

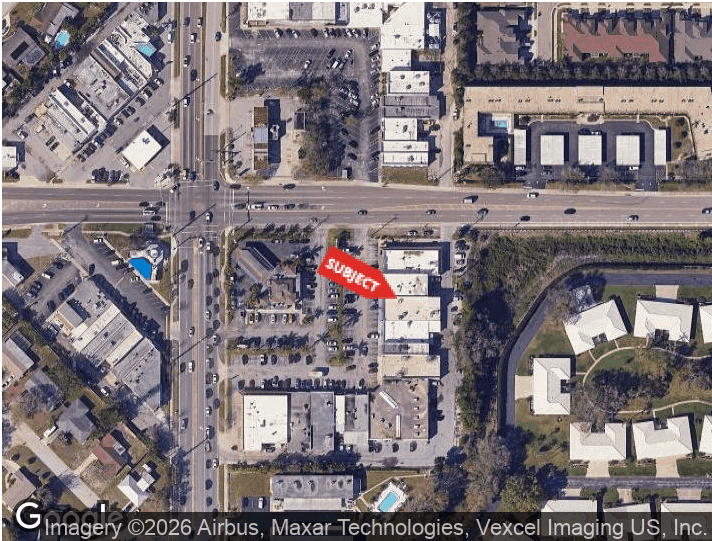


**SMALL OFFICE SPACE SARASOTA**

3616 WEBBER ST  
SARASOTA, FLORIDA 34239

**PROPERTY HIGHLIGHTS**

- 175 SF office on 2nd floor (no elevator)
- Located within a neighborhood strip center
- Surrounded by offices, restaurants, retail, and service businesses
- Central Sarasota location with convenient access to major roads
- Electric, water, and trash included in rent



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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,979	38,719	81,268
Total Population	10,889	89,818	184,630
Average HH Income	\$58,186	\$61,002	\$69,956

For More Information  
**MARCIA CUTTLER**  
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# SMALL OFFICE SPACE SARASOTA



## OFFERING SUMMARY

Lease Rate:	\$485 per month (Full Service)
Building Size:	5,998 SF
Available SF:	175 SF
Year Built:	1974
Renovated:	2016
Zoning:	CG - Commercial General
Market:	North Port-Sarasota-Bradenton
Submarket:	Sarasota

## PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 3616 Webber St, Sarasota, FL

Property Type: Office Space for Lease

Available Space: 175 SF

Position your business in a convenient central Sarasota location at Forest Lakes Plaza, located at the southeast corner of Webber Street and Beneva Road. This well-positioned neighborhood plaza is surrounded by a variety of established restaurants, offices, retail shops, and service-based businesses, creating steady activity and convenient nearby amenities.

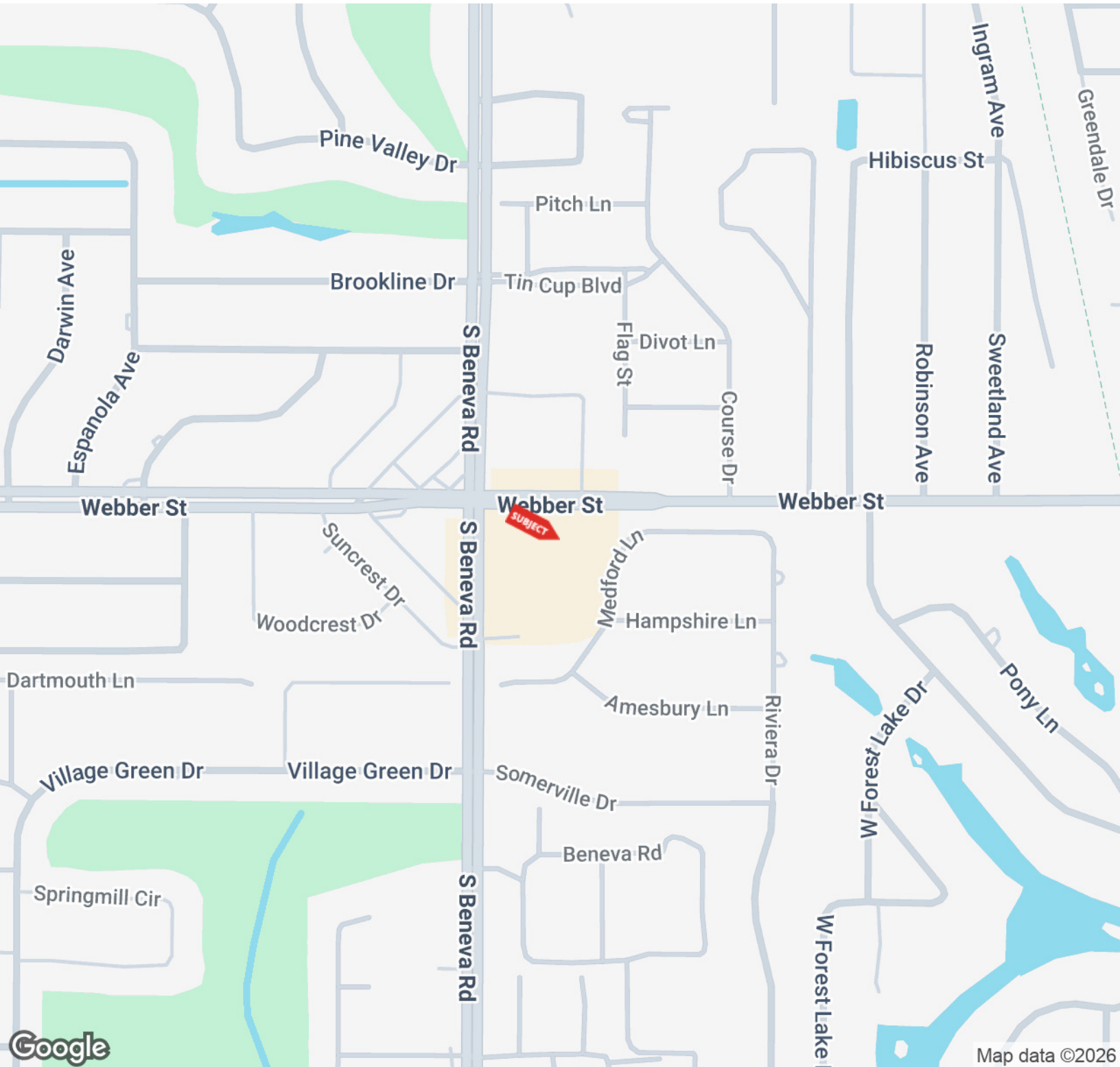
Unit 202 offers a compact and functional office space on the 2nd floor, ideal for small professional users seeking an affordable workspace in a highly accessible Sarasota location.

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

# SMALL OFFICE SPACE SARASOTA

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	10,889	89,818	184,630
Average Age	49.7	45.7	47.4
Average Age (Male)	45.7	43.5	45.7
Average Age (Female)	52.8	47.7	48.9

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	4,979	38,719	81,268
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$58,186	\$61,002	\$69,956
Average House Value	\$246,982	\$252,820	\$301,405

2020 American Community Survey (ACS)

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## PROFESSIONAL BACKGROUND

Marcia Cuttler has been a resident of Sarasota since 1974. She has owned several successful business ventures and has personally purchased many commercial investment properties over the past 35 years. She knows first-hand the stress associated with buying and selling property and uses that experience in assisting both Buyers and Sellers with their transactions. With her ever-growing long list of successful closings, Marcia has earned much respect and recognition in the Sarasota Area Commercial Real Estate Community. Coupled with resourcefulness, tenacity, dedication to detail, integrity, energy and enthusiasm, quality customer service and being a good listener, Marcia will give you 100% effort and outstanding results! "I consider it a privilege to work with my clients on a decision as pivotal as Buying, Selling and Leasing a prized property." - Marcia Cuttler

### American Property Group of Sarasota Inc

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