



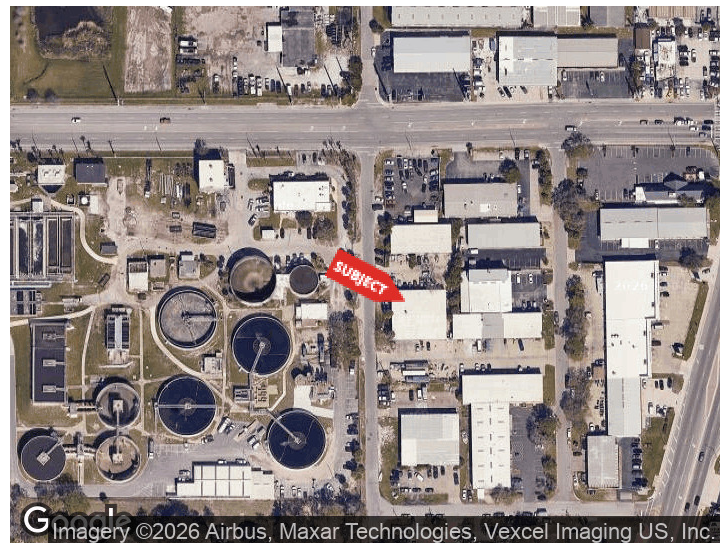
1156 GILLESPIE AVE
SARASOTA, FLORIDA 34236

PROPERTY HIGHLIGHTS

- Flexible warehouse / industrial space
- Fully restored paint booth
- Multiple overhead doors
- Ability to create a ±9,000 SF industrial compound
- Automotive and contractor-friendly setup
- Private restrooms
- Minutes to Downtown Sarasota
- Ownership open to all uses

DEMOGRAPHICS 0.25 MILES 0.5 MILES 1 MILE

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	134	931	6,410
Total Population	499	2,598	14,723
Average HH Income	\$65,935	\$71,275	\$95,898



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For More Information

TYLER SLUMAN

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SARASOTA, FL 34236



OFFERING SUMMARY

Lease Rate:	\$15 - 16 SF/yr (NNN)
Building Size:	4,500 SF
Available SF:	1,100 - 3,400 SF

PROPERTY OVERVIEW

American Property Group presents 1156 Gillespie Ave, Sarasota, FL

This is a unique opportunity near downtown Sarasota, somewhat tailored to tenants who may need a space for automotive / boat / granite uses. ALL uses are welcome. 1156 Gillespie Ave (A/B) which is roughly 4500 SF +/- is separated into two units, one with a fully restored paint booth. The unit with the paint booth is 3400 SF with two overhead doors. Next door to this unit is an 1100 SF bay with one overhead door.

3400 SF (Unit A): \$15 PSF NNN
1100 SF (Unit B): \$16 PSF NNN
4500 SF (Units A and B): \$14.50 PSF NNN

On the other side of 1156 Gillespie (A/B) is 1180 Gillespie (A/B/C) which is a 4725 SF building separated into three units. All ranging 1500 SF +/-.

1500 SF (Unit A): \$16 PSF NNN
3000 SF (Units B/C): \$15 PSF NNN
4725 SF (Units A/B/C): \$14.50 PSF NNN

The opportunity to lease all 5 units / roughly 9,000 SF and create a "compound" is welcomed and would be negotiated fairly.

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

1156 Gillespie Avenue

UNIT A - 3,400 SF



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1156 Gillespie Avenue

UNIT B - 1,100 SF

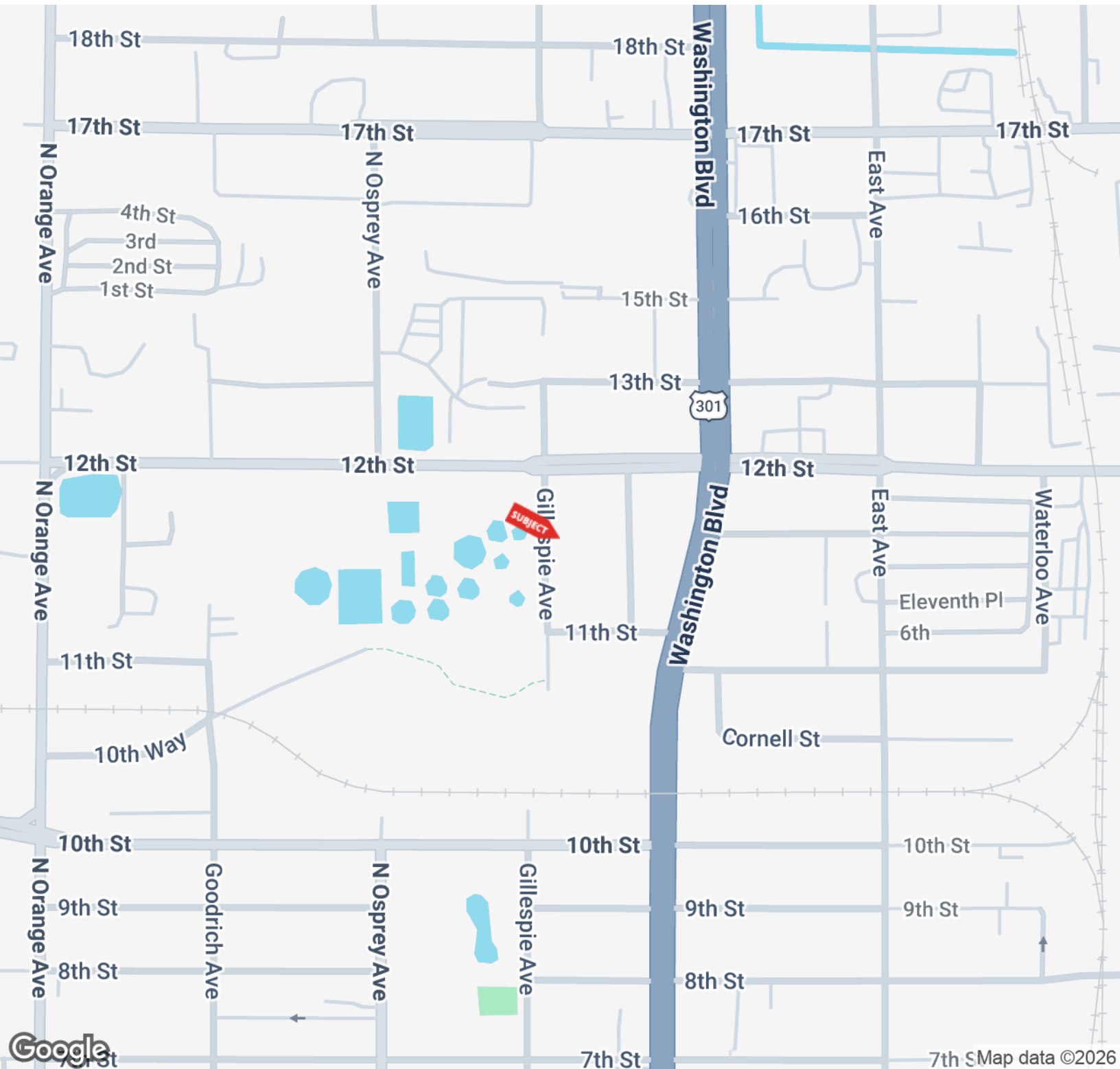


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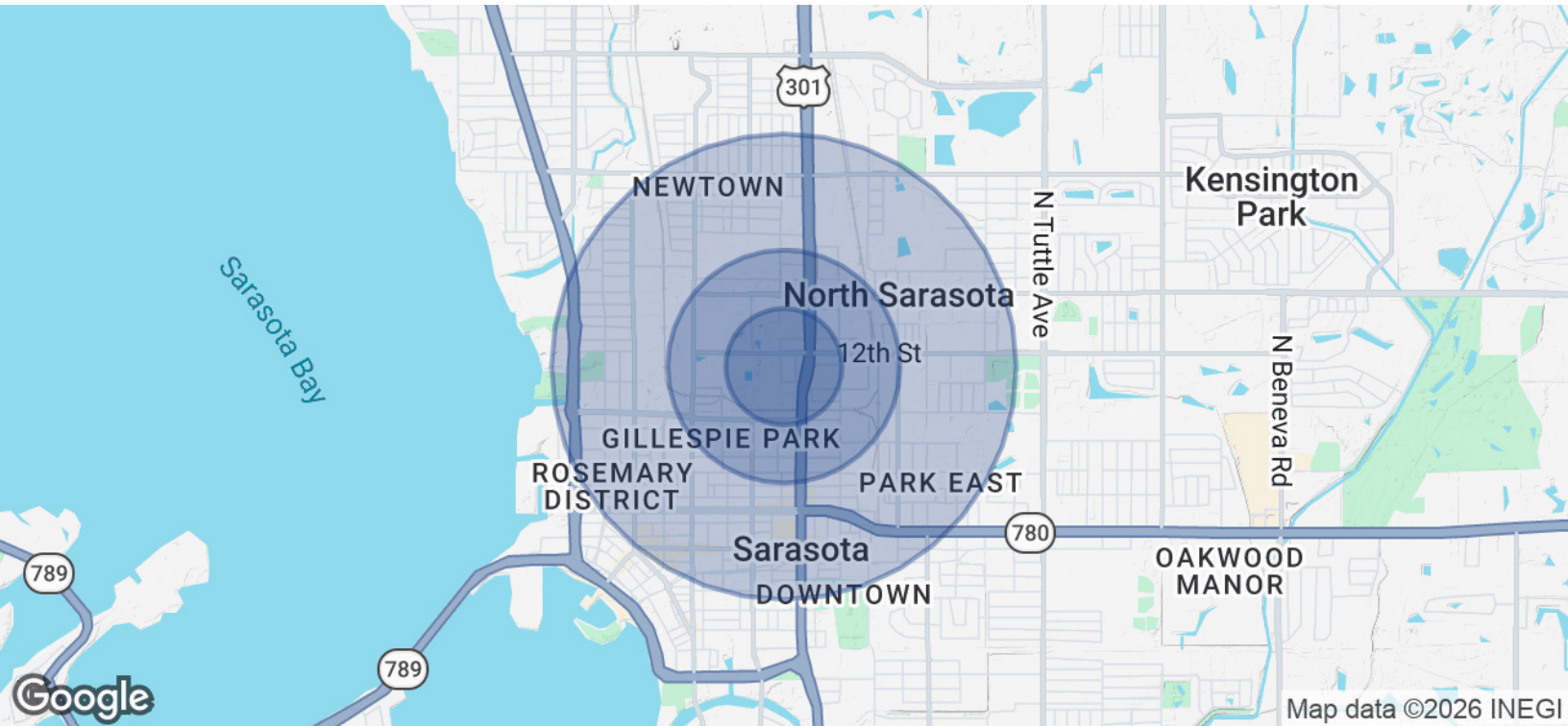


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	499	2,598	14,723
Average Age	33.9	33.5	40.9
Average Age (Male)	31.5	33.7	39.3
Average Age (Female)	46.2	39.3	43.3
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	134	931	6,410
# of Persons per HH	3.7	2.8	2.3
Average HH Income	\$65,935	\$71,275	\$95,898
Average House Value	\$6,317	\$151,927	\$383,784

2023 American Community Survey (ACS)

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