

Brand New Industrial Property

Industrial
Property
For Sale

6730 28th Street Cir E, Sarasota, FL 34243



Property Description

Brand new 7,200 SF Industrial building in Manatee County. The building is divided into (2) 3,600 SF units. Each featuring a storefront entry leading into a reception area, office and private restrooms. The warehouse areas includes a large overhead door for convenient deliveries and shipping operations and 3 Phase Electric. With an 18-foot eave height, vaulting to 22 feet at the peak, the space offers ample vertical clearance for storage, equipment, or racking systems.

Prime Location: Situated just off Highway 301 and Whitfield Avenue, this property provides easy access to both Sarasota and Manatee counties, making it an ideal choice for businesses looking to maximize their regional reach.

OFFERING SUMMARY

Sale Price:	\$1,775,000
Number of Units:	2
Lot Size:	26,977 SF
Building Size:	7,200 SF
Zoning:	HM - Heavy Manufacturing
Parking Spaces:	10

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,596	26,072	74,320
Total Population	3,802	60,480	180,387
Average HH Income	\$84,004	\$91,000	\$86,988



Loyd Robbins

Principal Broker
(941)-356-9659
loyd@rerobbins.com



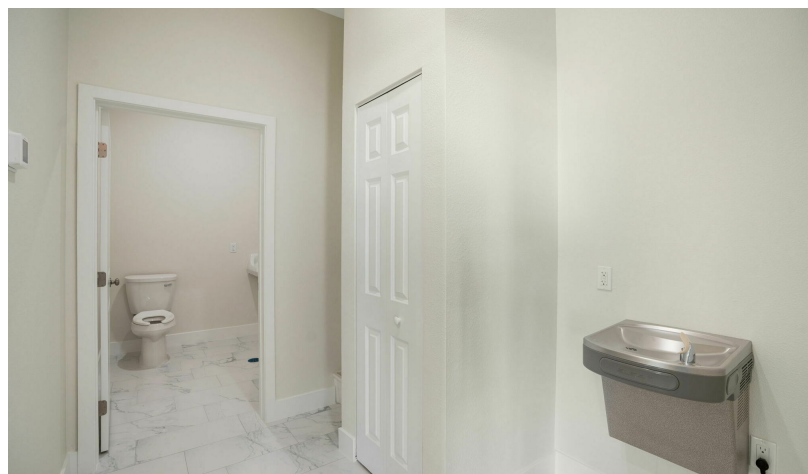
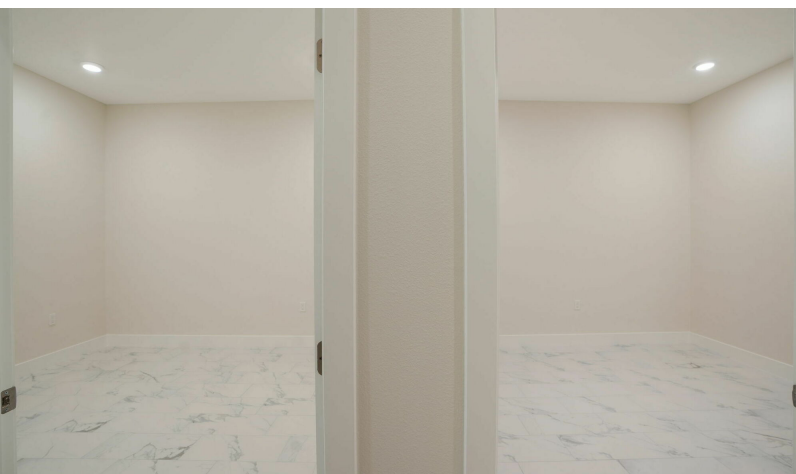
3580 S. Tuttle Ave
Sarasota FL 34239

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Owner User or Investor Opportunity

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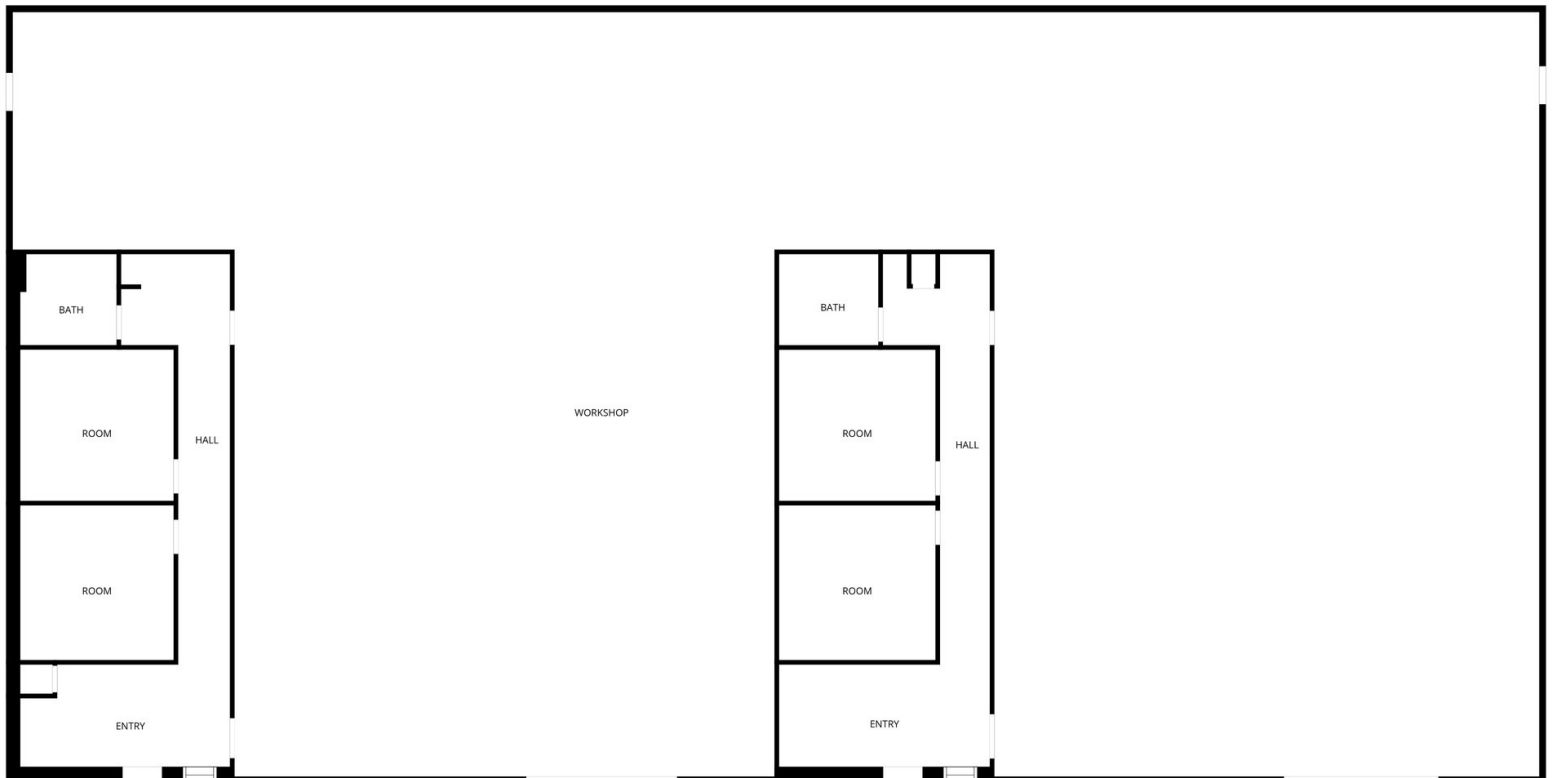
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Floor Plan

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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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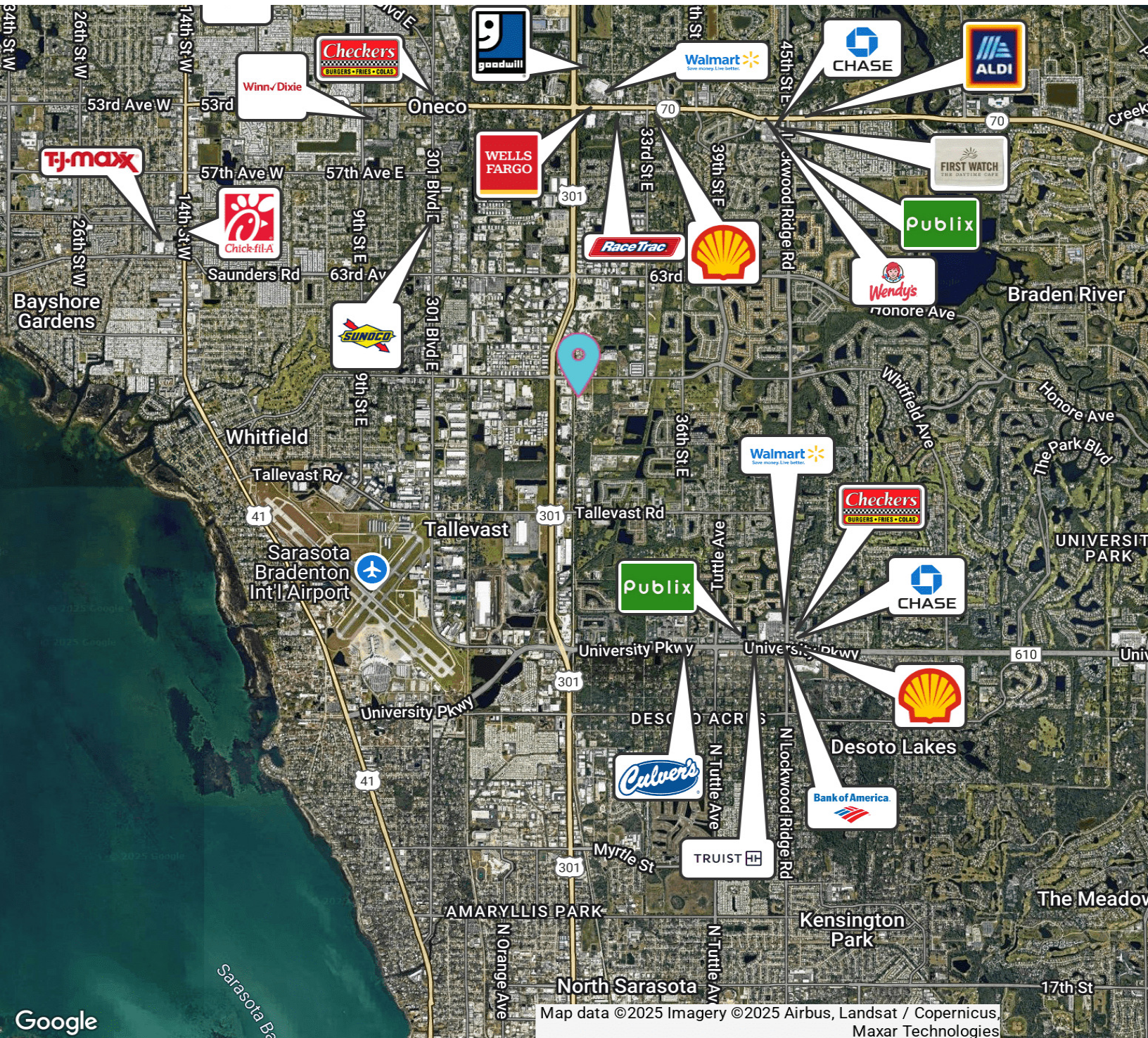
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Conveniently Located

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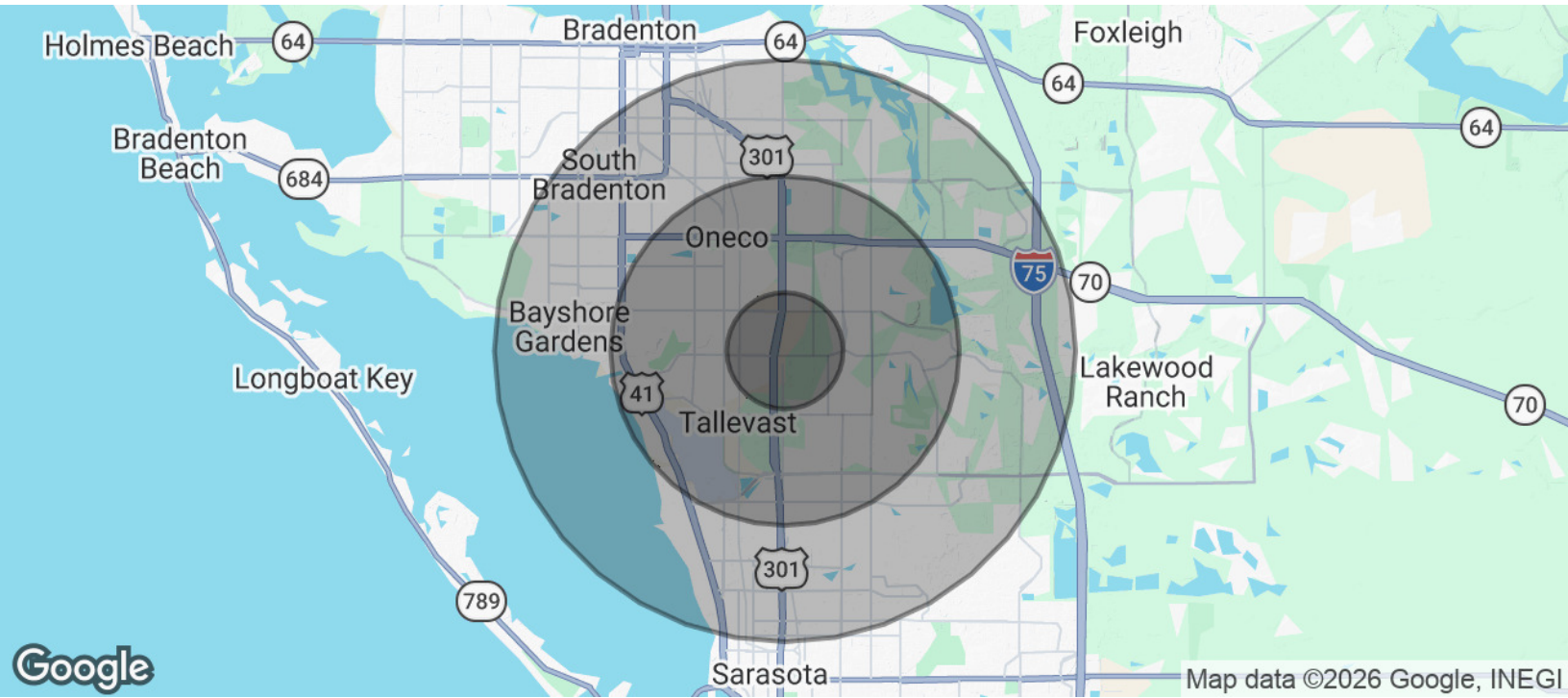


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Rapidly Growing Market

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,802	60,480	180,387
Average Age	51.6	49.1	46.4
Average Age (Male)	46.9	47.0	45.1
Average Age (Female)	52.1	50.4	47.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,596	26,072	74,320
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$84,004	\$91,000	\$86,988
Average House Value	\$346,708	\$301,848	\$297,457

2023 American Community Survey (ACS)



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