



**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**

|                   | 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**

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# PALMETTO WAREHOUSE WITH FENCED PARKING/STORAGE



## OFFERING SUMMARY

|                |             |
|----------------|-------------|
| Sale Price:    | \$799,000   |
| Building Size: | 5,173 SF    |
| Lot Size:      | 0.233 Acres |
| Price / SF:    | \$154.46    |
| 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.

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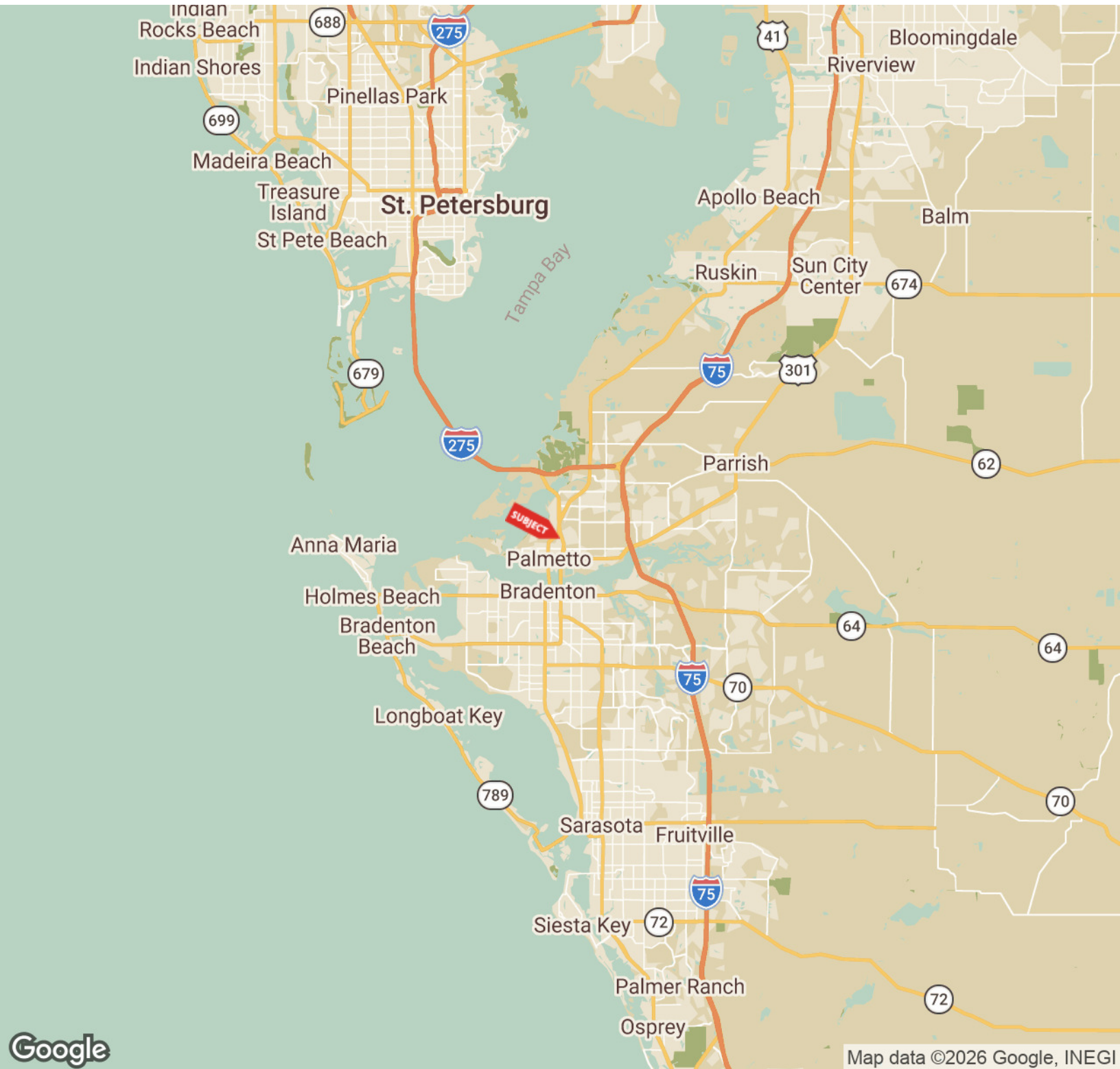


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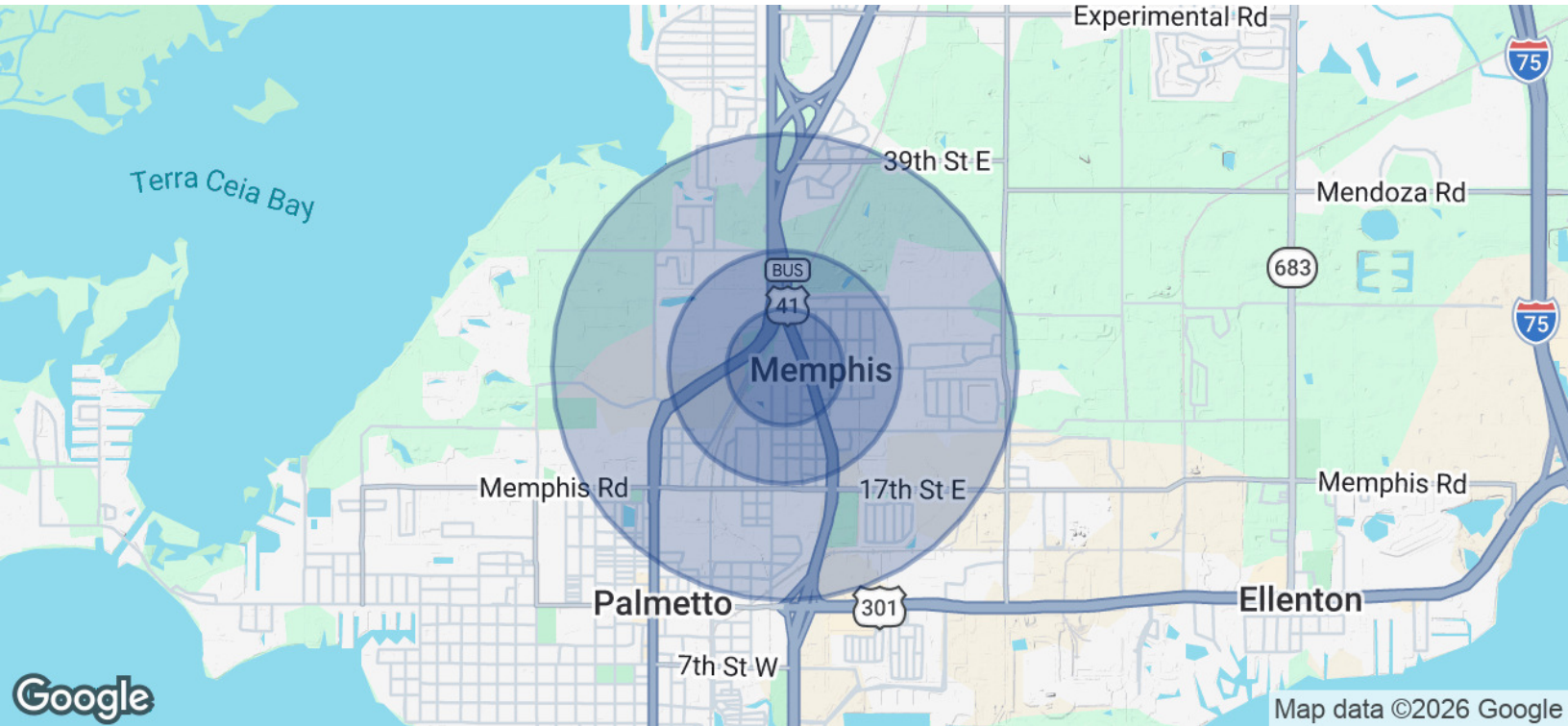


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# PALMETTO WAREHOUSE WITH FENCED PARKING/STORAGE



| 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)

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