

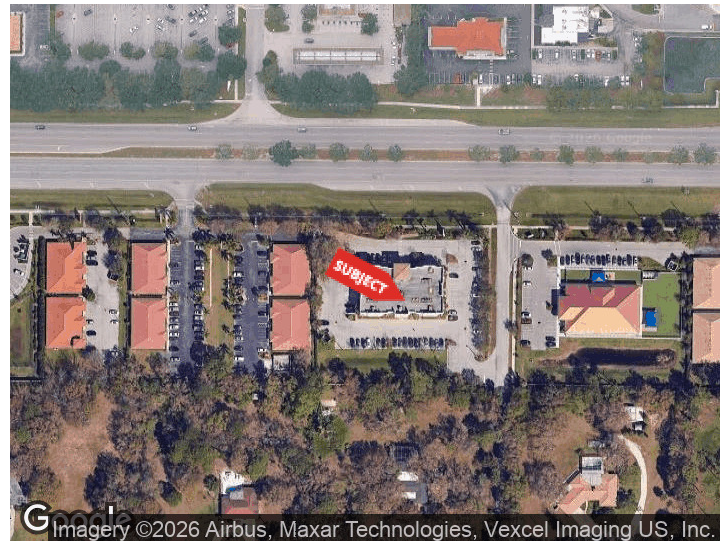


2970 UNIVERSITY PKWY, UNIT 101

SARASOTA, FLORIDA 34243

PROPERTY HIGHLIGHTS

- 1st and 2nd floor units available
- Huge parking availability
- Abundant natural light in a secure, quiet building
- Prime location between Manatee and Sarasota counties
- Close to University Town Center and Sarasota-Bradenton International Airport



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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

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SARASOTA, FL 34243



OFFERING SUMMARY

Lease Rate:	\$22 SF/yr (NNN)
Building Size:	23,140 SF
Available SF:	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 Pkwy

Property Type: Class A Office Space

Available Size: 4,350 SF

Position your business along one of Sarasota's most desirable commercial corridors. This ±4,350 SF first-floor office suite offers a professional, well-appointed setting ideal for corporate, medical, financial, or other professional users.

The suite features modern finishes, abundant natural light, and a functional layout designed to support both daily operations and client-facing services. First-floor access provides added convenience for employees, visitors, and clients.

Strategically located near I-75, University Town Center, and Sarasota-Bradenton International Airport, the property offers excellent connectivity throughout Sarasota and Manatee counties.

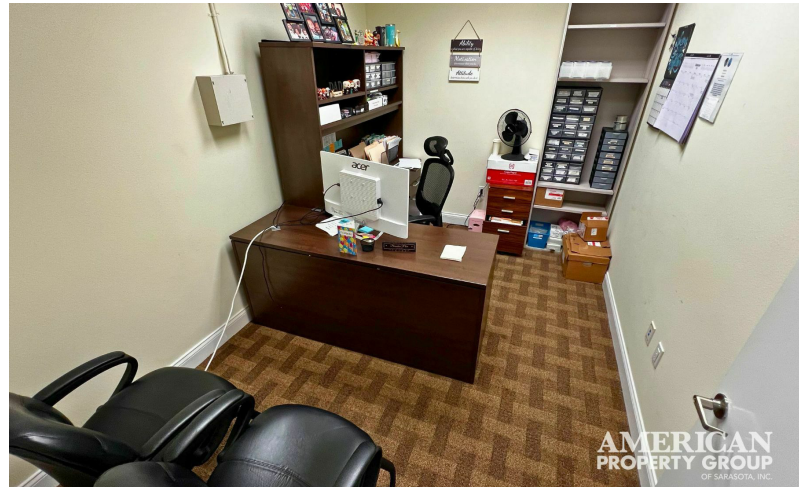
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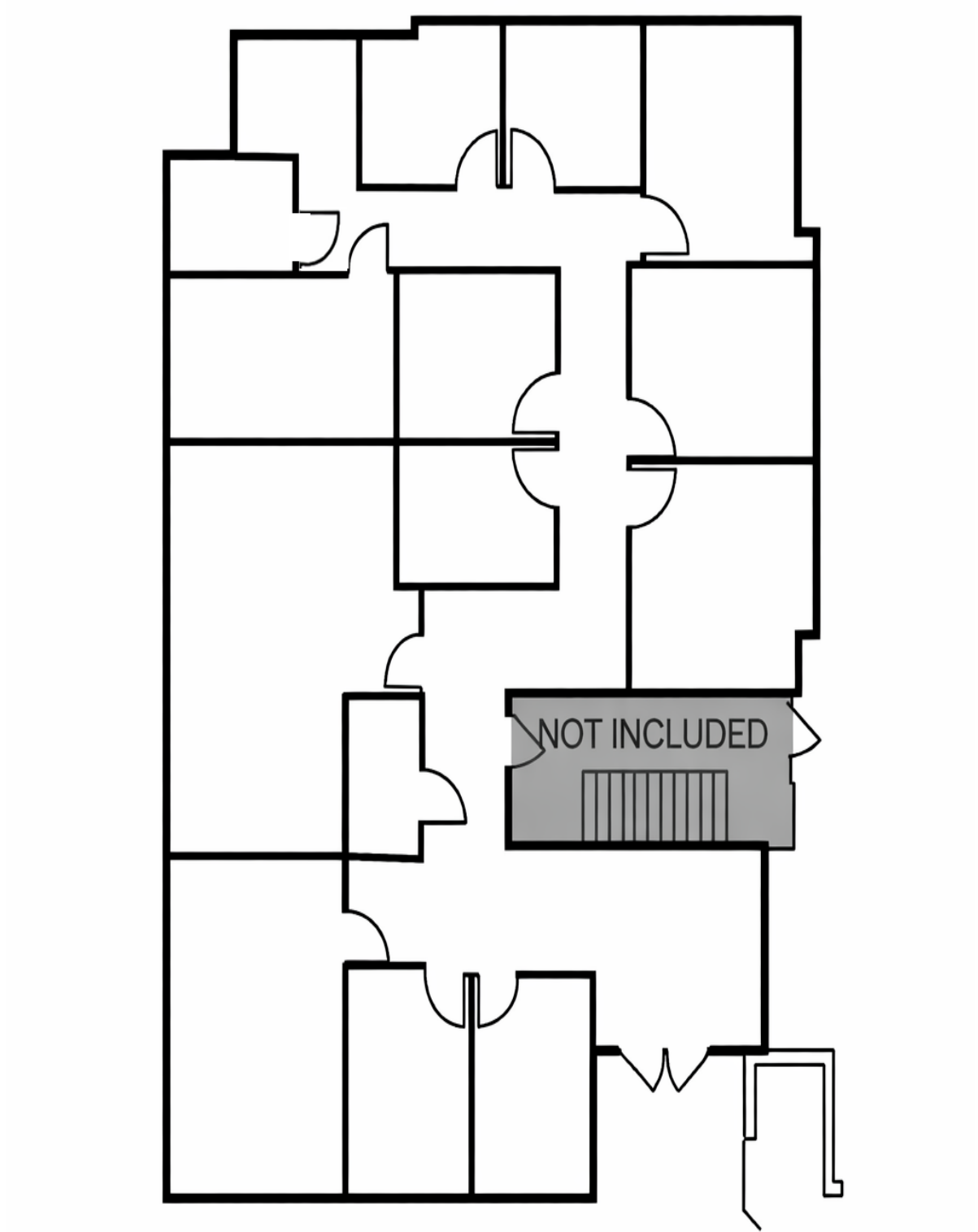
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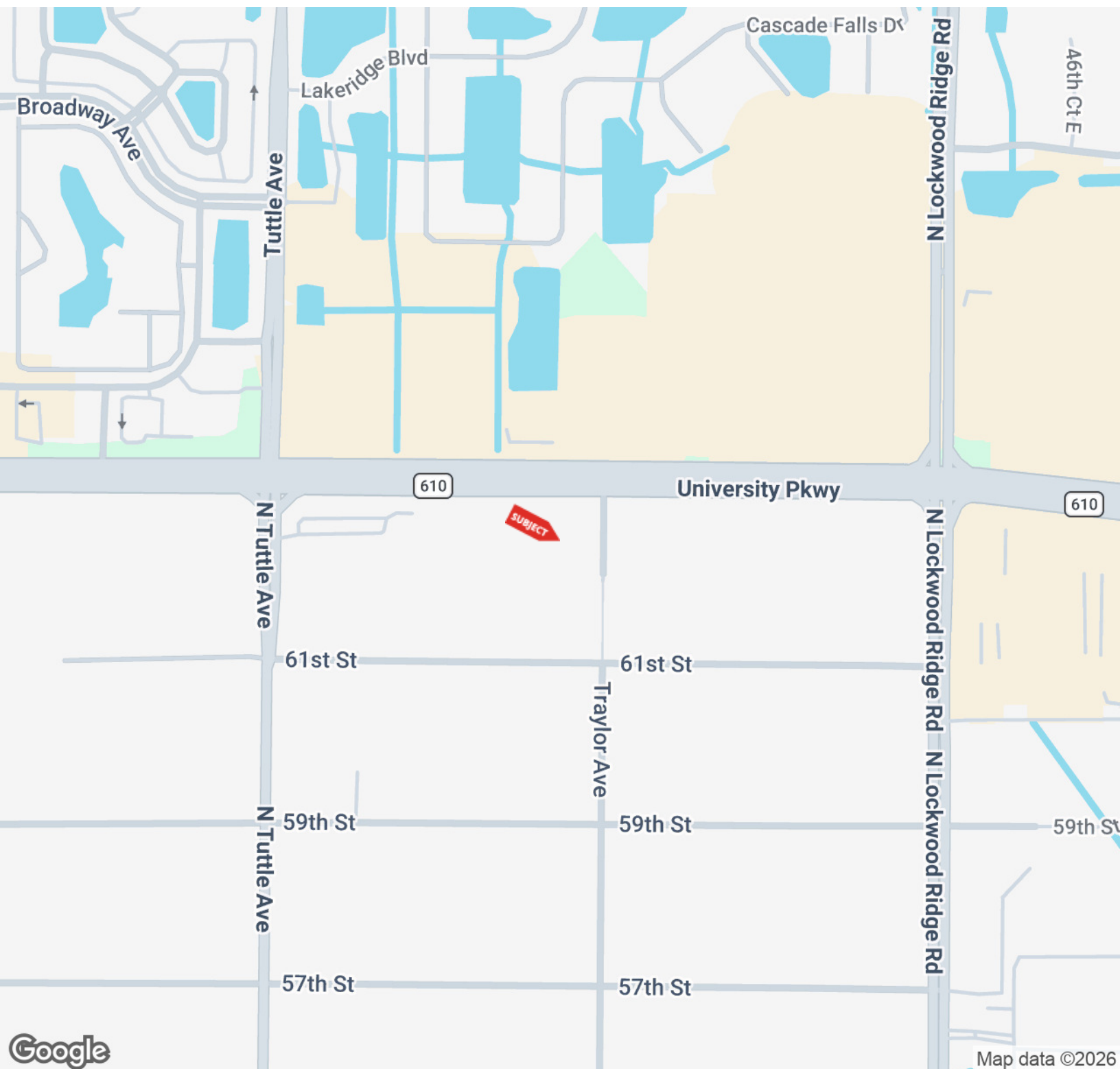


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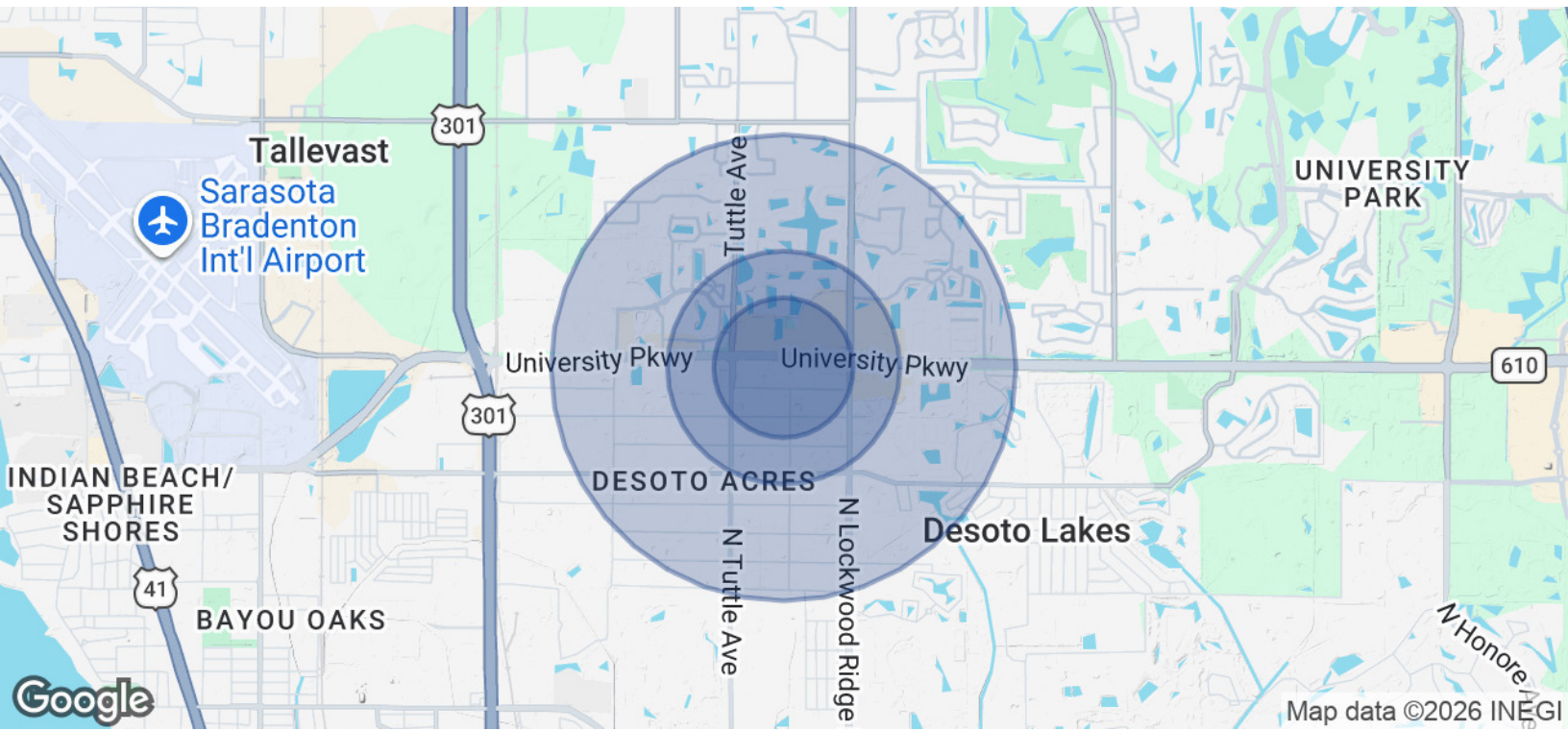
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	175	1,262	7,294
Average Age	58	53	51
Average Age (Male)	56	52	50
Average Age (Female)	60	54	53

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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