

Office/Warehouse Flex Space Near Downtown Sarasota

510 Mango Ave., Sarasota, FL 34237

Industrial
Property
For Lease



Property Description

Fully built-out flex office/warehouse property in one of Sarasota's most strategically located commercial corridors. Minutes from Downtown Sarasota and immediately off Fruitville Road, this unit combines high-end office design with a functional warehouse.

The property features a storefront entrance into a beautifully designed showroom and reception area with modern finishes and exceptional natural light. A fully equipped kitchen, private executive office, spacious conference room, and a dramatic spiral staircase leading to three second-floor office workspaces offer flexibility for collaborative teams, administrative operations, or creative studio use.

The warehouse is fully insulated for efficiency and includes a large overhead roll-up door. There is a fenced outdoor storage area and ample parking in both the front and rear of the building.

Positioned near Downtown Sarasota, US 301, and SRQ Airport, this property offers excellent regional connectivity through the greater Southwest Florida market. This turnkey commercial space delivers the ideal combination of modern office aesthetics, warehouse utility, and a prime Sarasota location for businesses seeking a professional, move-in-ready flex space.

OFFERING SUMMARY

| | |
|----------------|-----------------|
| Lease Rate: | \$21 SF/yr (MG) |
| Available SF: | 2,100 SF |
| Lot Size: | 11,738 SF |
| Building Size: | 4,200 SF |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|-----------|-----------|-----------|
| Total Households | 5,877 | 35,666 | 74,872 |
| Total Population | 12,840 | 79,405 | 165,111 |
| Average HH Income | \$103,253 | \$108,234 | \$117,353 |



Loyd Robbins

Principal Broker
(941)-356-9659
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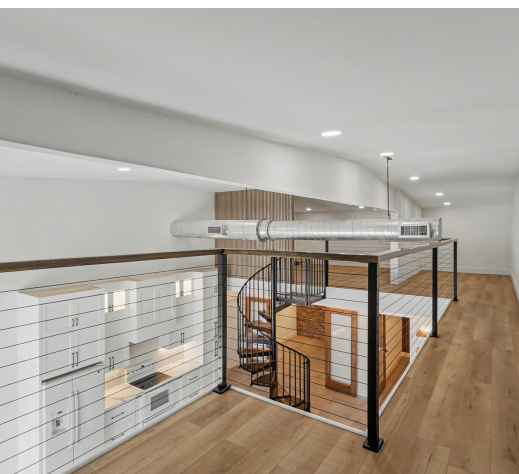
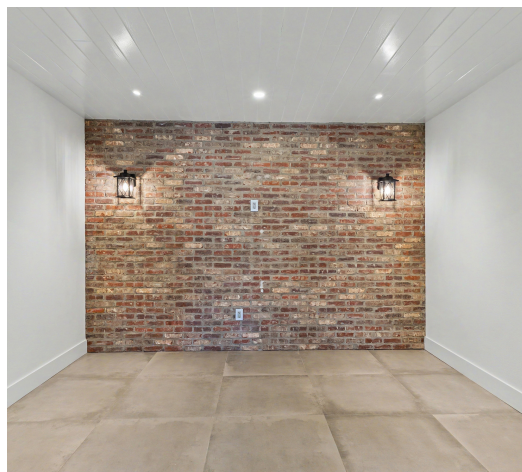
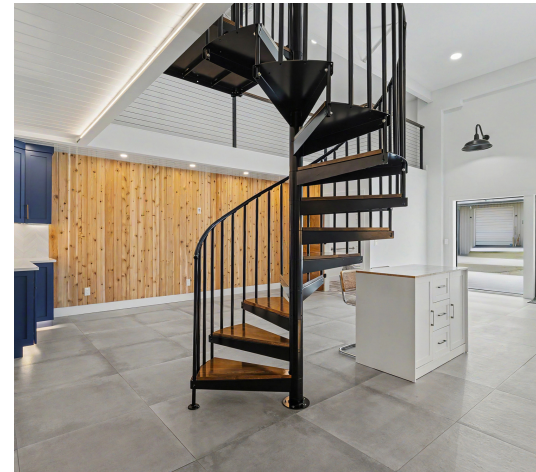
3580 S. Tuttle Ave
Sarasota FL 34239

www.rerobbins.com

Move-In Ready with High-End Design

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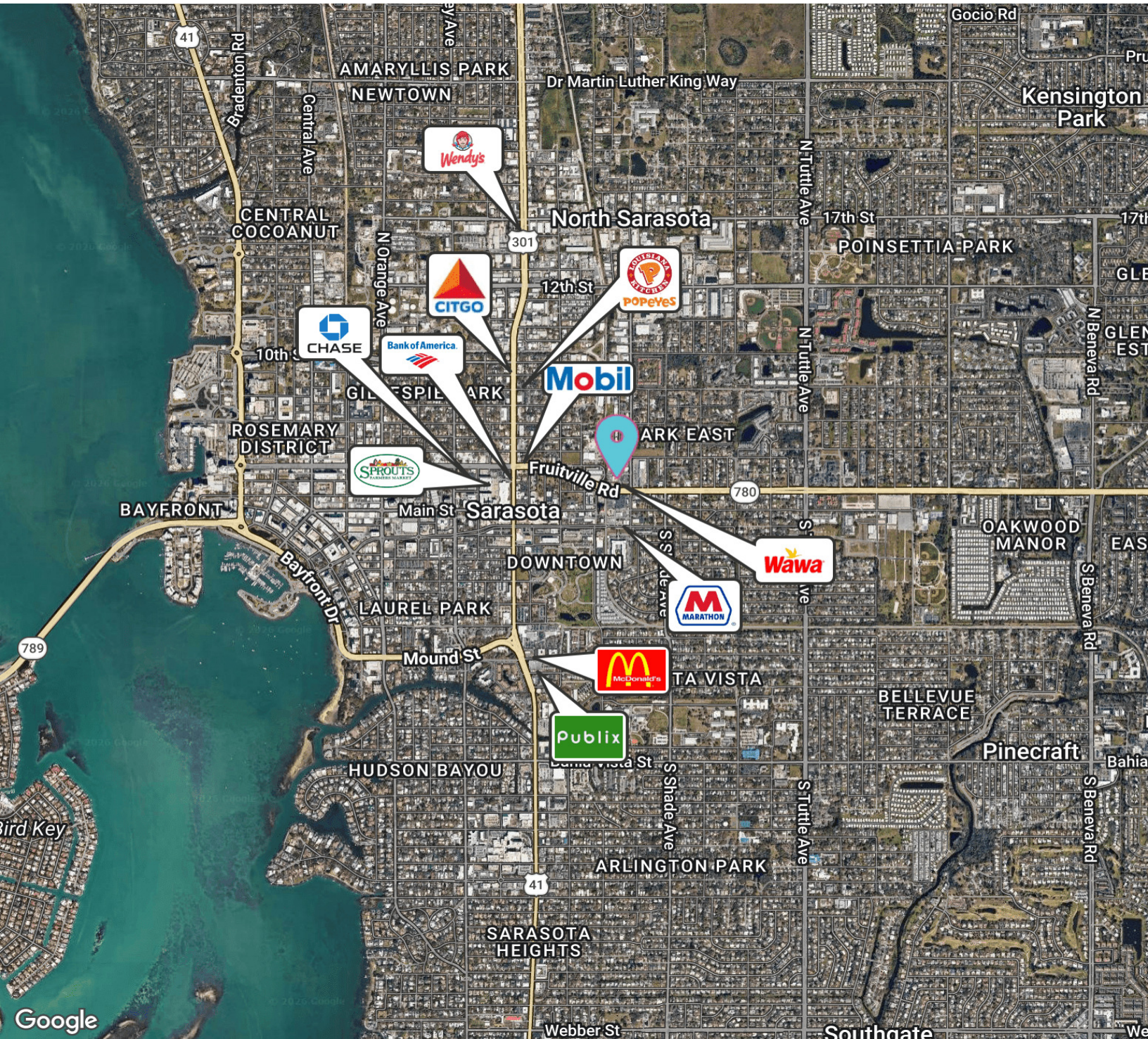
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1/2 Mile From Downtown Sarasota

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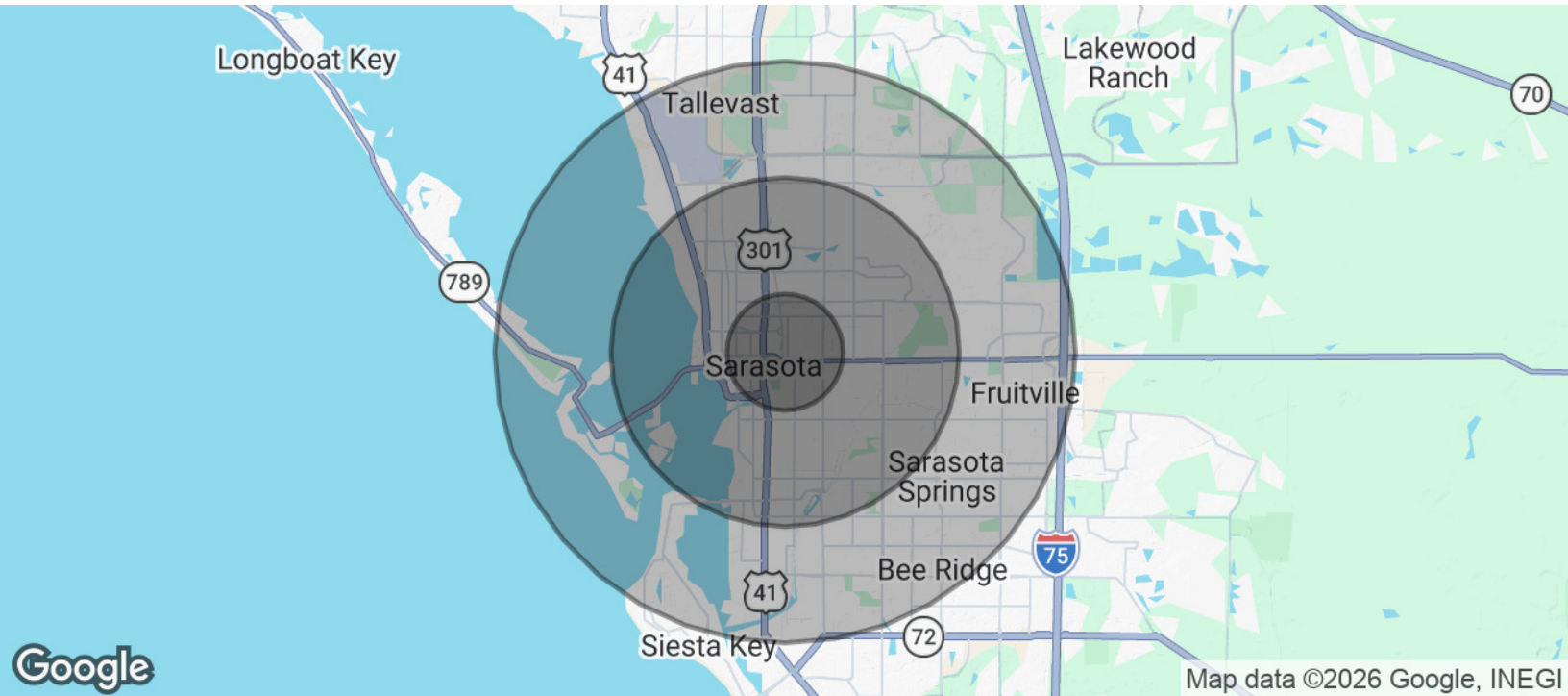
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Rapidly Growing Market

Industrial
Property
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 12,840 | 79,405 | 165,111 |
| Average Age | 43.1 | 48.7 | 50.3 |
| Average Age (Male) | 40.5 | 46.2 | 47.9 |
| Average Age (Female) | 47.4 | 50.2 | 52.0 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 5,877 | 35,666 | 74,872 |
| # of Persons per HH | 2.2 | 2.2 | 2.2 |
| Average HH Income | \$103,253 | \$108,234 | \$117,353 |
| Average House Value | \$399,123 | \$510,039 | \$553,880 |

2023 American Community Survey (ACS)



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