

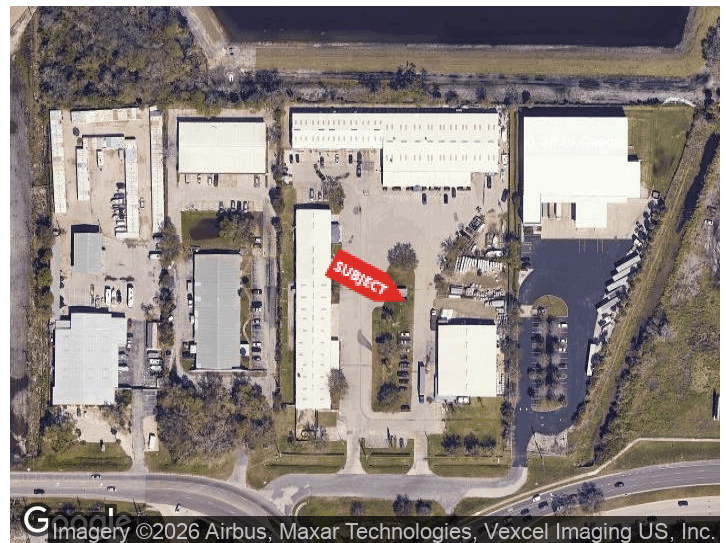


**FLEXIBLE WAREHOUSE
SPACE FROM
2,500 SF - 9,900 SF**

1661 W UNIVERSITY PARKWAY
SARASOTA, FLORIDA 34243

PROPERTY HIGHLIGHTS

- Unit A (1661): ±2,500 SF with 2 offices and 2 restrooms
- Unit C (1661): ±3,200 SF with 2 offices, restroom, 200 amp 3-phase power, 14' & 12' OHDs
- Units E-F (1657): ±9,900 SF with reception area, 2 restrooms, 100 amp 3-phase power
- Overhead door access for efficient loading and operations
- Flexible unit configurations to accommodate a range of business needs



DEMOGRAPHICS 0.25 MILES 0.5 MILES 1 MILE

Total Households	98	512	1,938
Total Population	177	966	4,228
Average HH Income	\$68,202	\$76,117	\$76,560

For More Information

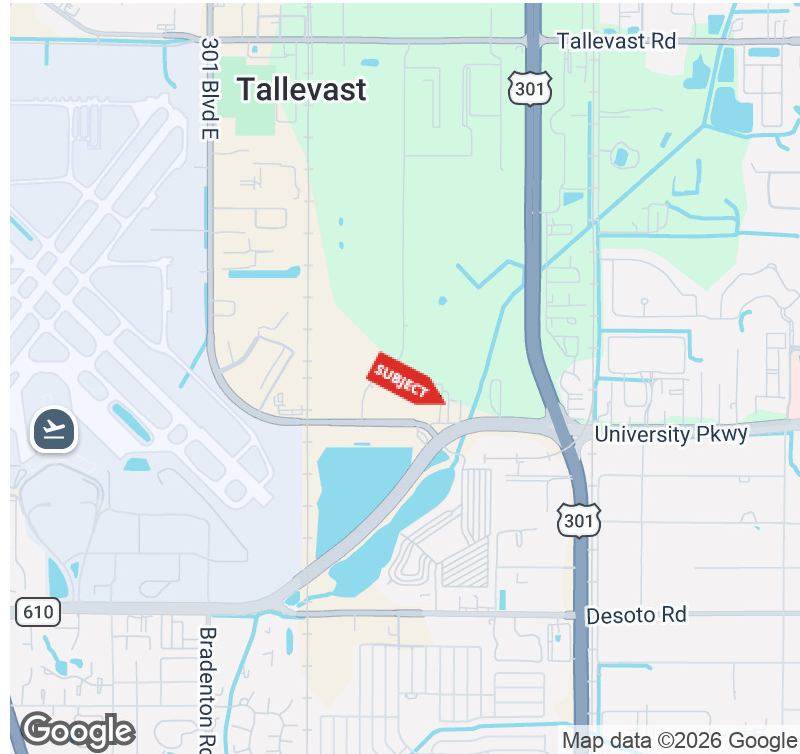
BRIAN SEIDEL

CCIM - Broker Associate

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FLEXIBLE WAREHOUSE SPACE FROM 2,500 SF - 9,900 SF



OFFERING SUMMARY

Lease Rate:	\$12 - 16 SF/yr (NNN)
Building Size:	14,400 SF
Available SF:	2,500 - 9,900 SF
Zoning:	HM,LM

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 1657-1661 W University Pkwy, Sarasota, FL 34243

Property Type: Warehouse / Industrial Space for Lease

Available Space: ±2,500 SF - ±9,900 SF

This industrial warehouse property offers multiple leasing opportunities in a highly accessible Sarasota location just off University Parkway. With flexible unit sizes and a functional mix of office and warehouse space, the property is well-suited for a variety of users including storage, distribution, light manufacturing, and service-based businesses.

Each unit provides a combination of office buildout and warehouse functionality, allowing tenants to operate efficiently while benefiting from strong connectivity to major roadways and surrounding commercial hubs.

NNN: \$3.31 PSF

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**AMERICAN
PROPERTY GROUP**
OF SARASOTA, INC.

1661 W University Parkway

1661 A - 2,500 SF



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**AMERICAN
PROPERTY GROUP**
OF SARASOTA, INC.

1661 W University Parkway

1661 C - 3,200 SF



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**AMERICAN
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OF SARASOTA, INC.

1661 W University Parkway

1661 E-F - 9,900 SF

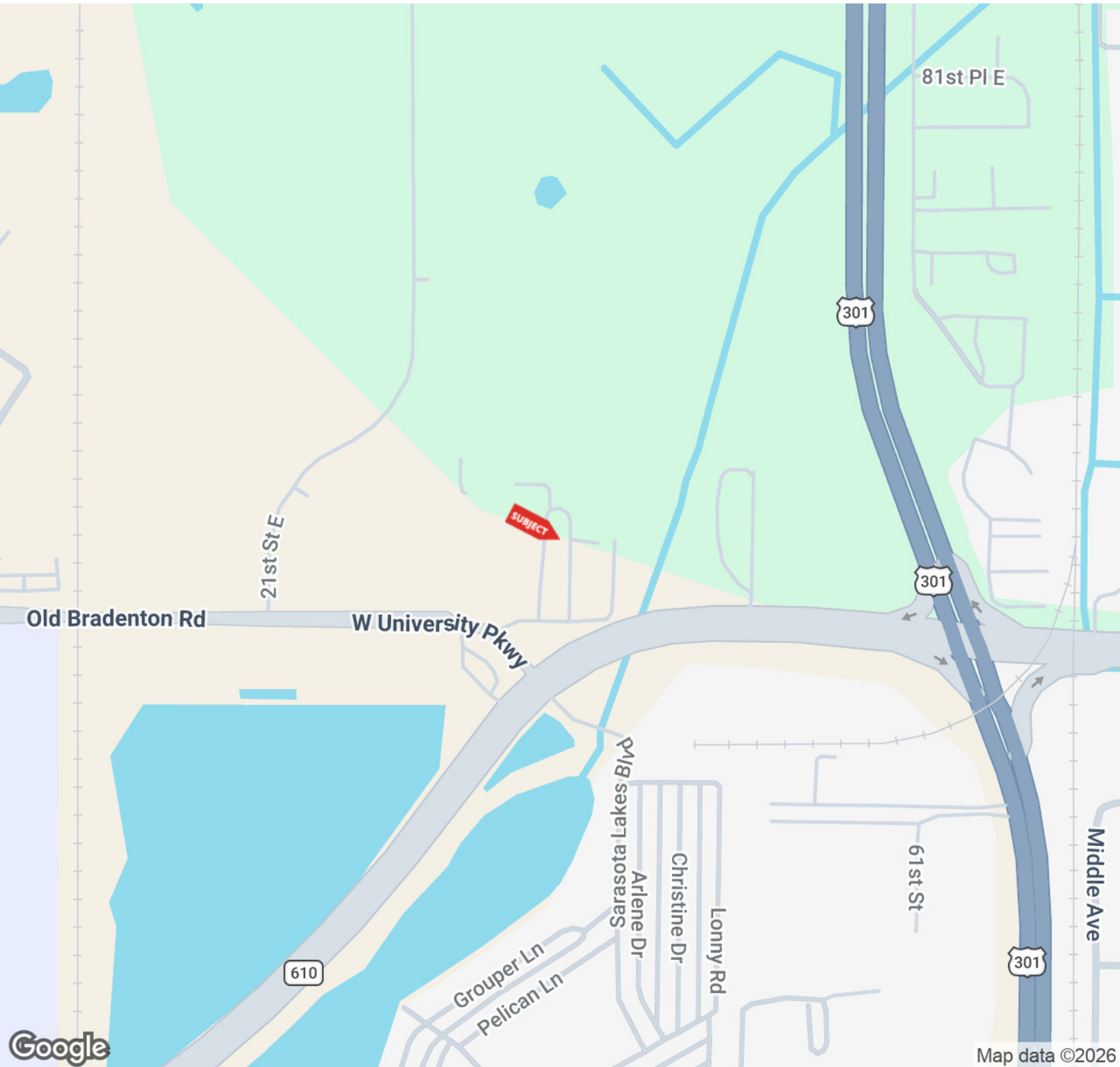


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FLEXIBLE WAREHOUSE SPACE FROM 2,500 SF - 9,900 SF

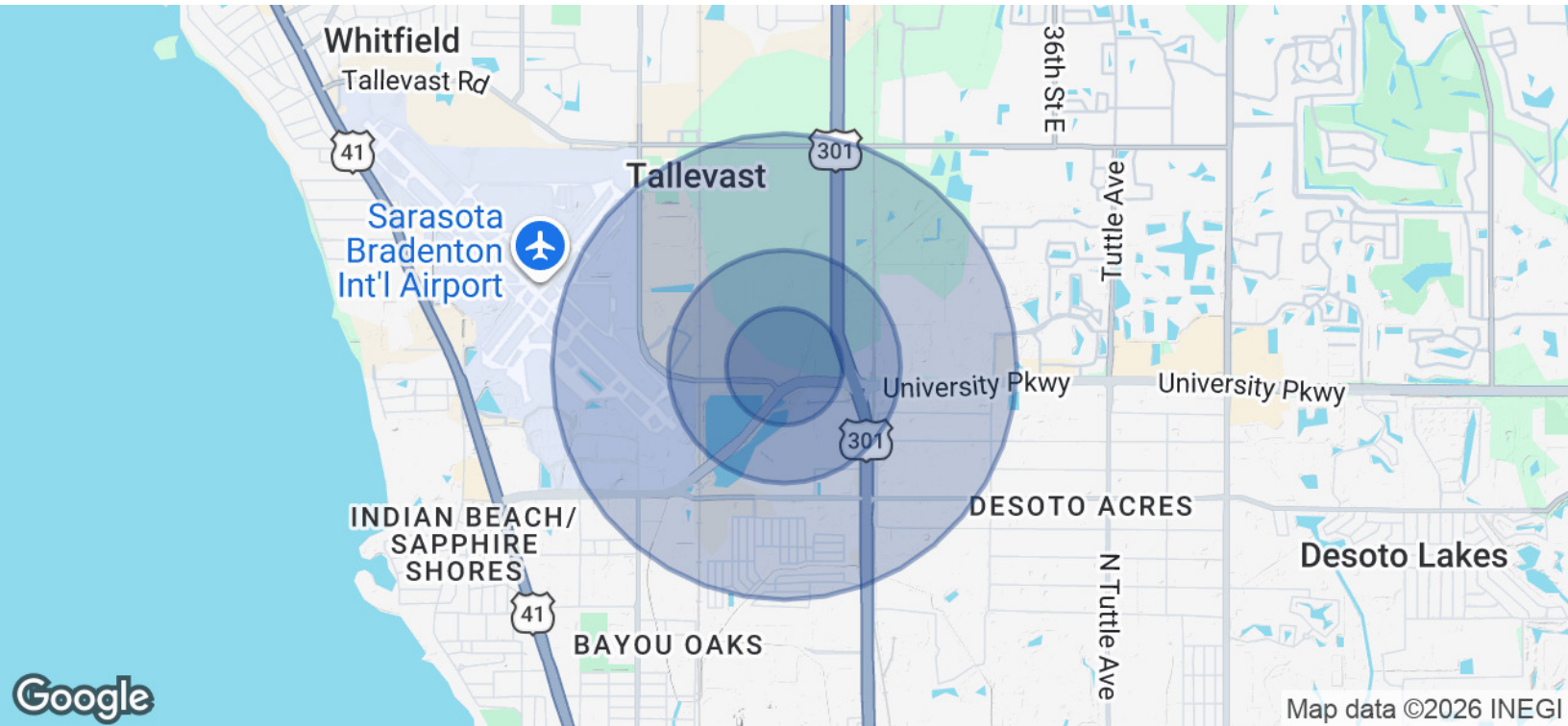


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FLEXIBLE WAREHOUSE SPACE FROM 2,500 SF - 9,900 SF



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	177	966	4,228
Average Age	56.9	56.2	49.0
Average Age (Male)	59.3	54.4	44.2
Average Age (Female)	54.8	55.8	49.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	98	512	1,938
# of Persons per HH	1.8	1.9	2.2
Average HH Income	\$68,202	\$76,117	\$76,560
Average House Value	\$203,033	\$243,374	\$276,229

2023 American Community Survey (ACS)

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