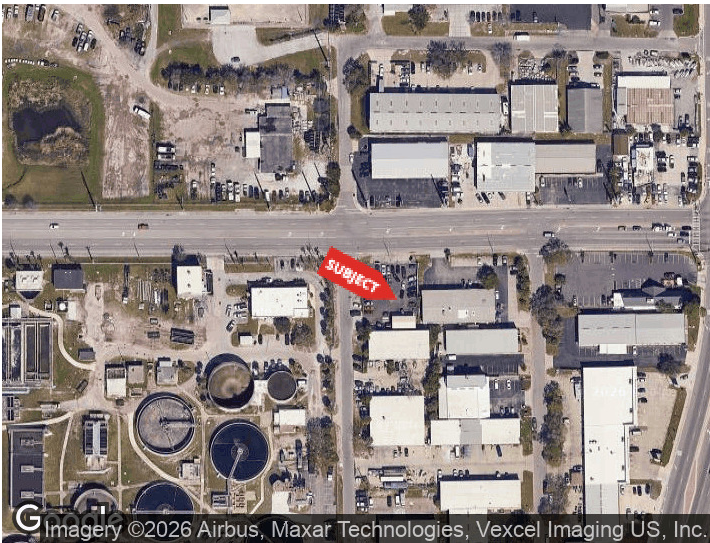




1920 12TH ST
SARASOTA, FLORIDA 34236

PROPERTY HIGHLIGHTS

- Approx. 0.30-acre fenced lot
- Approx. 1,000 SF on-site structure
- Ideal for tow yard, IOS, or auto-related use
- Secure fenced outdoor storage area
- Minutes from downtown Sarasota
- Flexible layout for a variety of commercial users

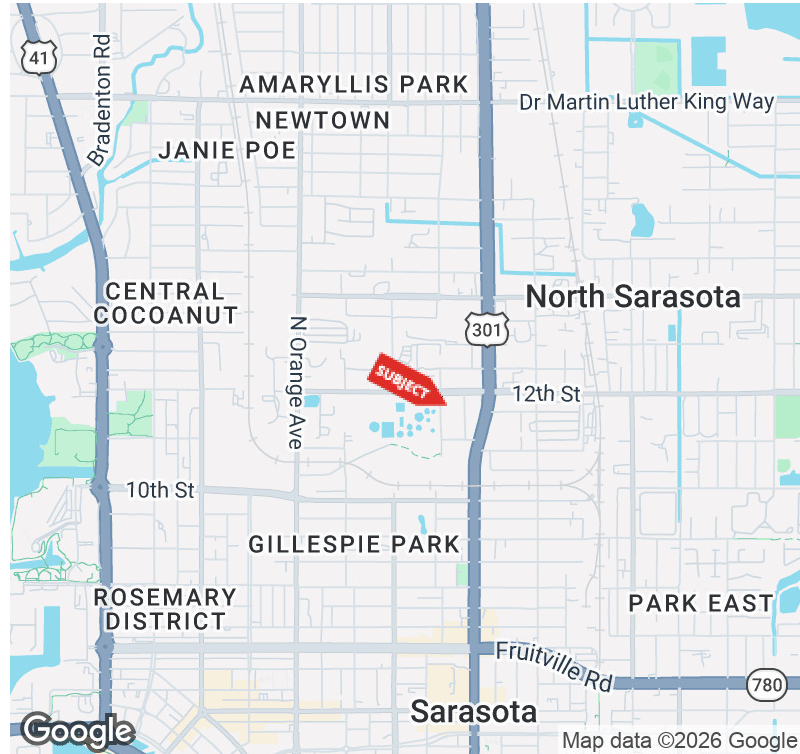


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DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	132	919	6,337
Total Population	495	2,643	14,671
Average HH Income	\$63,865	\$67,779	\$94,221

For More Information
TYLER SLUMAN
Commercial Specialist
941 840 3954
tyler@americanpropertygroup.com

SARASOTA, FL 34236



OFFERING SUMMARY

Lease Rate:	\$5,000 per month (MG)
Lot Size:	0.3 Acres
Year Built:	1984
Zoning:	ICD

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 1920 12th St, Sarasota, FL

Property Type: Industrial Outdoor Storage (IOS) / Commercial Yard

Property Size: Approx. 0.30 Acres

Position your business just minutes from downtown Sarasota with this versatile industrial outdoor storage property. Currently operating as a tow yard, the site is well-suited for a variety of users including auto dealers, contractors, fleet operators, storage users, or other businesses seeking secure outdoor space in a central Sarasota location.

The property features a fully fenced yard along with an approximately 1,000 SF structure that can function as an office, operations hub, or storage space.

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1920 12th St

SARASOTA, FL 34236

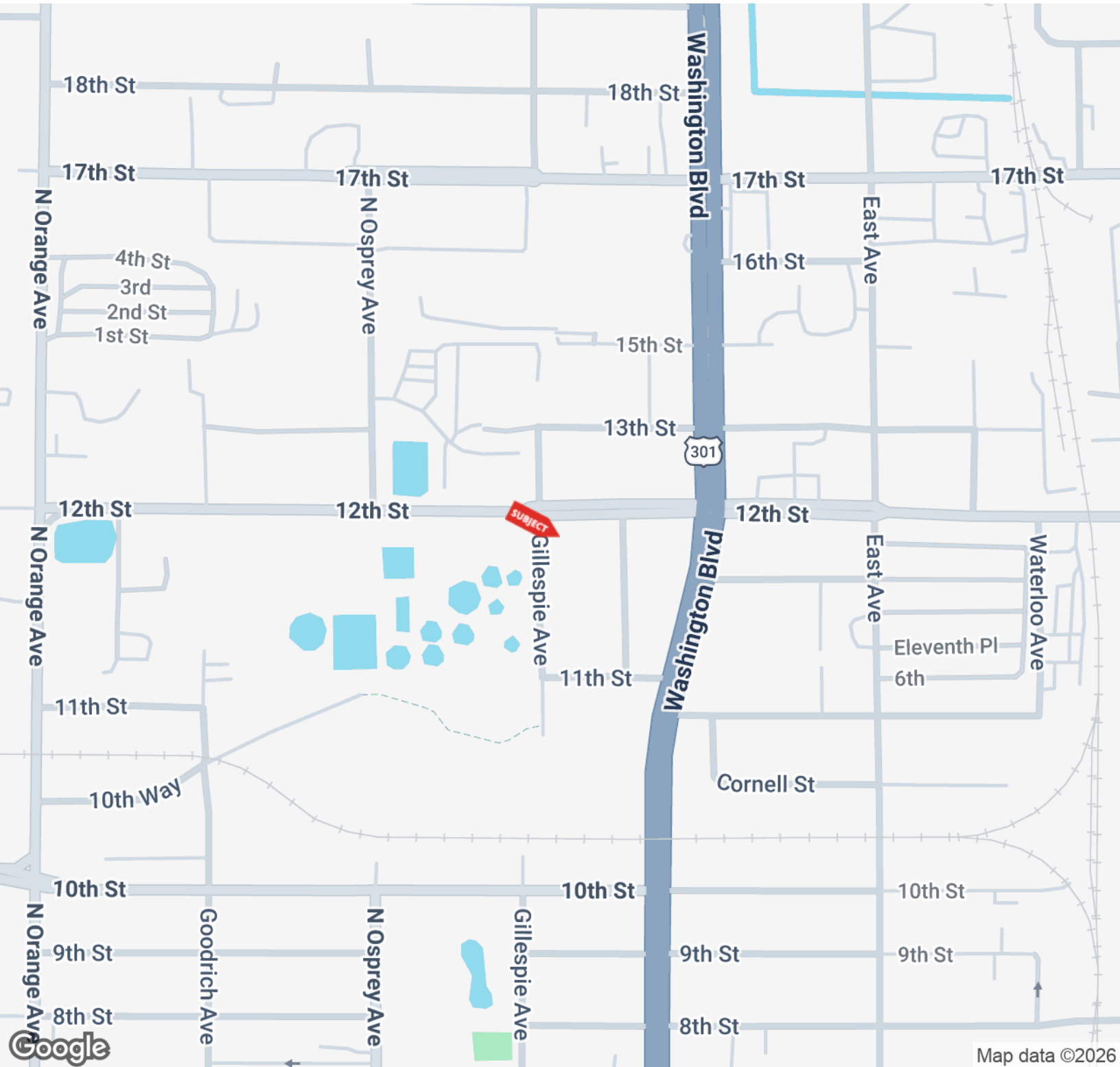


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**AMERICAN
PROPERTY GROUP**
OF SARASOTA, INC.

SARASOTA, FL 34236

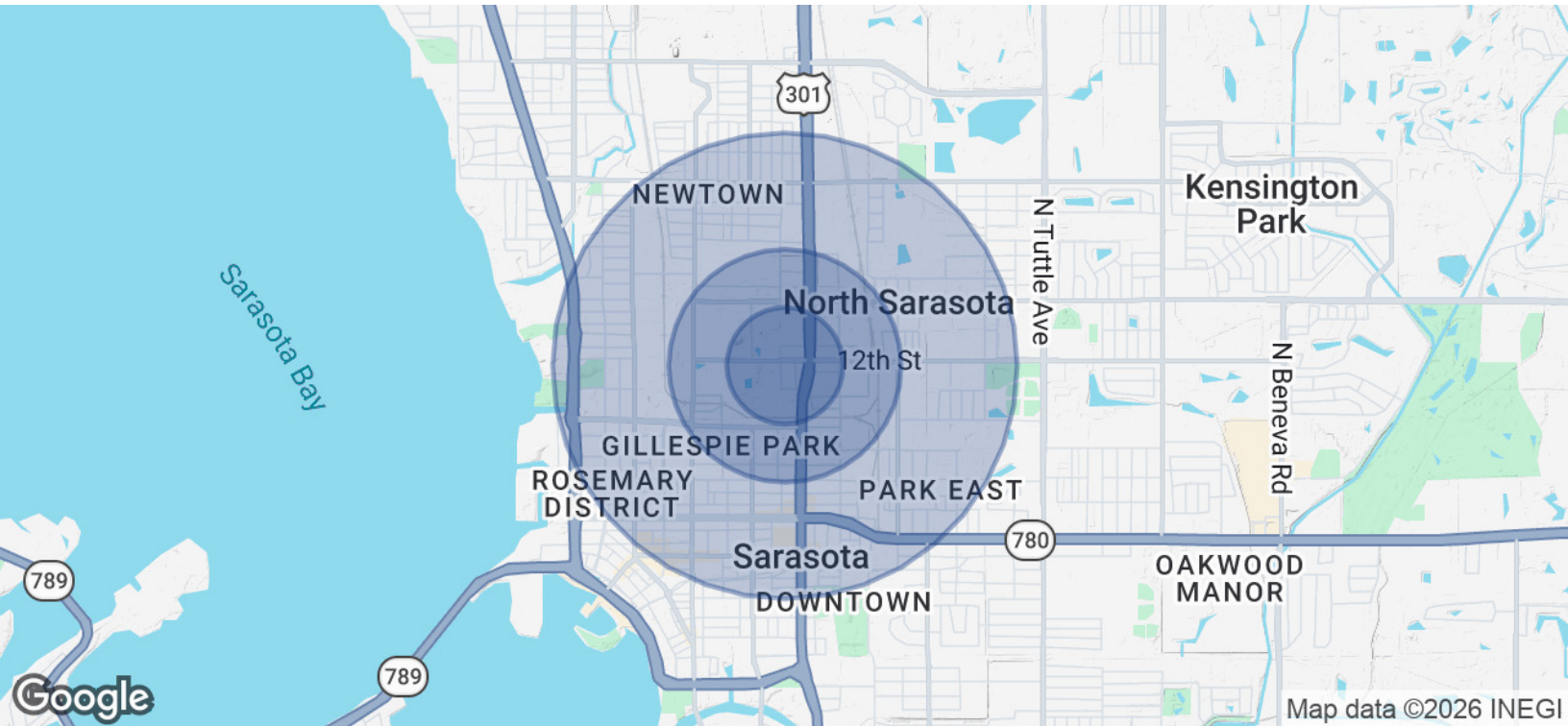


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**AMERICAN
PROPERTY GROUP**
OF SARASOTA, INC.

SARASOTA, FL 34236



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	495	2,643	14,671
Average Age	33.9	33.0	40.5
Average Age (Male)	31.4	33.6	38.9
Average Age (Female)	46.5	38.6	42.8
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	132	919	6,337
# of Persons per HH	3.8	2.9	2.3
Average HH Income	\$63,865	\$67,779	\$94,221
Average House Value	\$0	\$140,531	\$360,826

2023 American Community Survey (ACS)

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