



# OFFICE/MEDICAL AT NORTH RIVER

7210 US 301 N  
ELLENTON, FLORIDA 34222

## PROPERTY HIGHLIGHTS

| DEMOGRAPHICS      | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------|----------|----------|----------|
| Total Households  | 2,187    | 12,355   | 28,463   |
| Total Population  | 4,918    | 28,832   | 72,115   |
| Average HH Income | \$57,733 | \$64,406 | \$62,000 |



For More Information

**ADAM DOAK**  
Commercial Realtor  
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# OFFICE/MEDICAL AVAILABLE WITH 875 SF +/-



## OFFERING SUMMARY

|                |                  |
|----------------|------------------|
| Sale Price:    | \$1,550,000      |
| Lease Rate:    | \$22 SF/yr (NNN) |
| Building Size: | 6,535 SF         |
| Available SF:  | 875 SF           |
| Lot Size:      | 1.846 Acres      |
| Zoning:        | NC-M             |

## PROPERTY OVERVIEW

Suite 120 now available with 875 sf +/-.

Suite 120 includes a waiting/reception area and 4 offices. This suite had new flooring put in recently with paint.

Building has common entrances and a common handicap restroom.

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

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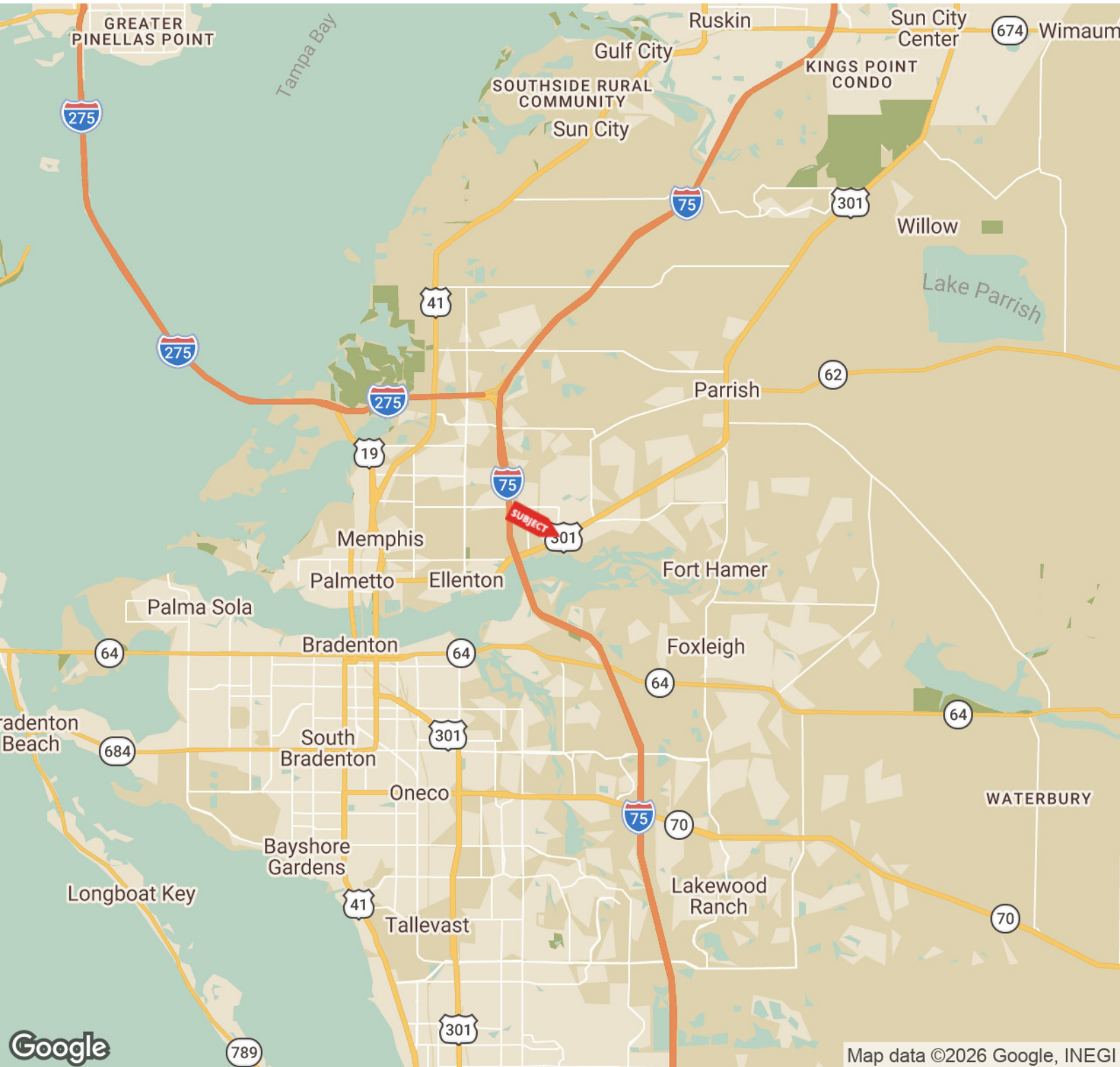


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