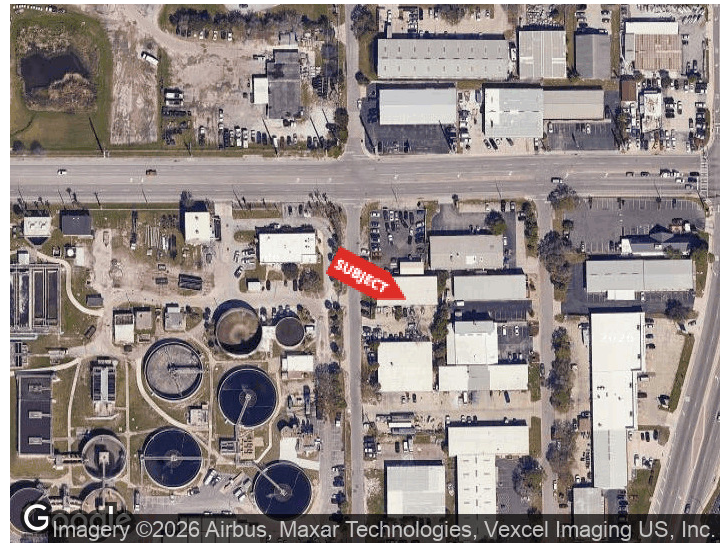




1180 GILLESPIE AVE
SARASOTA, FLORIDA 34236

PROPERTY HIGHLIGHTS

- Flexible industrial / warehouse layouts
- Overhead doors throughout
- Private restrooms in each unit
- Fully restored paint booth in Unit A at 1156 Gillespie
- Opportunity to lease up to ±9,000 SF
- Minutes to Downtown Sarasota and major corridors
- Automotive, marine, contractor, and industrial-friendly setup
- Ownership open to all uses



DEMOGRAPHICS 0.25 MILES 0.5 MILES 1 MILE

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	132	923	6,372
Total Population	494	2,616	14,702
Average HH Income	\$64,202	\$69,374	\$94,968

For More Information

TYLER SLUMAN

Commercial Specialist

941 840 3954

tyler@americanpropertygroup.com

SARASOTA, FL 34236



OFFERING SUMMARY

Lease Rate:	\$15 - 16 SF/yr (NNN)
Building Size:	4,725 SF
Available SF:	1,500 - 3,000 SF
Number of Units:	3
Year Built:	1984
Zoning:	IGD

PROPERTY OVERVIEW

American Property Group presents 1180 Gillespie Ave, Sarasota, FL

Property Type: Warehouse / Flex / Industrial Space for Lease
Available Space: 1,100 SF – 9,000 SF +/-

This is a unique opportunity near downtown Sarasota, somewhat tailored to tenants who may need a space for automotive / boat / granite uses. ALL uses are welcome. 1180 Gillespie Ave is a 4725 SF building separated into three units. All ranging 1500 SF +/- . Each unit comes equipped with a bathroom and an overhead door.

1500 SF (Unit A): \$16 PSF NNN
3000 SF (Units B/C): \$15 PSF NNN
4725 SF (Units A/B/C): \$14.50 PSF NNN

On the other side of 1180 Gillespie Ave is 1156 Gillespie Ave (A/B) which is roughly 4500 SF +/- . This building is separated into two units, one with a fully restored paint booth. The unit with the paint booth is 3400 SF with two overhead doors. Next door to this unit is an 1100 SF bay with one overhead door.

3400 SF (Unit A): \$15 PSF NNN
1100 SF (Unit B): \$16 PSF NNN
4500 SF (Units A and B): \$14.50 PSF NNN

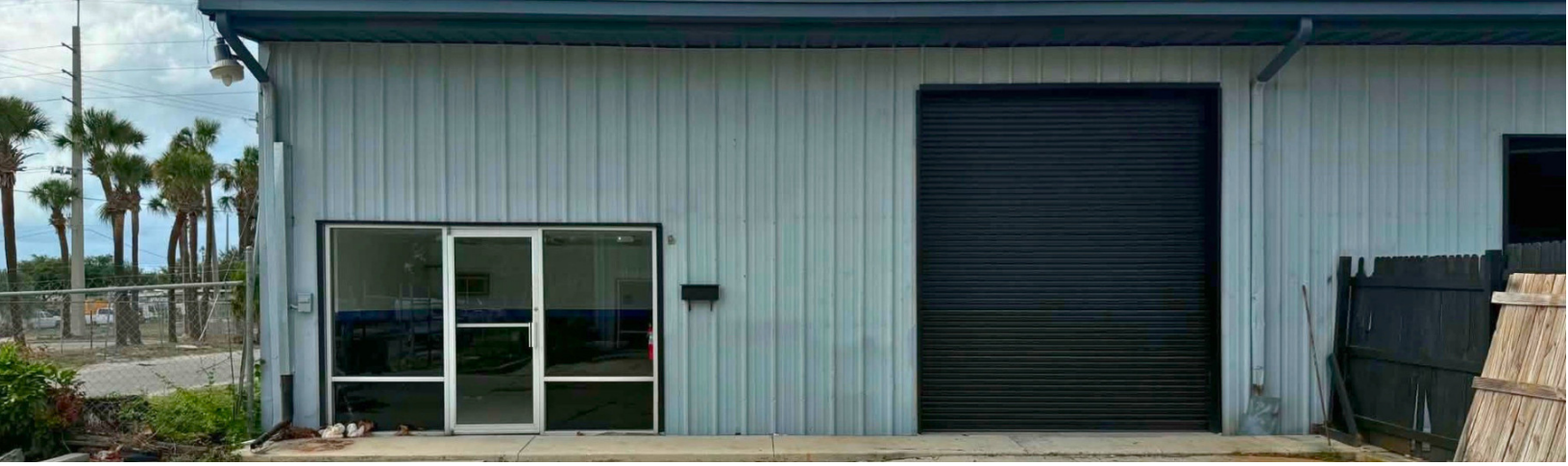
The opportunity to lease all 5 units / roughly 9,000 SF and create a "compound" is welcomed and would be negotiated fairly.

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

UNIT A - 1,500 SF



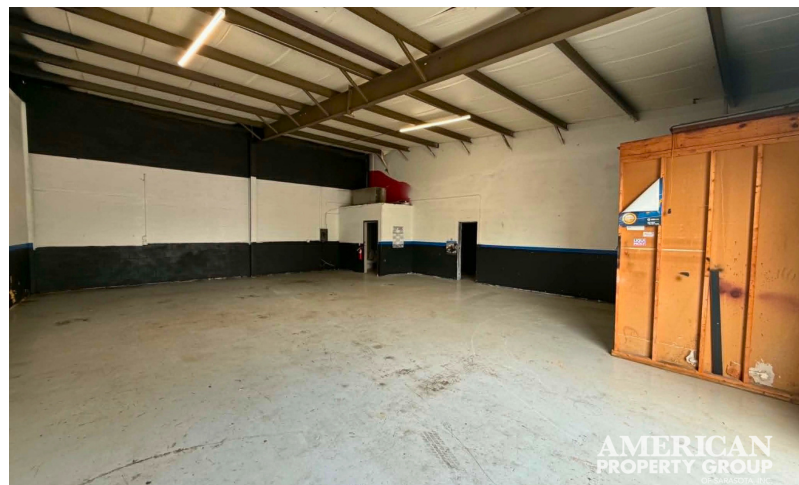
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**AMERICAN
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OF SARASOTA, INC.

1180 Gillespie Ave

UNIT B/C - 3,000 SF

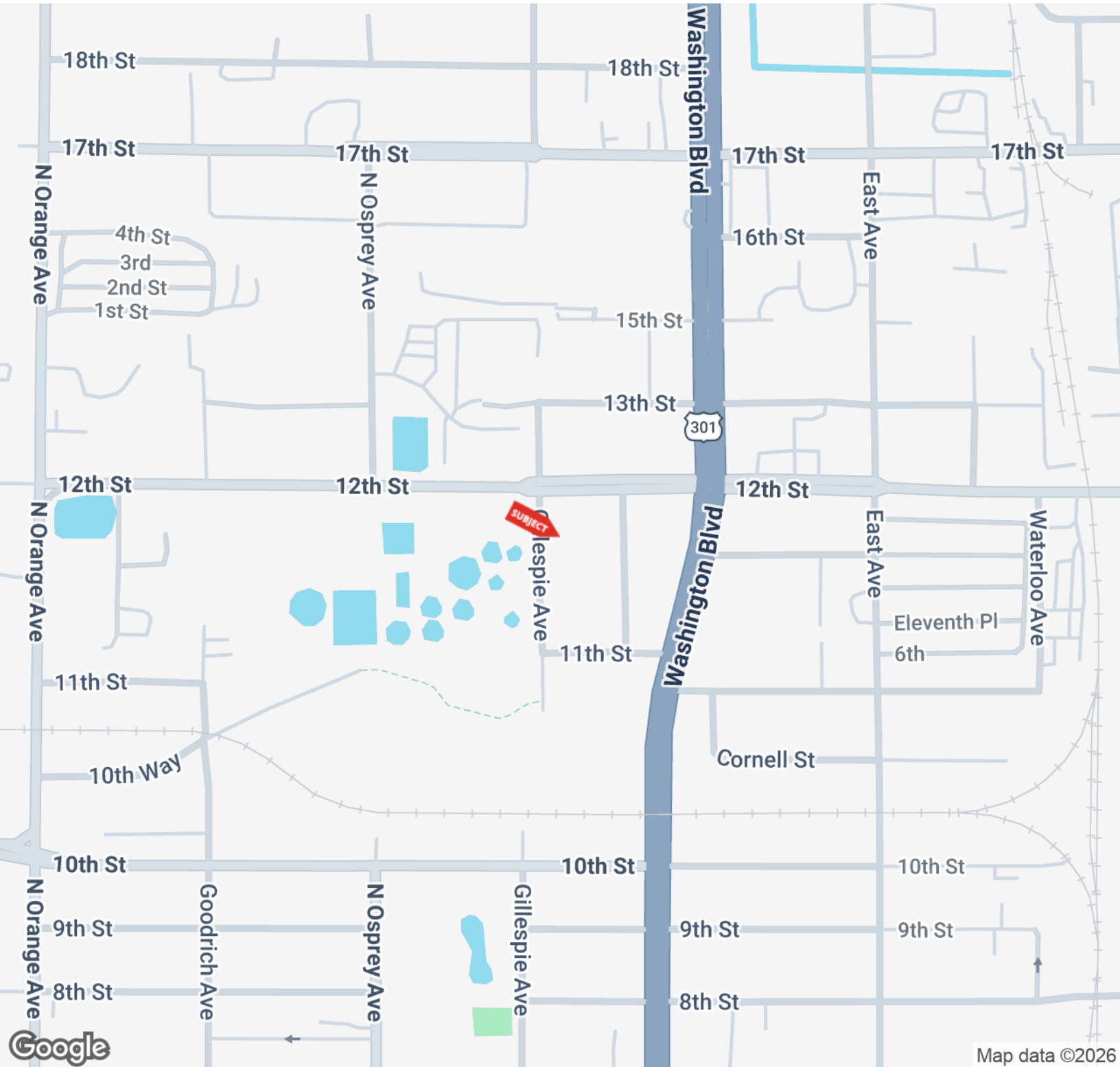


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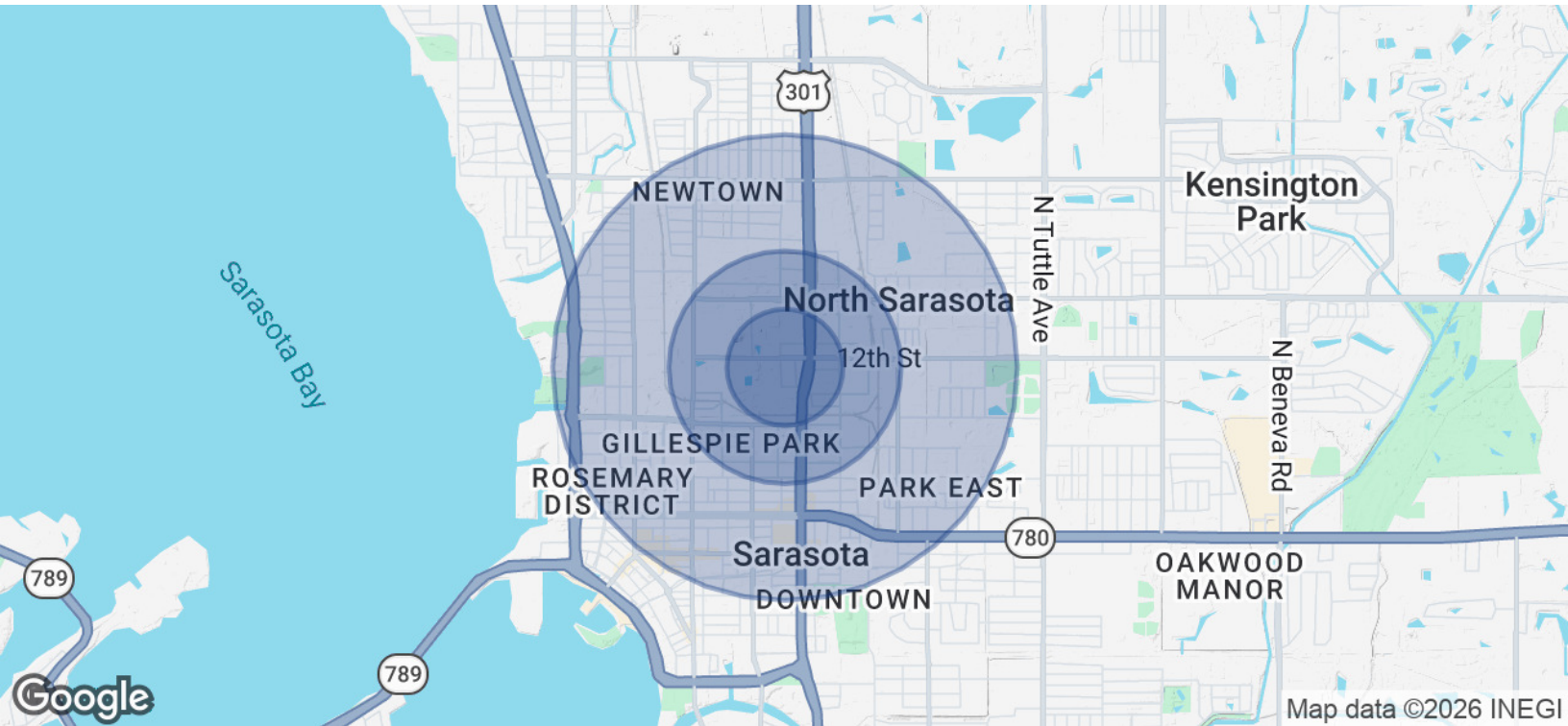


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OF SARASOTA, INC.

SARASOTA, FL 34236



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	494	2,616	14,702
Average Age	34.0	33.2	40.7
Average Age (Male)	31.5	33.7	39.0
Average Age (Female)	46.6	38.9	43.0
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	132	923	6,372
# of Persons per HH	3.7	2.8	2.3
Average HH Income	\$64,202	\$69,374	\$94,968
Average House Value	\$446	\$145,943	\$369,879

2023 American Community Survey (ACS)

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