

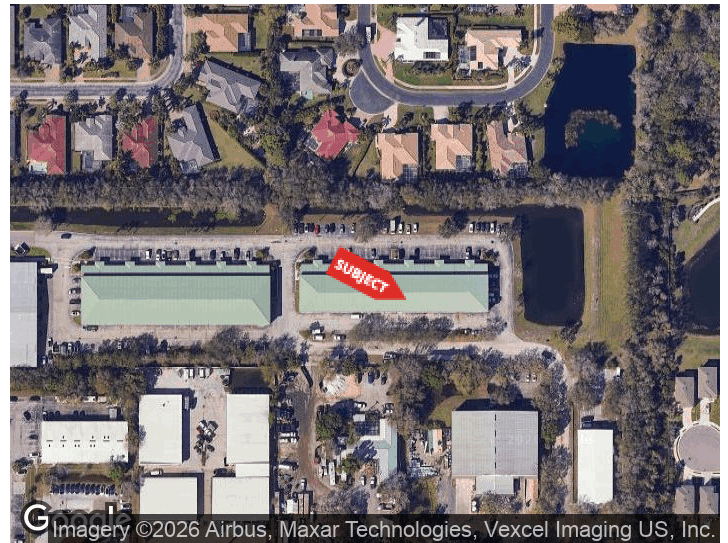


4532 MCASHTON ST

SARASOTA, FLORIDA 34233

PROPERTY HIGHLIGHTS

- ±2,028 SF total flex space
- ±568 SF front showroom/office area
- ±1,460 SF fully AC rear warehouse
- Approximately 22'-28' warehouse ceiling heights
- Automatic Overhead door
- Functional mezzanine storage
- Private office, showroom and two restrooms
- Convenient McIntosh Road and Ashton Road location



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DEMOGRAPHICS 0.25 MILES 0.5 MILES 1 MILE

Total Households	93	470	2,612
Total Population	232	1,199	6,193
Average HH Income	\$119,504	\$111,004	\$125,402

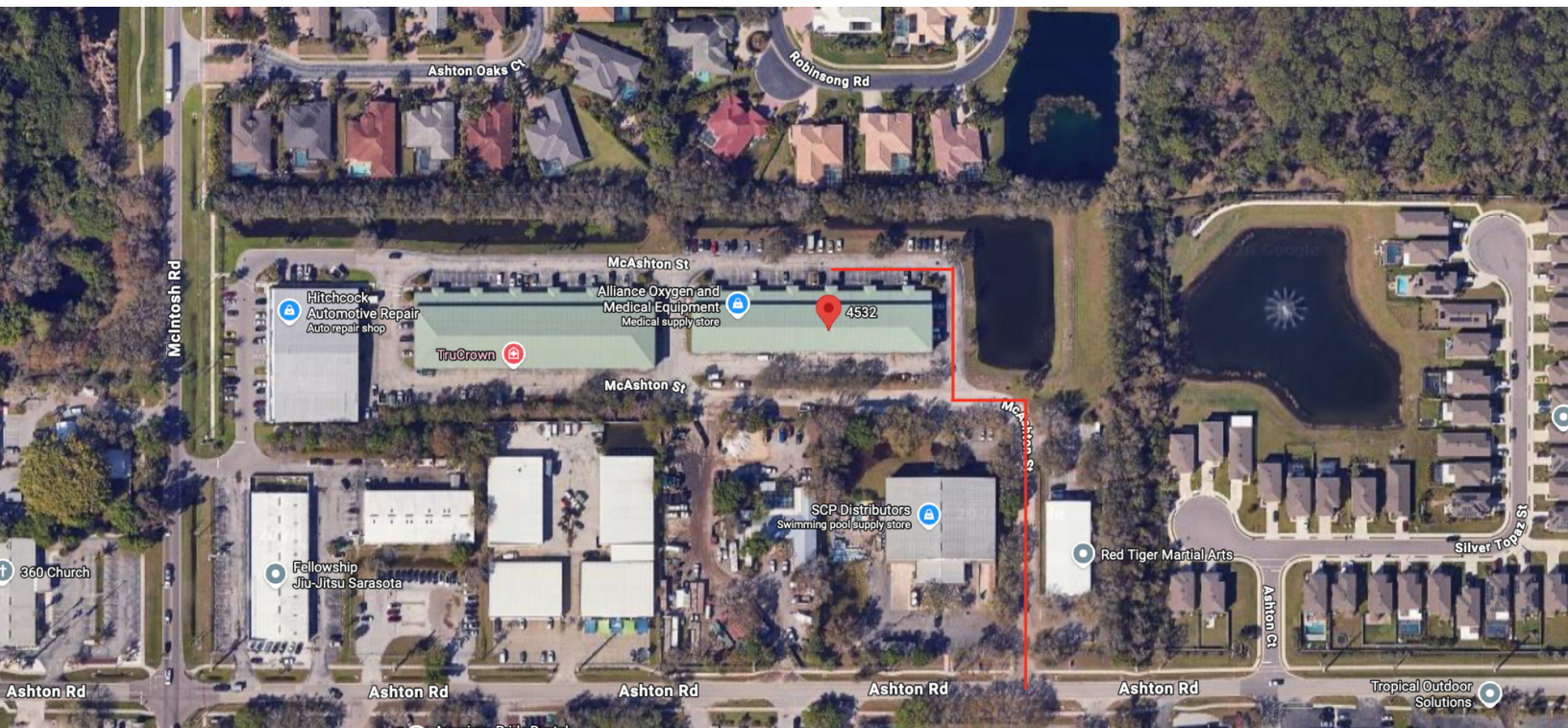
For More Information

ADAM SEIDEL

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SARASOTA, FL 34233



OFFERING SUMMARY

Sale Price:	\$709,000
Building Size:	2,028 SF
Price / SF:	\$349.61
Year Built:	2007
Zoning:	ILW

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 4532 McAshton St, Sarasota, FL

Property Type: Flex Office Warehouse Condo
Property Size: ±2,028 SF

This versatile flex property offers a functional combination of customer-facing space and warehouse space within a large commercial corridor between McIntosh Road and Ashton Road.

The front portion provides retail, office, or showroom space with an open customer area, private office, storage area, and restroom. The rear warehouse is fully air-conditioned and features an overhead door, mezzanine storage, a second restroom, and ceiling heights ranging from approximately 22 feet at the low point to 28 feet at the peak.

Quarterly association dues are \$920.59.

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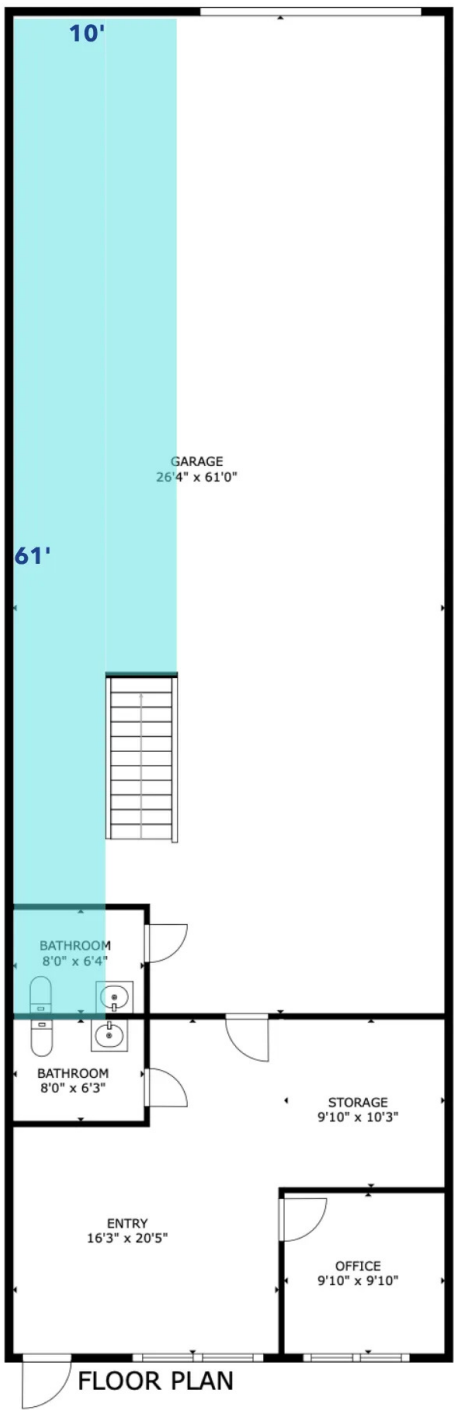
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Key.
Mezzanine =
Mezzanine Dimensions = **Dark Blue**

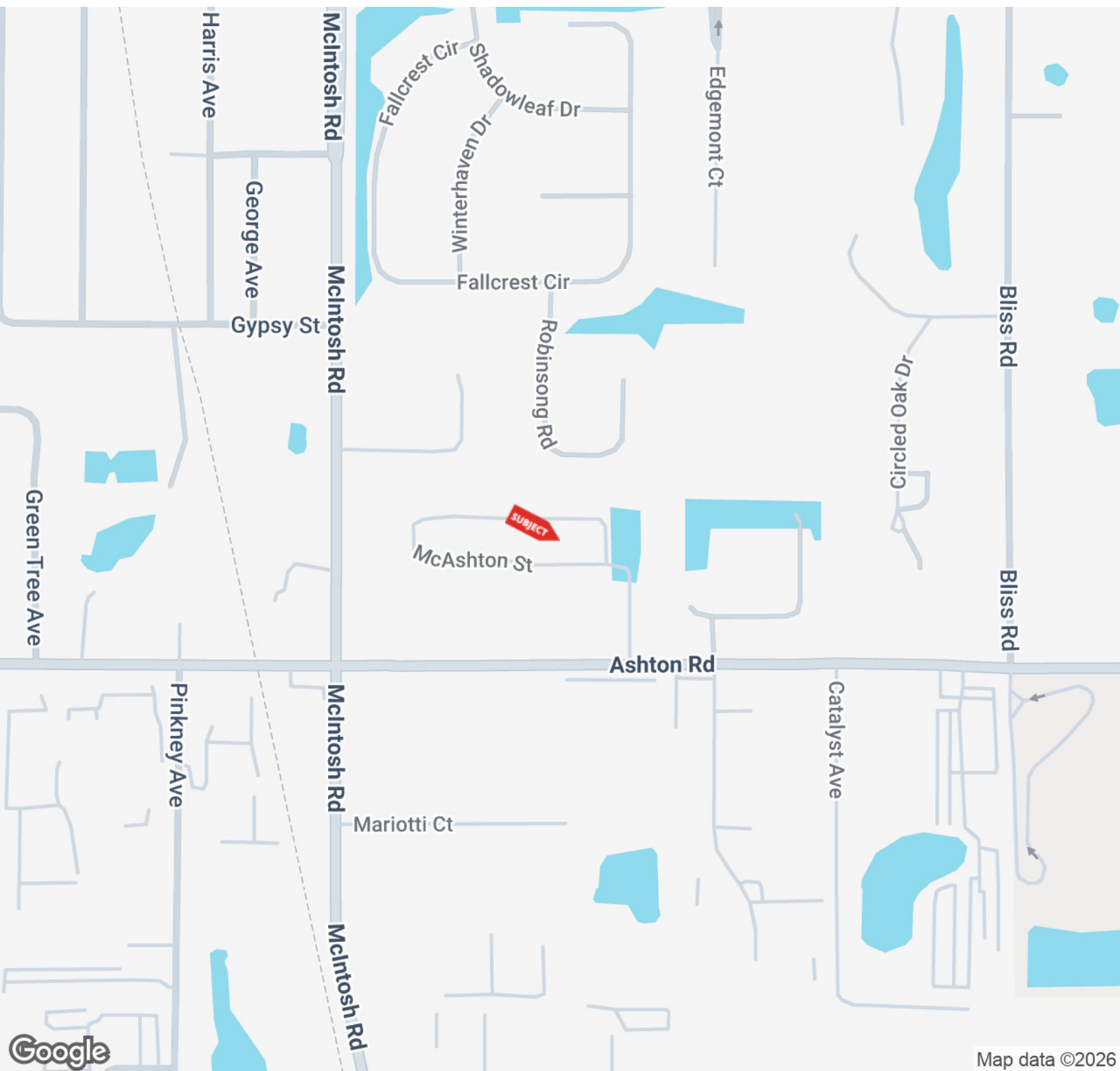
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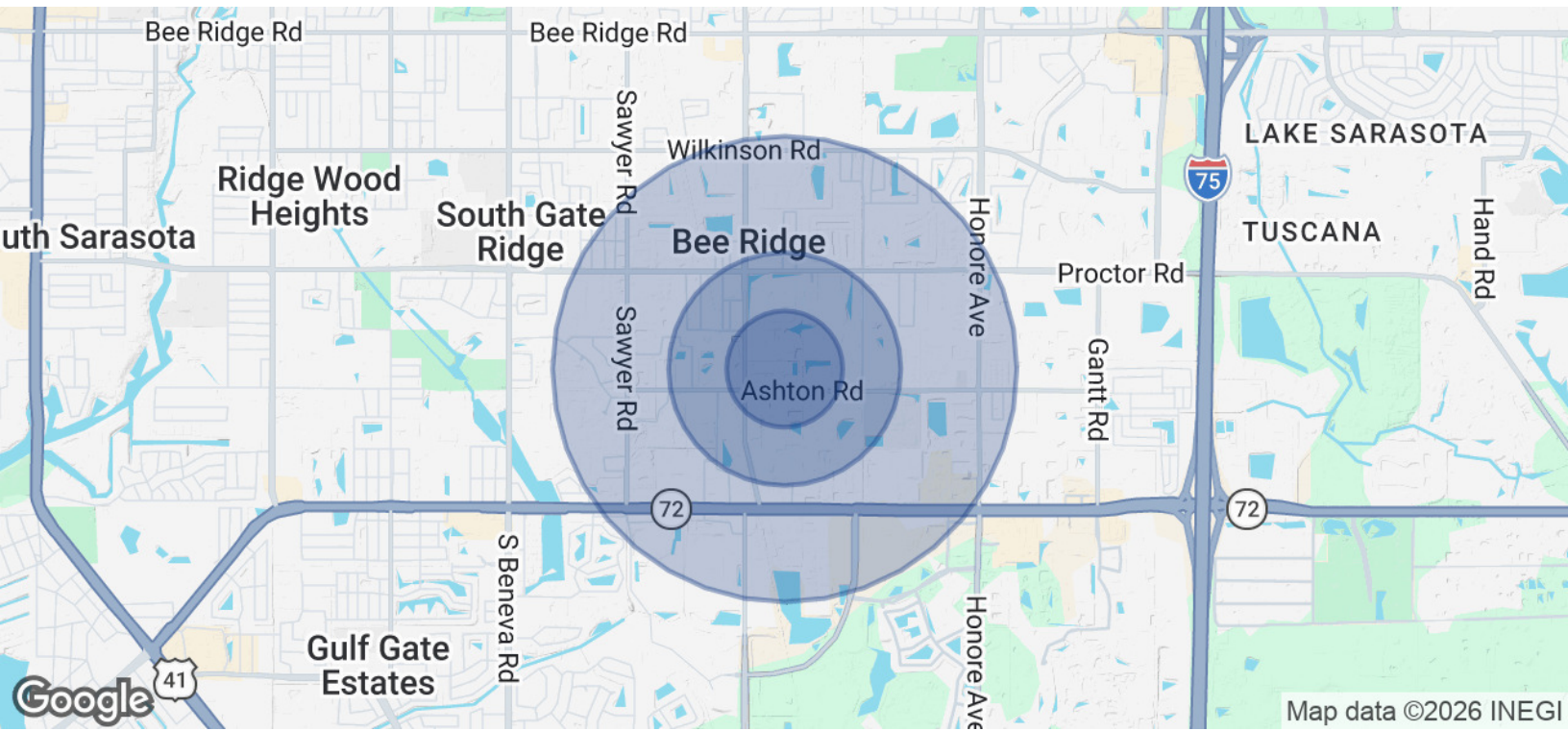
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	232	1,199	6,193
Average Age	47.5	46.4	50.2
Average Age (Male)	46.4	42.4	47.1
Average Age (Female)	49.7	50.8	53.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	93	470	2,612
# of Persons per HH	2.5	2.6	2.4
Average HH Income	\$119,504	\$111,004	\$125,402
Average House Value	\$545,384	\$494,294	\$465,803

2023 American Community Survey (ACS)

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