



**2970 UNIVERSITY
PKWY, UNIT 204**
SARASOTA, FLORIDA 34243

PROPERTY HIGHLIGHTS

- Two Class A office suites available
- ±4,350 SF first-floor office suite
- ±2,266 SF second-floor office suite
- Modern finishes and abundant natural light
- Professional, well-maintained environment
- Prime University Parkway location
- Convenient access to I-75, UTC, and Sarasota-Bradenton International Airport



DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	87	629	3,534
Total Population	175	1,262	7,294
Average HH Income	\$88,738	\$96,727	\$100,768

For More Information

ADAM SEIDEL

941 544 0770

adam@americanpropertygroup.com

SARASOTA, FL 34243



OFFERING SUMMARY

Lease Rate:	\$22 SF/yr (NNN)
Building Size:	23,140 SF
Available SF:	2,266 - 4,350 SF
Lot Size:	82,884 SF
Number of Units:	8
Year Built:	2008
Renovated:	2013
Zoning:	OPI

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 2970 University Parkway, Sarasota, FL.

Property Type: Class A Office Space for Lease
Available Suites:

First-Floor Office Suite: $\pm 4,350$ SF
Second-Floor Office Suite: $\pm 2,266$ SF

Position your business along one of the region's most desirable commercial corridors. This Class A office property offers two available suites suitable for professional, medical, financial, or corporate users seeking a polished and conveniently located workspace.

The property features modern finishes, abundant natural light, and a secure, well-maintained professional environment. Tenants may choose from a spacious $\pm 4,350$ SF first-floor suite or a $\pm 2,266$ SF second-floor office suite.

Strategically located between Sarasota and Manatee counties, the property provides convenient access to I-75, University Town Center, and Sarasota-Bradenton International Airport, making it an excellent location for businesses serving the greater Southwest Florida market.

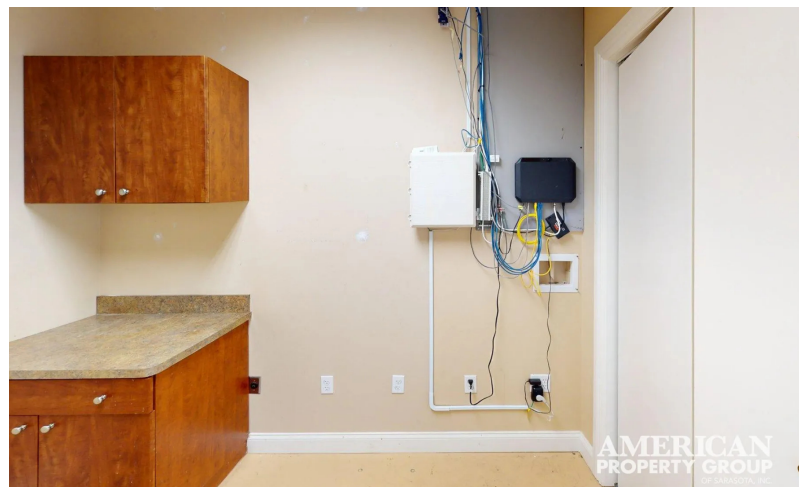
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2970 University Pkwy

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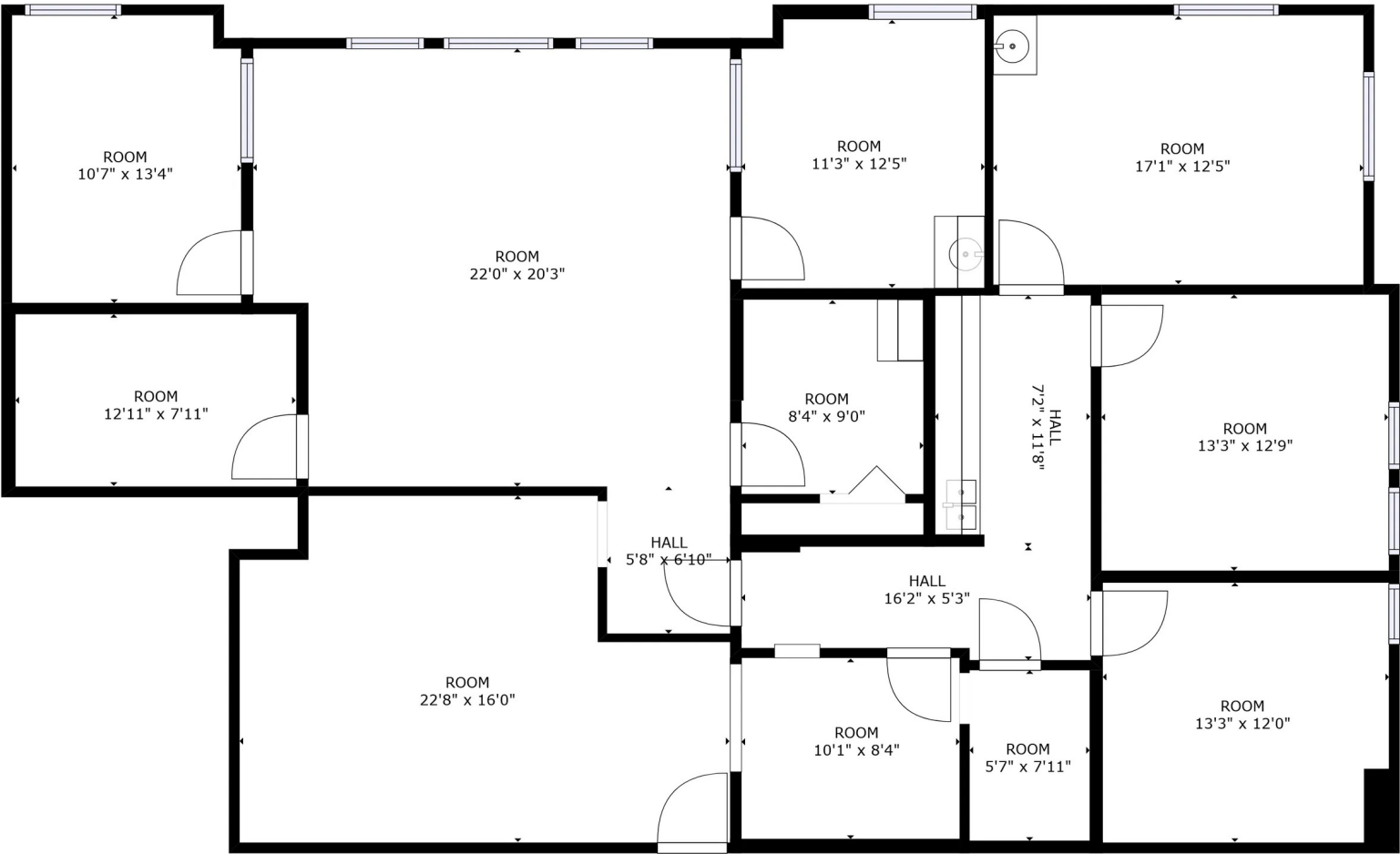
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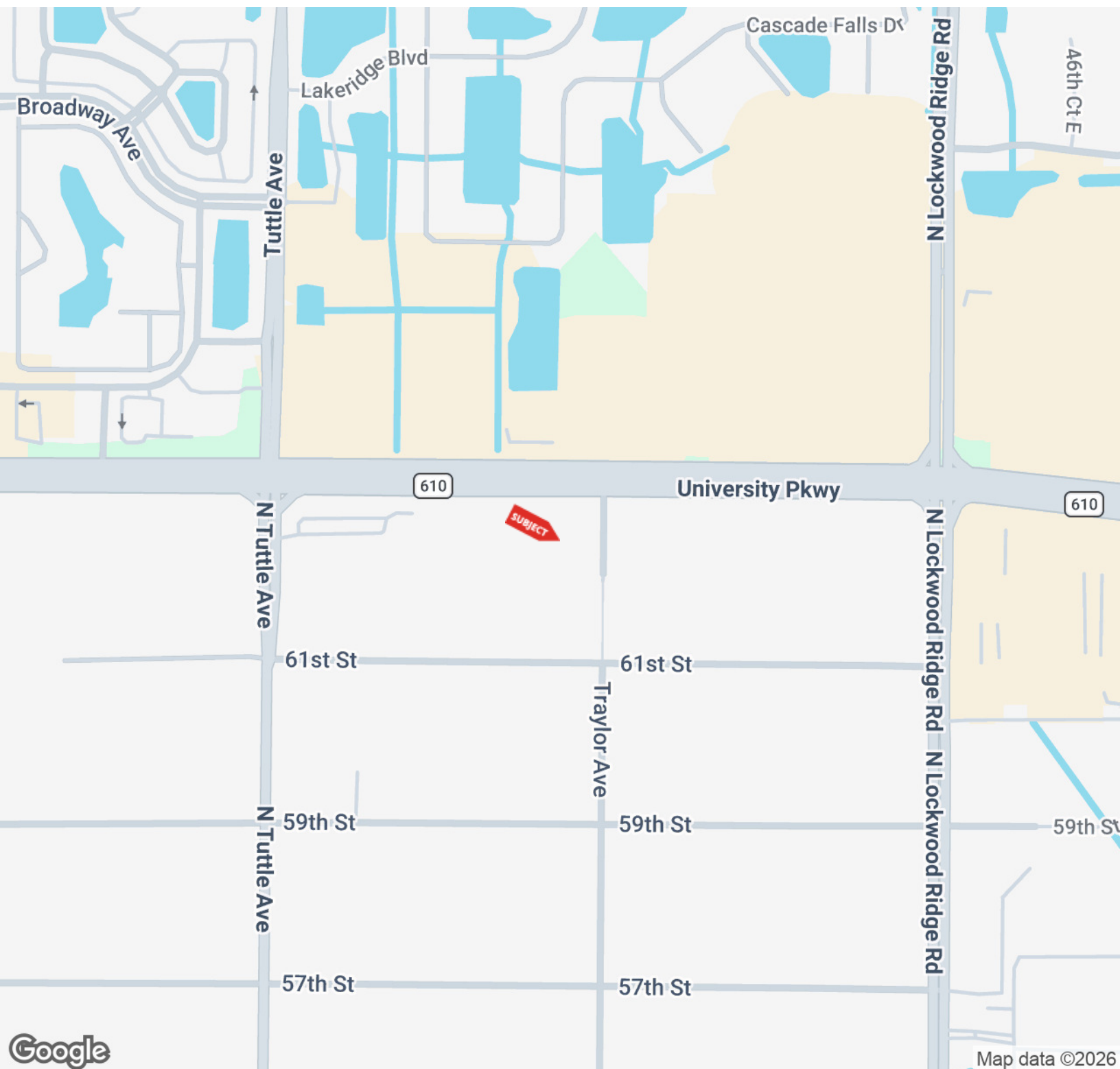
2970 University Pkwy, Sarasota, FL
Unit 204 - 2nd Floor Office Suite

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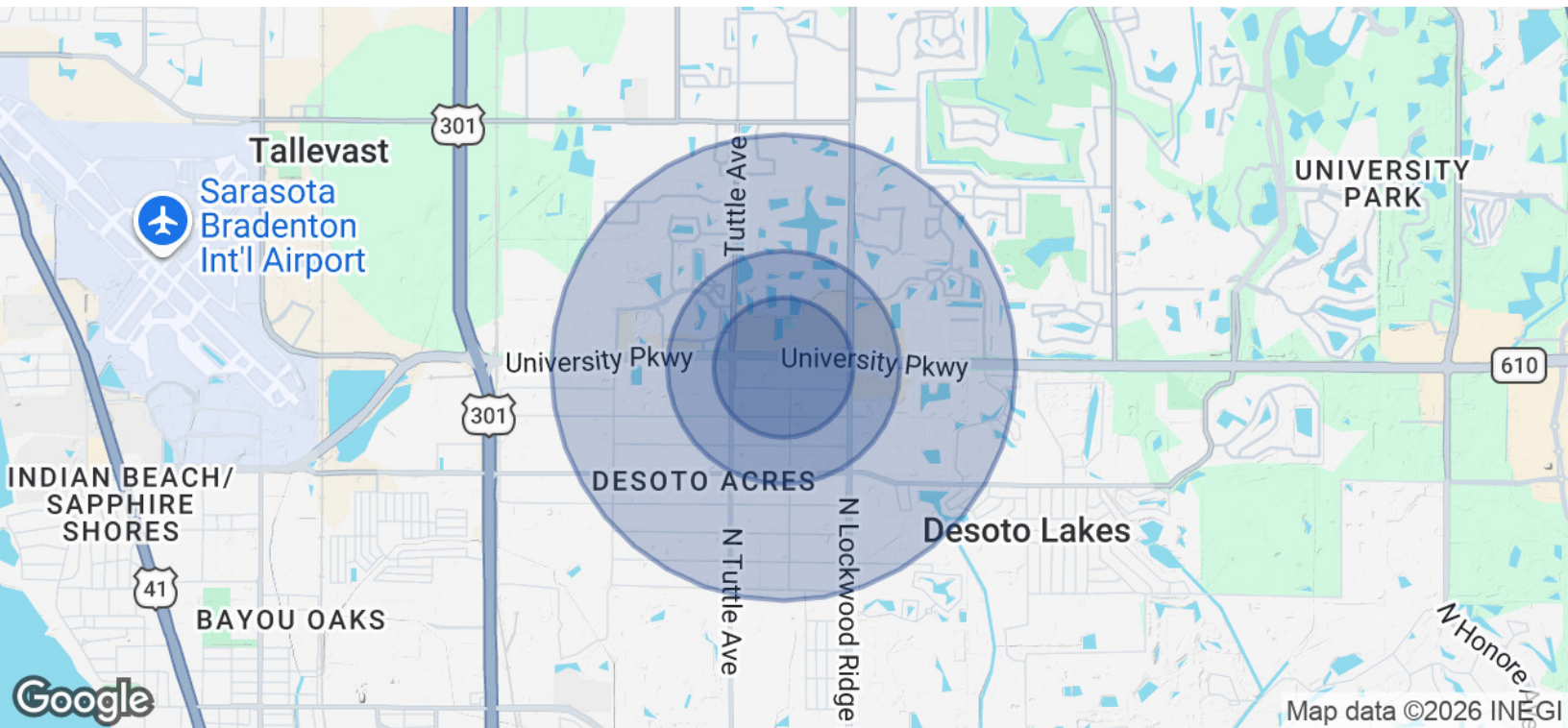
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	175	1,262	7,294
Average Age	58	53	51
Average Age (Male)	56	52	50
Average Age (Female)	60	54	53

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	87	629	3,534
# of Persons per HH	2	2	2.1
Average HH Income	\$88,738	\$96,727	\$100,768
Average House Value	\$477,668	\$436,419	\$429,791

2020 American Community Survey (ACS)

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