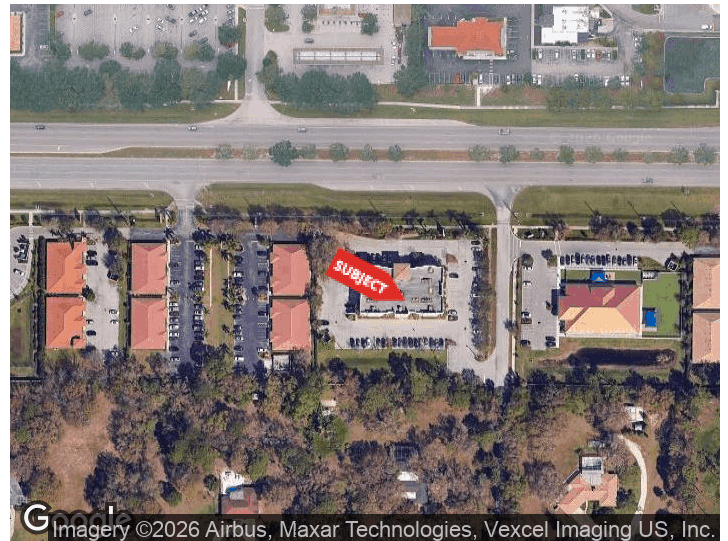




2970 UNIVERSITY PKWY
SARASOTA, FLORIDA 34243

PROPERTY HIGHLIGHTS

- Class A office space with high-end finishes
- Flexible suite sizes from 1,100 SF to 4,350 SF
- Abundant natural light throughout
- Secure, quiet professional environment
- Prime University Parkway corridor location
- Minutes to I-75, UTC, and SRQ 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

adam@americanpropertygroup.com

SARASOTA, FL 34243



OFFERING SUMMARY

Lease Rate:	\$22 SF/yr (NNN)
Building Size:	23,140 SF
Available SF:	1,100 - 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, Suite 203, Sarasota, FL

Available Size: $\pm$ 1,100 SF

Position your business in this well-appointed Class A office suite located along the highly desirable University Parkway corridor. Suite 203 offers approximately $\pm$ 1,100 SF and features four private offices, a kitchenette, and a professional layout ideal for attorneys, accountants, consultants, medical professionals, or other office users seeking a move-in-ready workspace.

Conveniently located between Sarasota and Manatee counties, the property provides excellent access to I-75, University Town Center, and Sarasota-Bradenton International Airport. Surrounded by premier shopping, dining, hotels, and business services, this location offers both convenience and a professional business environment.

Highlights:

- $\pm$ 1,100 SF second-floor Class A office suite
- Four private offices plus kitchenette
- Professional, well-maintained office building
- Prime University Parkway location
- Minutes to I-75, UTC, and Sarasota-Bradenton International Airport
- Convenient access to restaurants, retail, and business services

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OF SARASOTA, INC.

2970 University Pkwy

SARASOTA, FL 34243



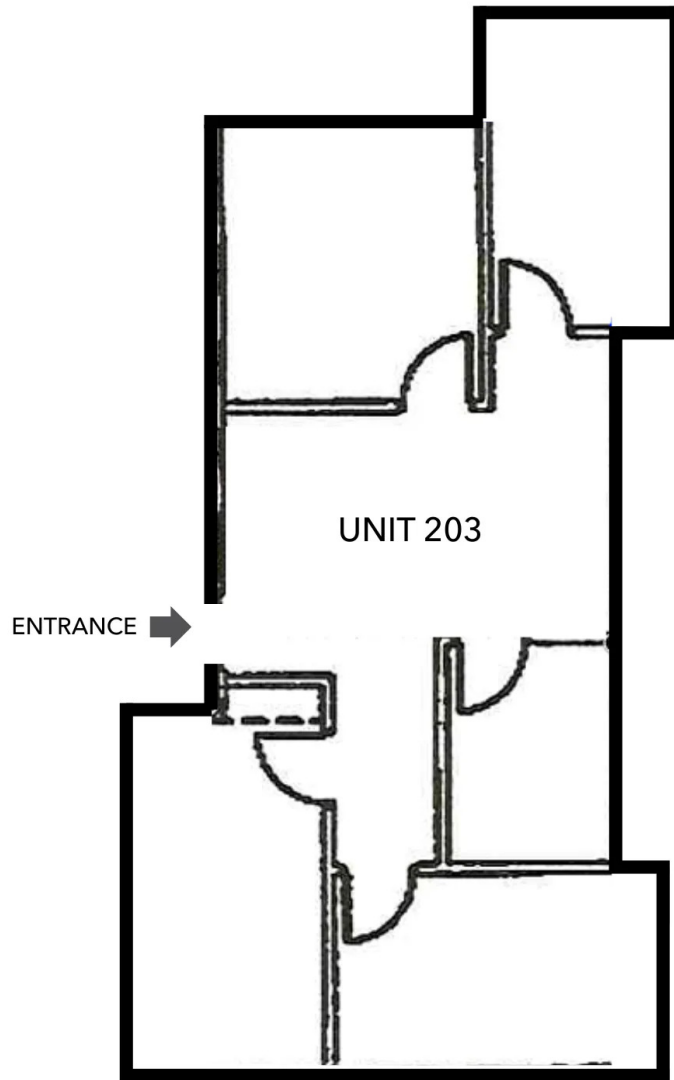
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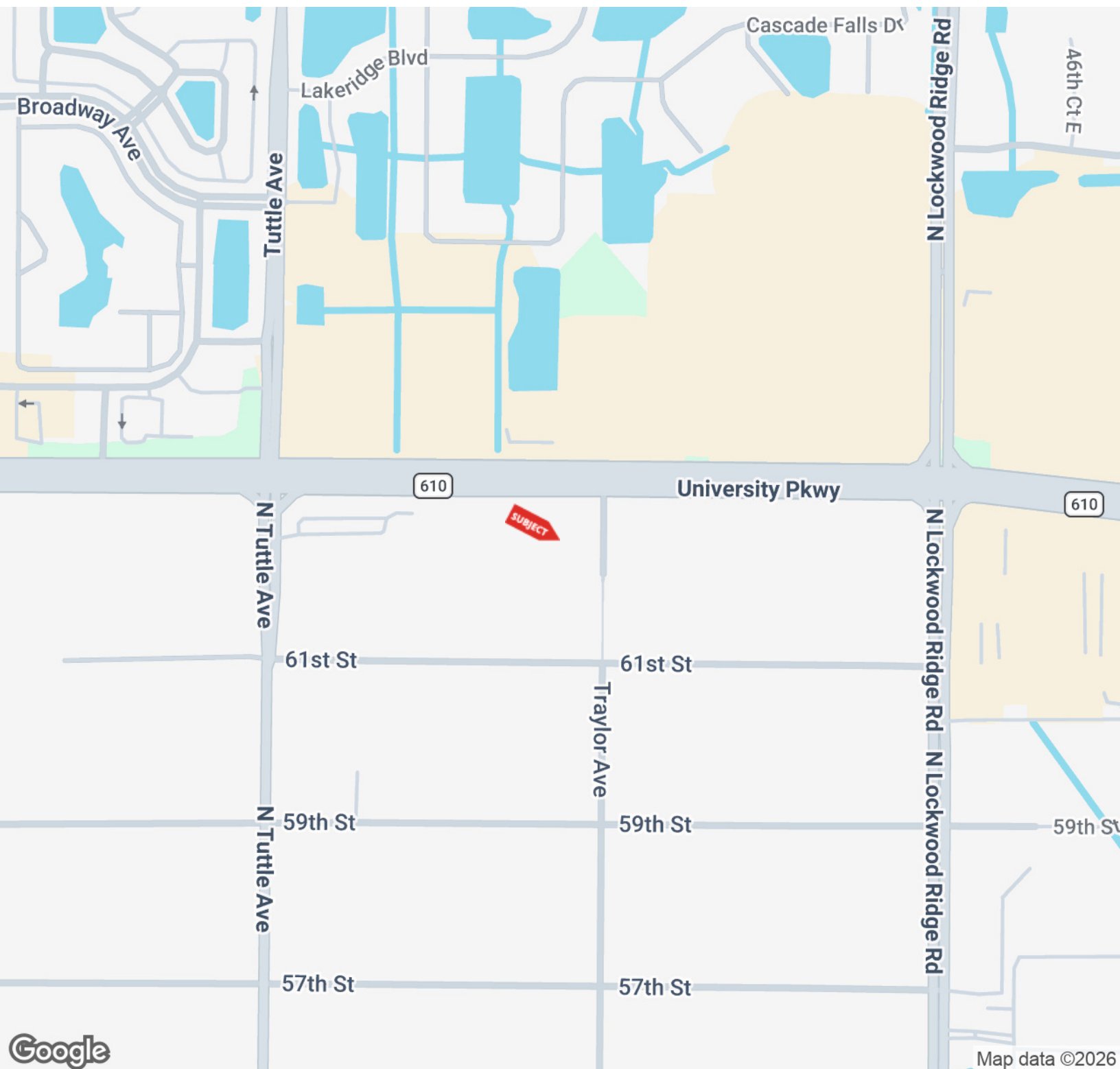
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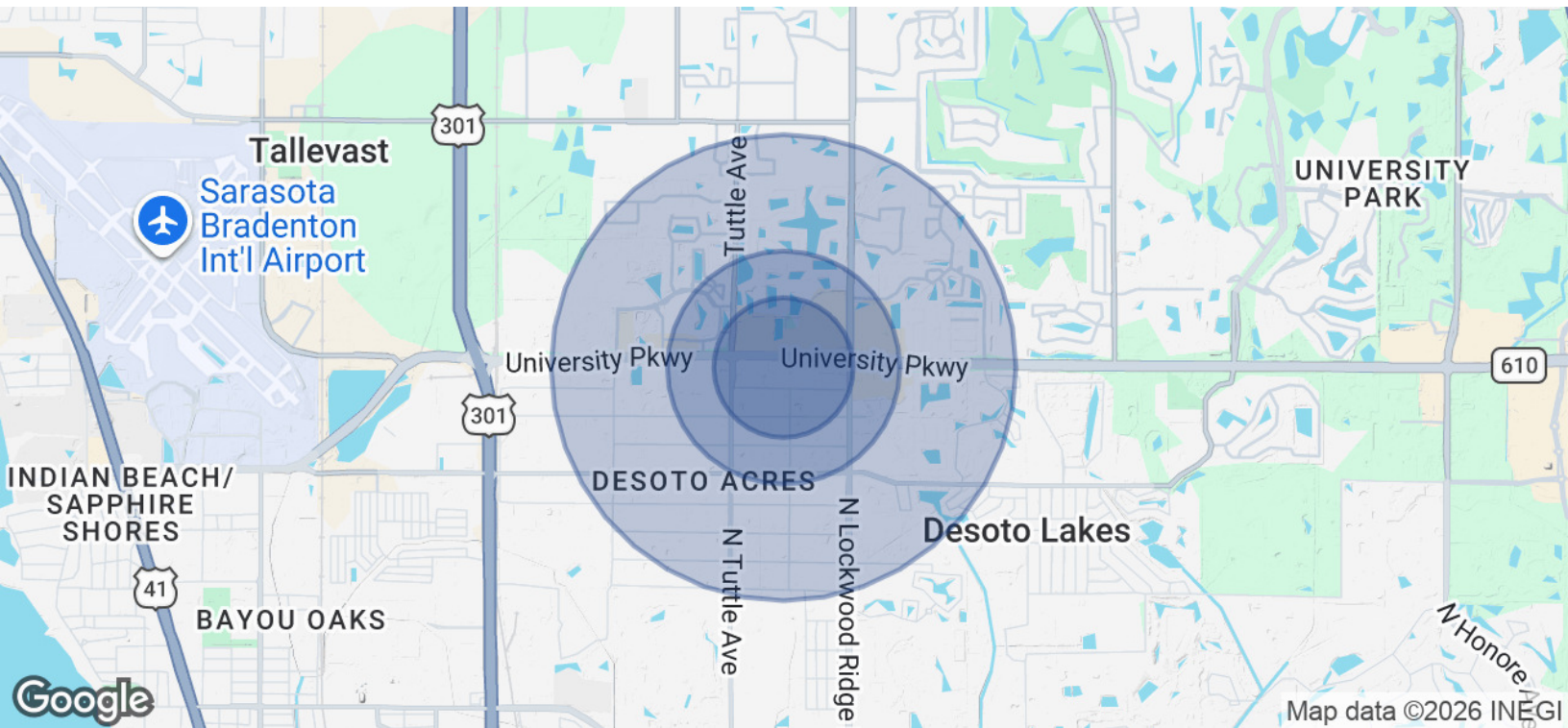
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	175	1,262	7,294
Average Age	58	53	51
Average Age (Male)	56	52	50
Average Age (Female)	60	54	53

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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