

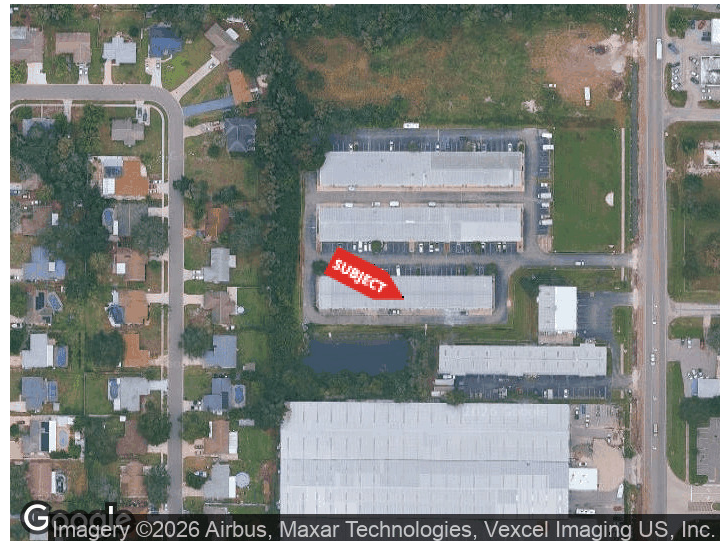


7040 15TH ST E

SARASOTA, FLORIDA 34243

PROPERTY HIGHLIGHTS

- Four-building industrial park totaling 53,000+ SF
- 10' x 10' overhead doors for easy access
- Full alarm system and 24/7 security monitoring
- Recently upgraded and well-maintained property
- Convenient Sarasota location with strong accessibility



DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	313	893	2,251
Total Population	738	2,082	5,298
Average HH Income	\$72,995	\$69,267	\$76,314

For More Information

TYLER SLUMAN

Commercial Specialist

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7040 15th St E

SARASOTA, FL 34243



OFFERING SUMMARY

Lease Rate:	\$14 SF/yr (NNN)
CAM:	\$6.50
Building Size:	55,392 SF
Available SF:	2,000 SF
Lot Size:	225,148 SF
Year Built:	1998
Renovated:	2023
Zoning:	PD-I

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 7040 15th St E, Sarasota, FL

Property Type: Flex Warehouse / Industrial Park

Property Size: 53,000+ SF Total (2,000 SF Available)

Acquired in 2021, this flex warehouse property has undergone significant improvements, transforming it into a reliable and well-maintained industrial park. Featuring four buildings and over 53,000 SF of space, management has invested in extensive cleanup and upgrades to ensure long-term usability. Multiple unit sizes are available, making it an ideal fit for a range of business operations seeking functional warehouse and flex space in Sarasota.

Units Available:
Unit 1-2: 2,000 SF

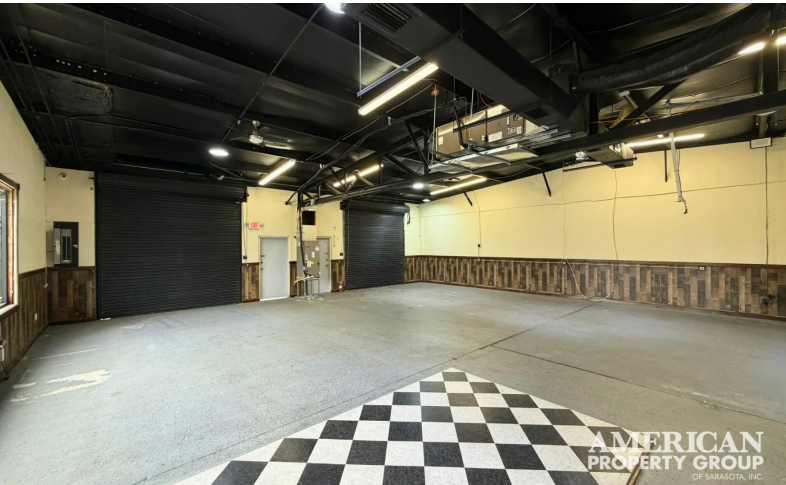
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**AMERICAN
PROPERTY GROUP**
OF SARASOTA, INC.

7040 15th St E

2,000 SF - UNIT 1 & 2



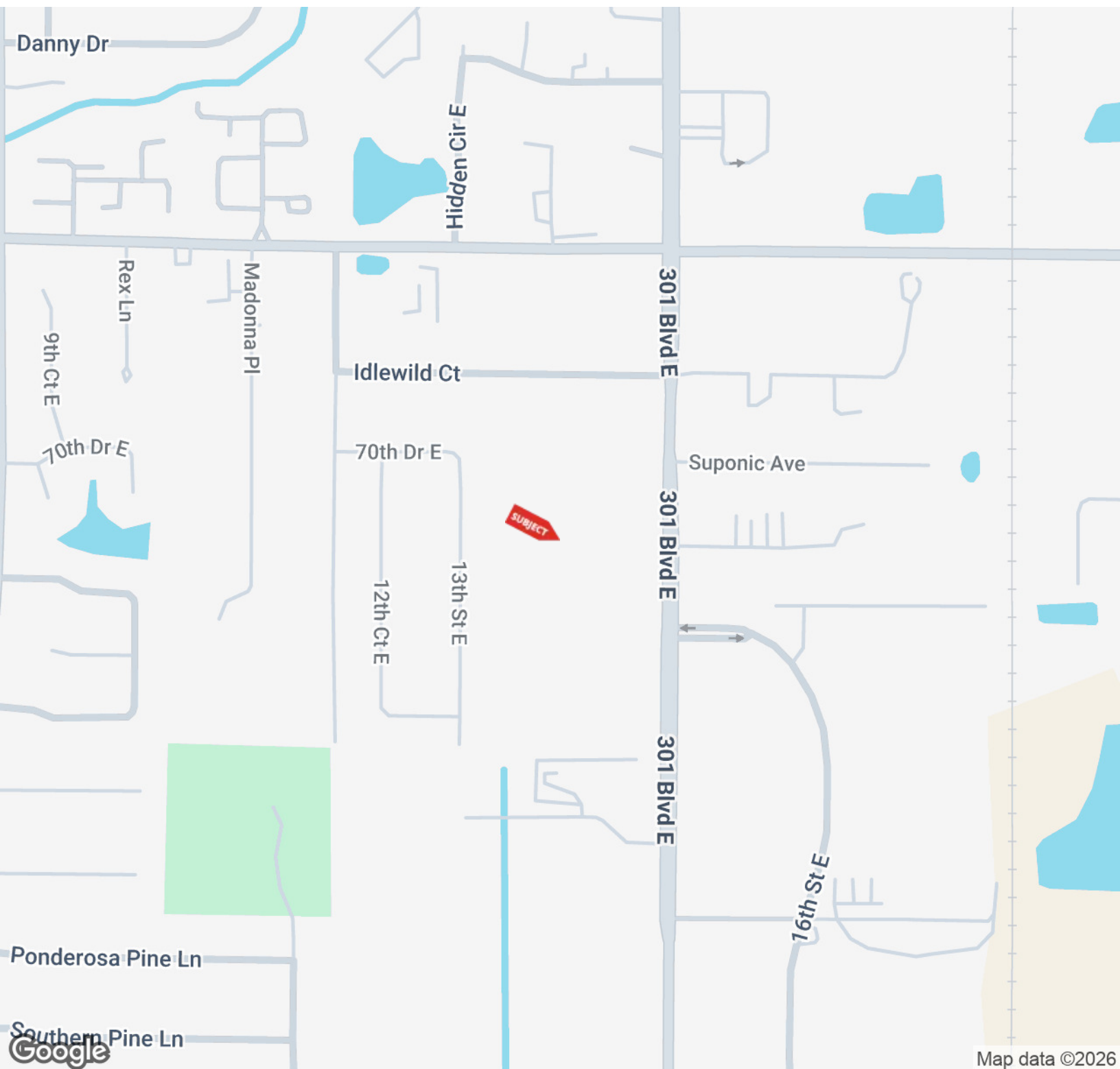
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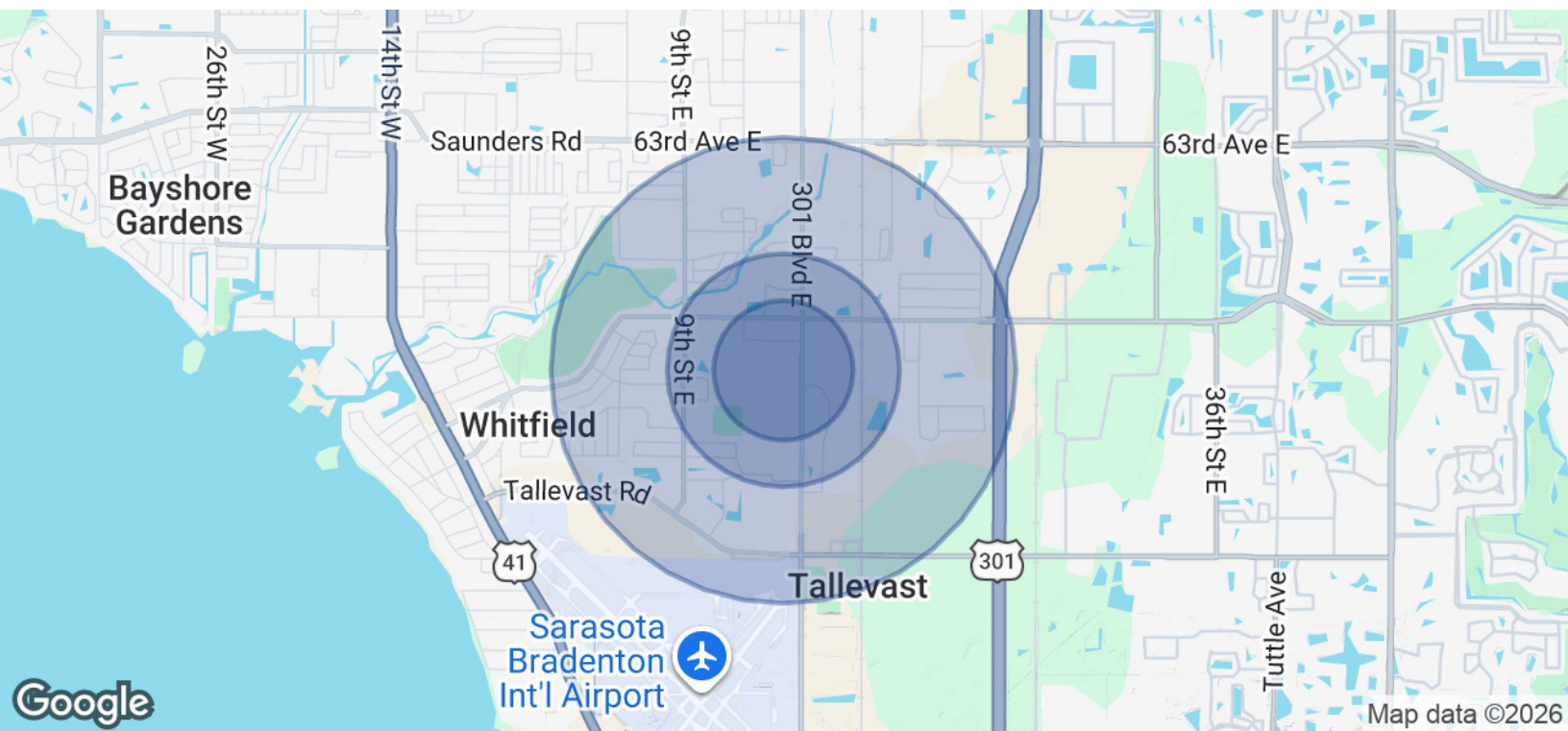


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	738	2,082	5,298
Average Age	45	44	45
Average Age (Male)	45	44	45
Average Age (Female)	45	44	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	313	893	2,251
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$72,995	\$69,267	\$76,314
Average House Value	\$302,396	\$290,134	\$320,052

2020 American Community Survey (ACS)

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