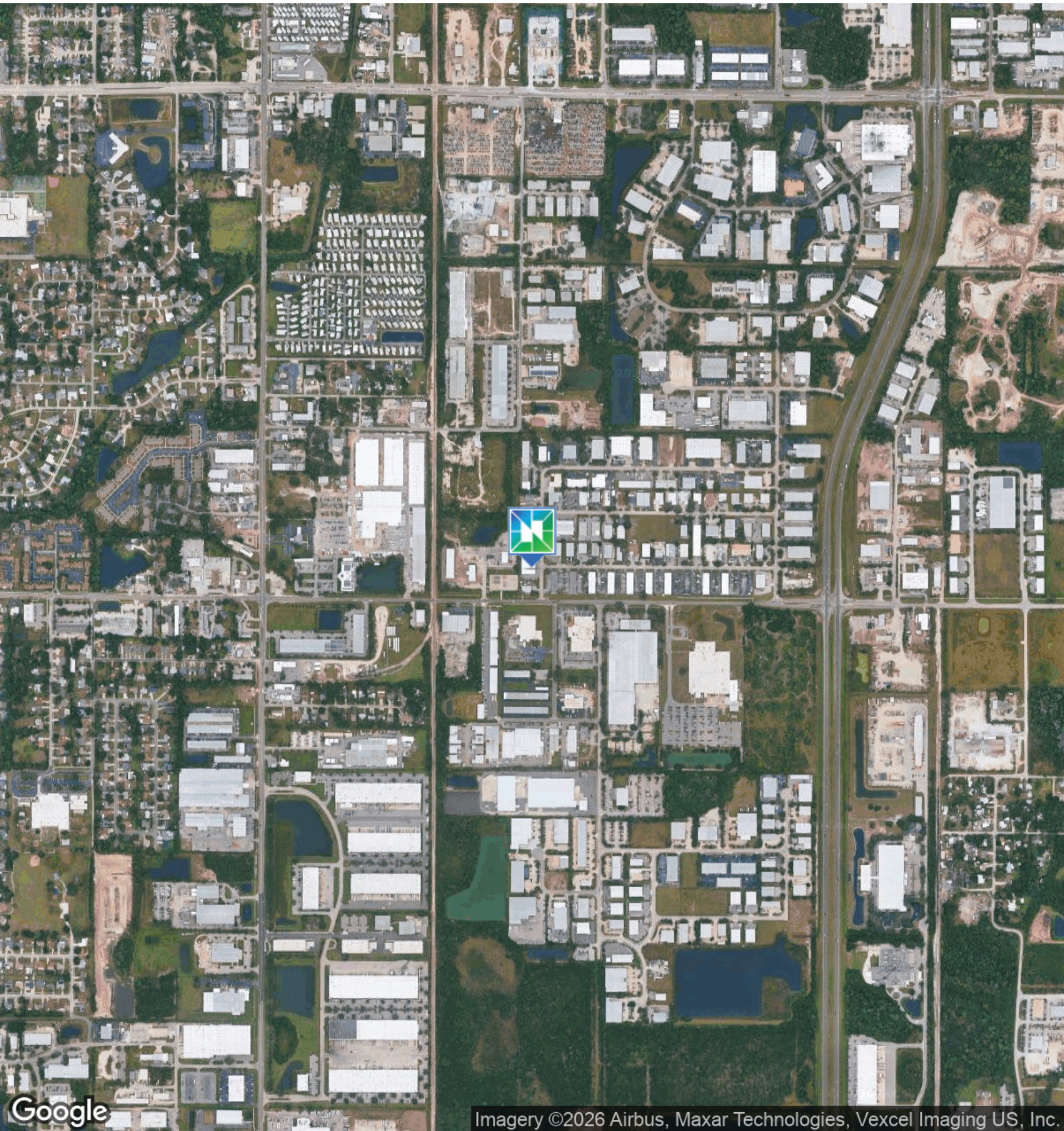
240 V 3 Phase

PROPERTY HIGHLIGHTS

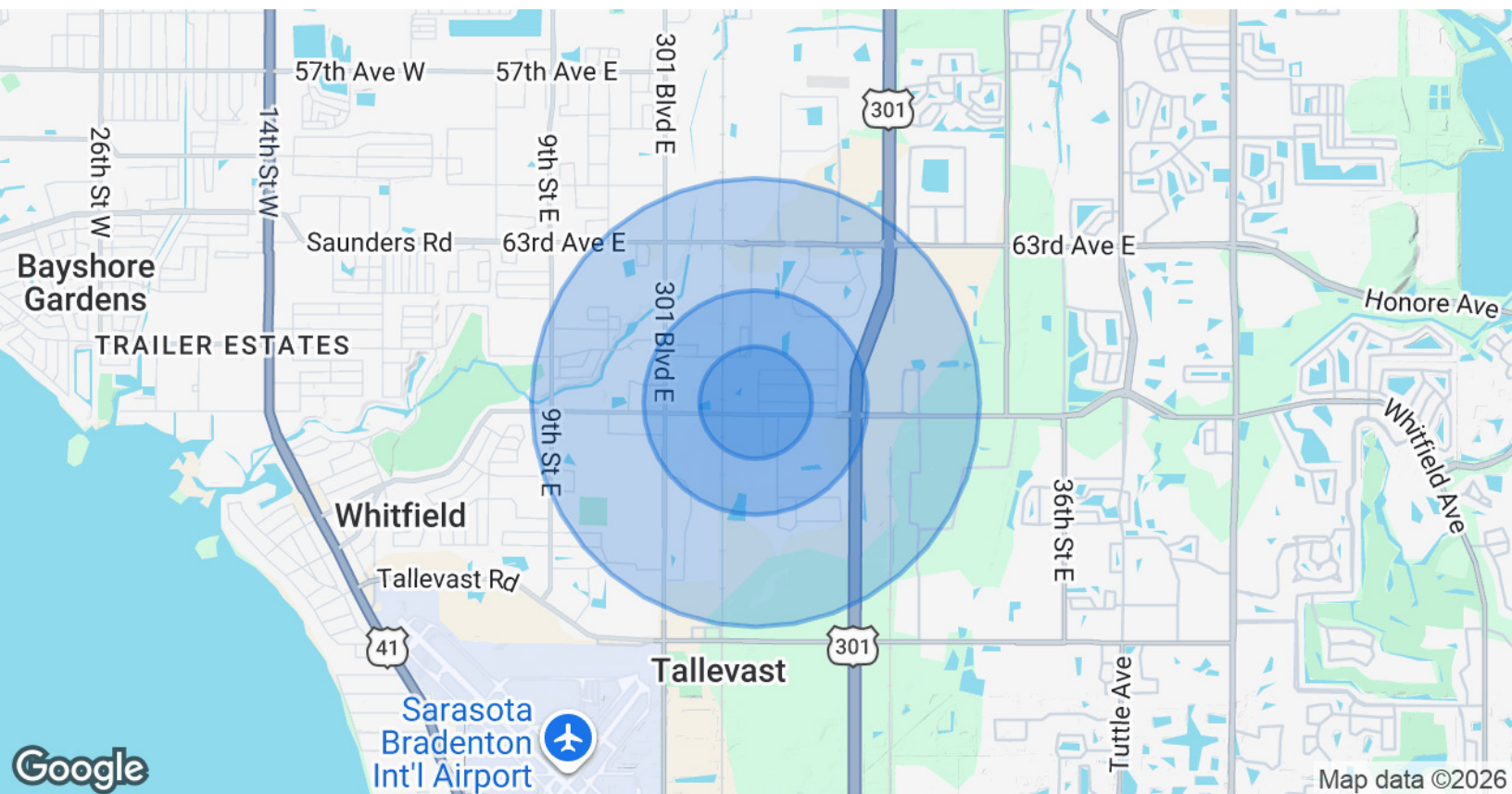
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	144	766	3,676
Average Age	43.7	46.6	47.6
Average Age (Male)	45.7	49.1	48.6
Average Age (Female)	40.7	46.1	48.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	66	374	1,716
# of Persons per HH	2.2	2.0	2.1
Average HH Income	\$62,779	\$68,336	\$70,653
Average House Value	\$239,662	\$246,134	\$261,251

2023 American Community Survey (ACS)



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