

Flex Warehouse Space on Cattlemen Rd

1755 Cattlemen Road, Sarasota, FL 34232

Industrial
Property
For Lease



Property Description

2,500 SF flex space warehouse unit located near I-75 within the highly accessible Cattlemen Road Corridor. 25' x 100' The unit features a functional layout with storefront-style entry into a small office, ideal for client-facing businesses, along with an overhead door providing efficient access to the warehouse space, and a private restroom. Well-suited for a variety of light industrial, service, or distribution users seeking a central Sarasota location with convenient connectivity.

OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
CAM:	\$2.12 SF/yr
Available SF:	2,500 SF
Building Size:	14,100 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,089	26,739	64,490
Total Population	5,073	61,678	145,889
Average HH Income	\$109,604	\$113,498	\$110,141



Loyd Robbins

Principal Broker
(941)-356-9659
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3580 S. Tuttle Ave
Sarasota FL 34239

www.rerobbins.com

Warehouse + Office

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I-75 Convenience

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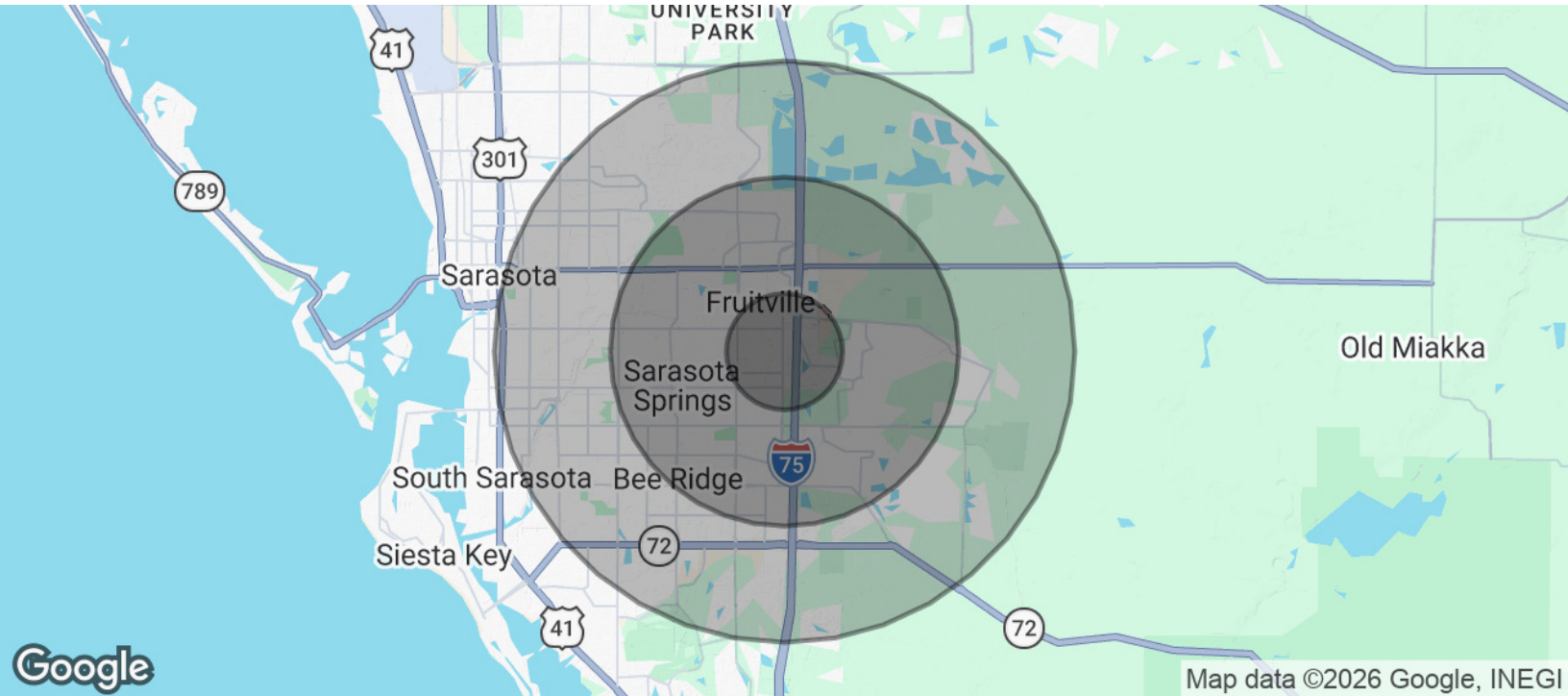


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Business Starts Here

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,073	61,678	145,889
Average Age	44.8	48.3	50.3
Average Age (Male)	41.6	45.7	47.7
Average Age (Female)	47.6	50.3	52.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,089	26,739	64,490
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$109,604	\$113,498	\$110,141
Average House Value	\$479,904	\$409,037	\$411,188

2023 American Community Survey (ACS)



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