

AMERICAN PROPERTY GROUP

OF SARASOTA, INC.



PALMETTO WAREHOUSE +FENCED STORAGE YARD

2501 1ST AVE E
PALMETTO, FLORIDA 34221

PROPERTY HIGHLIGHTS

- 5,173 SF under roof
- Approx. 4,053 SF warehouse/storage area
- Approx. 1,120 SF office/storage space
- Overhead door access
- Fenced outside storage and parking
- Ideal for HVAC, plumbing, roofing, or contractor use
- Quick access to US-41, I-275, and I-75



DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	263	719	2,684
Total Population	944	2,418	8,868
Average HH Income	\$62,801	\$63,218	\$77,185

For More Information

ADAM DOAK

Commercial Realtor
941 923 0535 x304
adoak@americanpropertygroup.com

PALMETTO WAREHOUSE WITH FENCED PARKING/STORAGE



OFFERING SUMMARY

Sale Price:	\$699,000
Building Size:	5,173 SF
Lot Size:	0.233 Acres
Price / SF:	\$135.12
Year Built:	1941
Zoning:	NC-M

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 2501 1st Ave E, Palmetto, FL

Property Type: Warehouse / Contractor Yard
Building Area: 5,173 SF Under Roof
Land Size: 0.2328 Acres

Position your business in this functional warehouse property ideally suited for contractors, service-based businesses, and light industrial users in the growing Palmetto market. The property offers a versatile layout with warehouse, office, and outdoor storage capabilities, making it an excellent fit for HVAC companies, plumbers, roofers, electricians, or similar trades requiring operational space and secure parking/storage.

The building features approximately 4,053 SF of open warehouse/storage area with an overhead door, along with approximately 1,120 SF of office and additional storage space. The site also includes fenced outside storage and parking, providing flexibility for vehicles, equipment, and materials.

Conveniently located with quick access to US-41, I-275, and I-75, this centralized location allows for efficient service throughout Manatee County, Sarasota, St. Petersburg, and the greater Tampa Bay region.

ADAM DOAK

Commercial Realtor
941.923.0535 x304
adoak@americanpropertygroup.com

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

2501 1st Ave E

PALMETTO WAREHOUSE WITH FENCED PARKING/STORAGE



ADAM DOAK

Commercial Realtor
941.923.0535 x304
adoak@americanpropertygroup.com

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

2501 1st Ave E

PALMETTO WAREHOUSE WITH FENCED PARKING/STORAGE

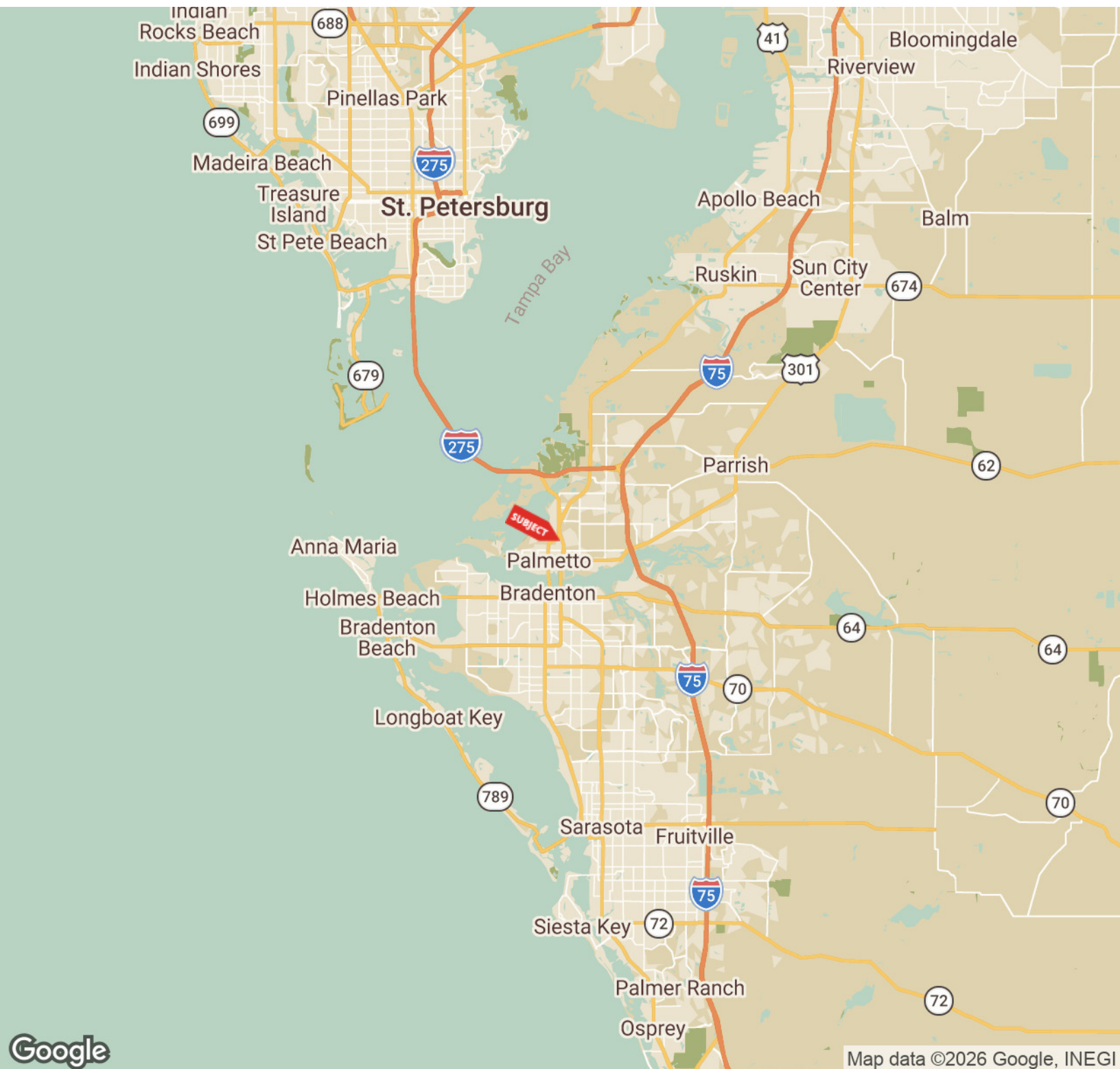


ADAM DOAK

Commercial Realtor
941.923.0535 x304
adoak@americanpropertygroup.com

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

PALMETTO WAREHOUSE WITH FENCED PARKING/STORAGE

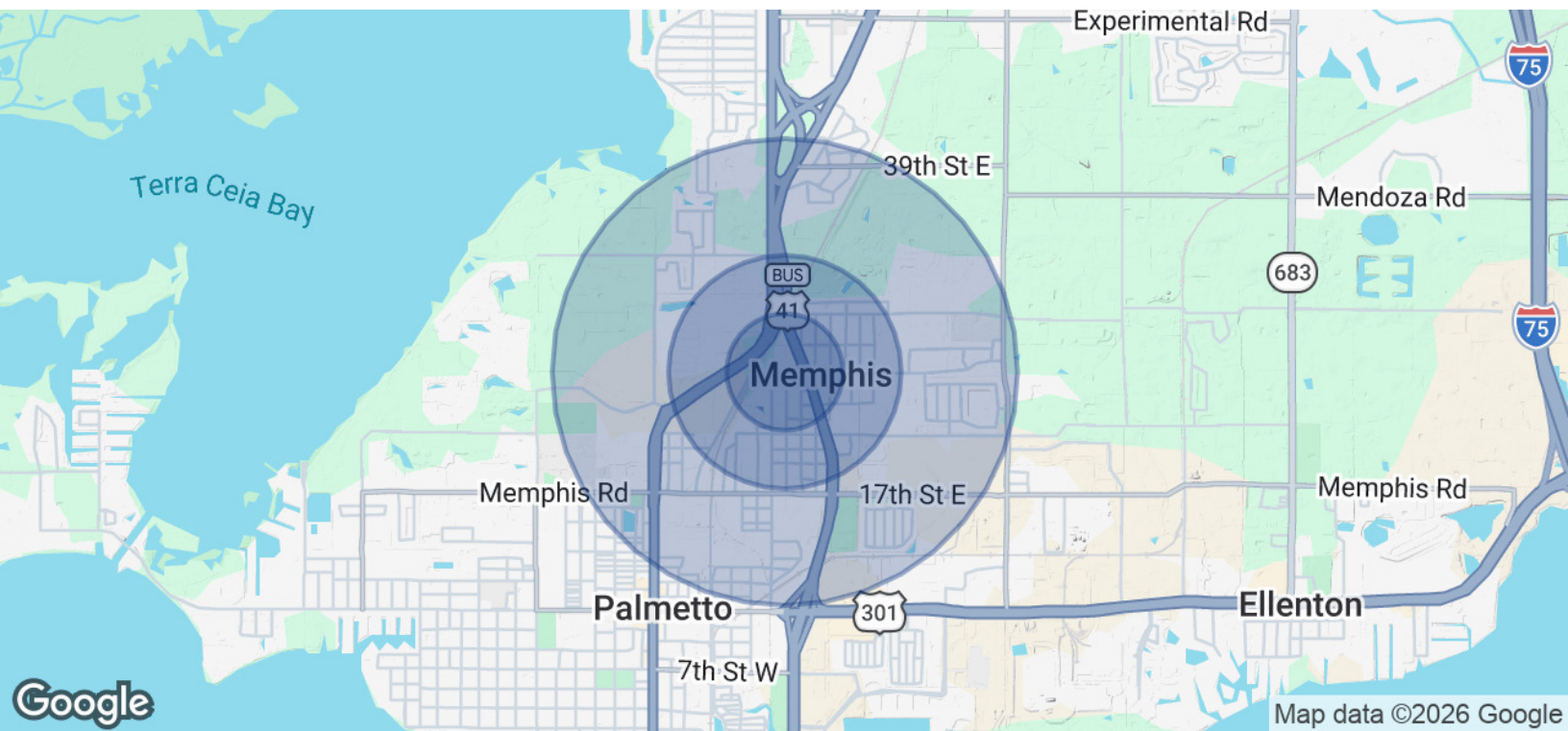


ADAM DOAK

Commercial Realtor
941.923.0535 x304
adoak@americanpropertygroup.com

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

PALMETTO WAREHOUSE WITH FENCED PARKING/STORAGE



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	944	2,418	8,868
Average Age	37.1	38.0	38.7
Average Age (Male)	35.6	36.2	37.2
Average Age (Female)	38.3	41.2	42.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	263	719	2,684
# of Persons per HH	3.6	3.4	3.3
Average HH Income	\$62,801	\$63,218	\$77,185
Average House Value	\$302,757	\$260,342	\$199,513

2023 American Community Survey (ACS)

ADAM DOAK
Commercial Realtor
941.923.0535 x304
adoak@americanpropertygroup.com

AMERICAN
PROPERTY GROUP
OF SARASOTA, INC.