



**1812 6TH AVENUE WEST**  
**PALMETTO, FLORIDA 34221**

**PROPERTY HIGHLIGHTS**

- 2 units available: 700 SF to 1,400 SF
- Large overhead doors
- Higher clear heights than traditional storage facilities
- Newly installed electric gate and perimeter fencing
- Professional property management
- Security camera system throughout the property
- Two shared restrooms on-site
- Ideal for contractors, trades, service businesses, and storage users
- Limited parking available directly in front of each unit (1–2 vehicles per unit)



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DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	282	950	3,949
Total Population	728	2,755	10,398
Average HH Income	\$62,087	\$60,947	\$64,584

For More Information

**TYLER SLUMAN**  
 Commercial Specialist  
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# PALMETTO, FL 34221

## OFFERING SUMMARY

Lease Rate:	\$18 - 20 SF/yr (MG; NNN)
Building Size:	14,700 SF
Available SF:	700 - 1,400 SF
Lot Size:	1.14 Acres
Number of Units:	19
Zoning:	GC

## PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 1812 6th Ave W, Palmetto, FL 34221

Property Type: Warehouse / Flex Space for Lease

Position your business in this professionally managed warehouse and flex property located in Palmetto. The property features 19 individual units with flexible layouts ranging from approximately 700 SF to 1,400 SF, making it ideal for contractors, service businesses, trades, storage users, and light industrial operations.

Whether you need operational space for your business or secure storage with larger overhead doors and higher clear heights than traditional self-storage facilities, this property offers a practical and affordable solution in a convenient location.

### TYLER SLUMAN

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OF SARASOTA, INC.

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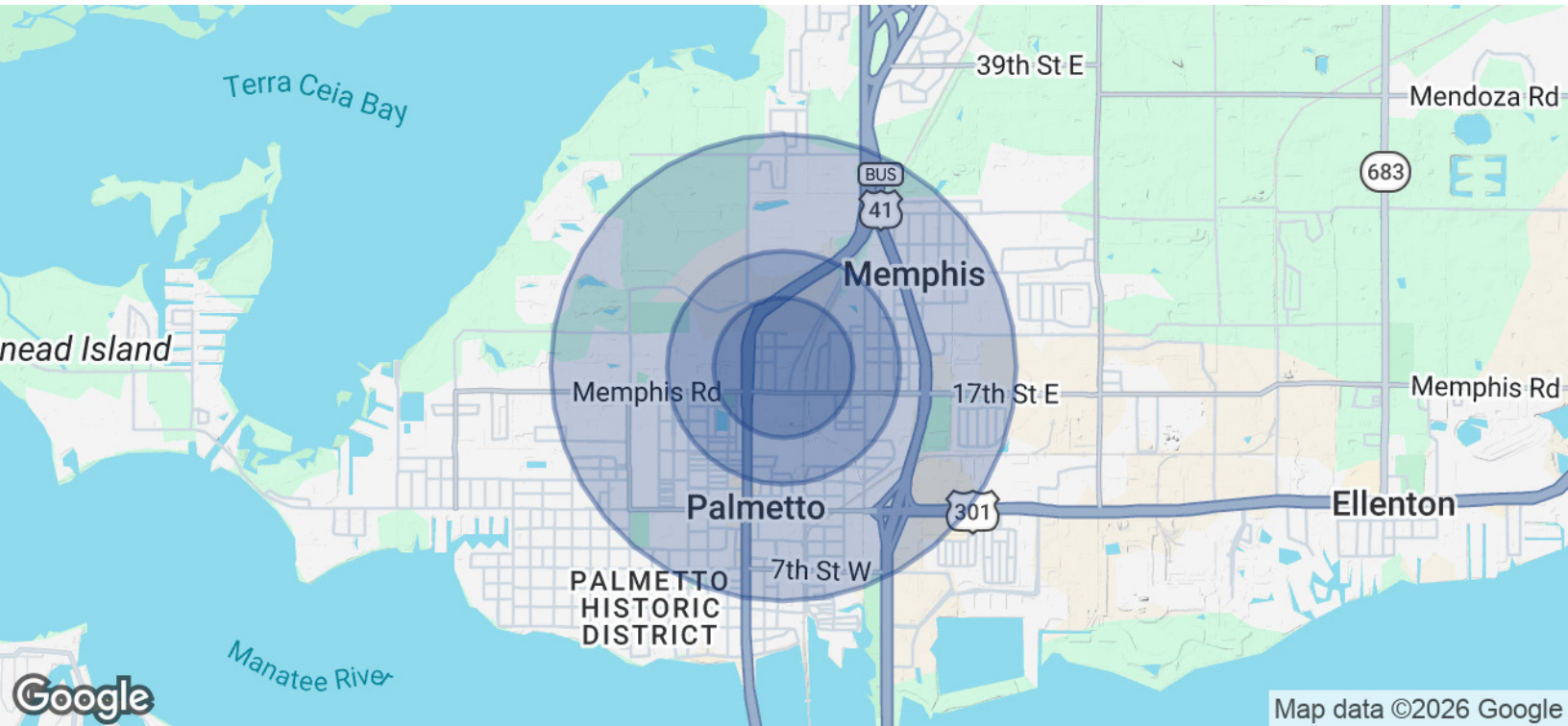


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PROPERTY GROUP**  
OF SARASOTA, INC.

# PALMETTO, FL 34221



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	728	2,755	10,398
Average Age	43	39	42
Average Age (Male)	42	38	42
Average Age (Female)	45	40	43
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	282	950	3,949
# of Persons per HH	2.6	2.9	2.6
Average HH Income	\$62,087	\$60,947	\$64,584
Average House Value	\$239,250	\$259,499	\$274,717

2020 American Community Survey (ACS)

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