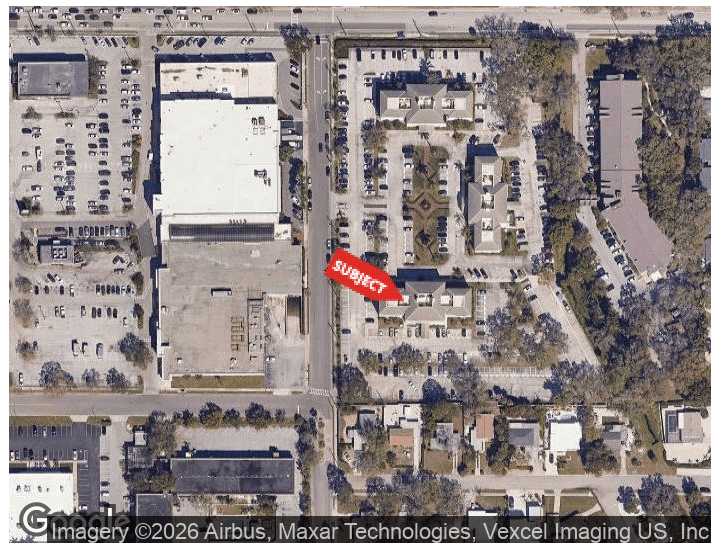




1219 S EAST AVE # C 103
SARASOTA, FLORIDA 34239

PROPERTY HIGHLIGHTS

- ±815 SF first-floor office condominium
- Turnkey medical or professional office layout
- Reception and waiting area
- Three private offices or exam rooms
- Private restroom
- Convenient location near the main building entrance



DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	399	1,318	4,758
Total Population	799	2,684	10,182
Average HH Income	\$73,410	\$90,280	\$128,306

For More Information

TYLER SLUMAN

Commercial Specialist

941 840 3954

tyler@americanpropertygroup.com

1219 S East Ave # C 103

SARASOTA, FL 34239



OFFERING SUMMARY

Sale Price:	\$325,000
Available SF:	815 SF
Lot Size:	261,319 SF
Price / SF:	\$398.77
Year Built:	1986
Renovated:	2026
Zoning:	OPB

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 1219 S East Ave Unit C103, Sarasota, FL 34239

Property Type: Medical / Professional Office for Sale
Property Size: ±815 SF

Position your medical or professional practice in this turnkey first-floor office condominium, ideally located in Sarasota. The suite is the first unit encountered from the building's main entrance, providing convenient access and excellent visibility for patients and clients.

The efficient layout includes a reception and waiting area, three private offices or exam rooms, and a private restroom. Well suited for an owner-user or investor, the space can accommodate a variety of medical, wellness, or professional office uses.

TYLER SLUMAN

Commercial Specialist
941.840.3954
tyler@americanpropertygroup.com

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

1219 S East Ave # C 103

SARASOTA, FL 34239



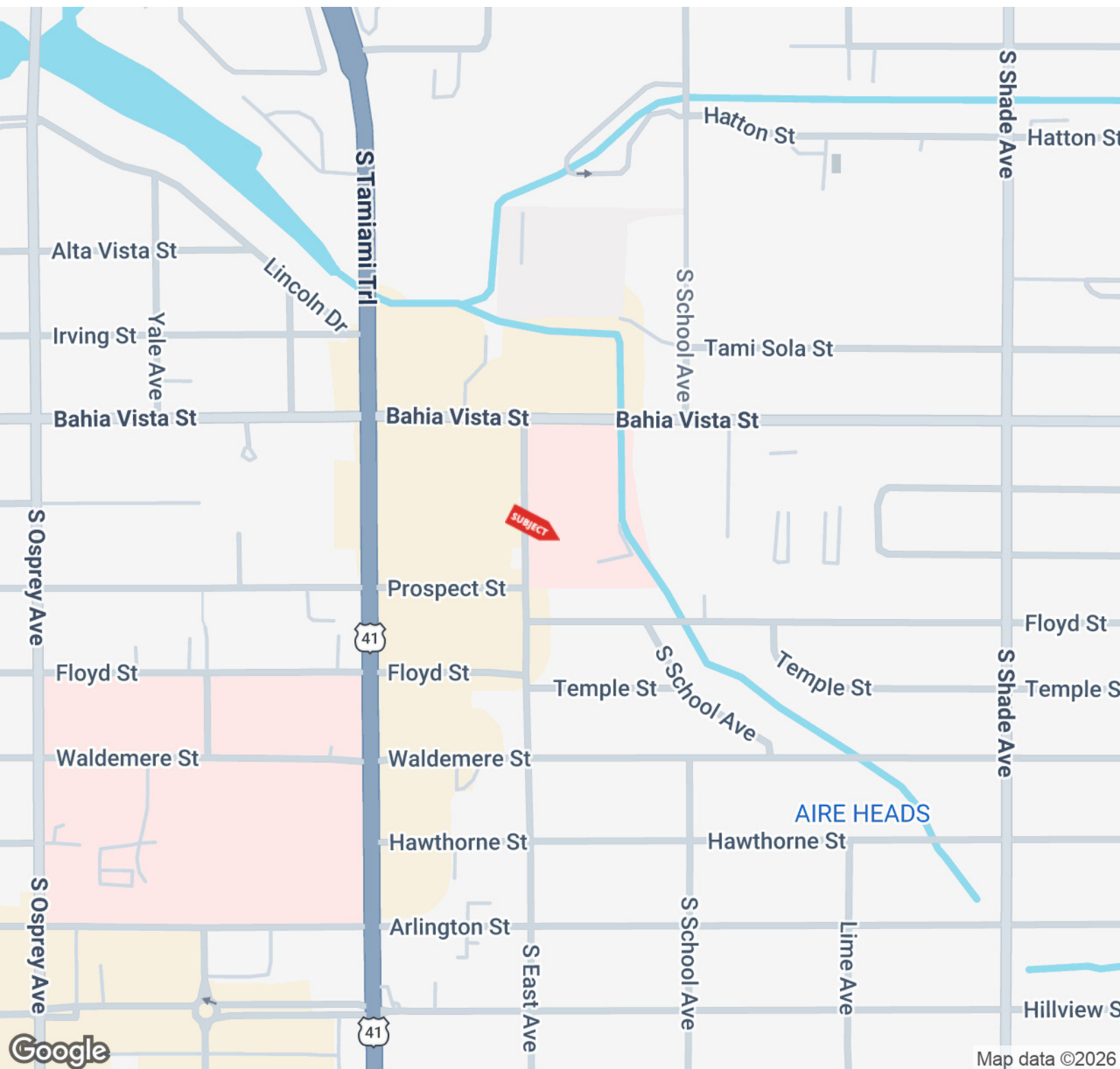
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SARASOTA, FL 34239

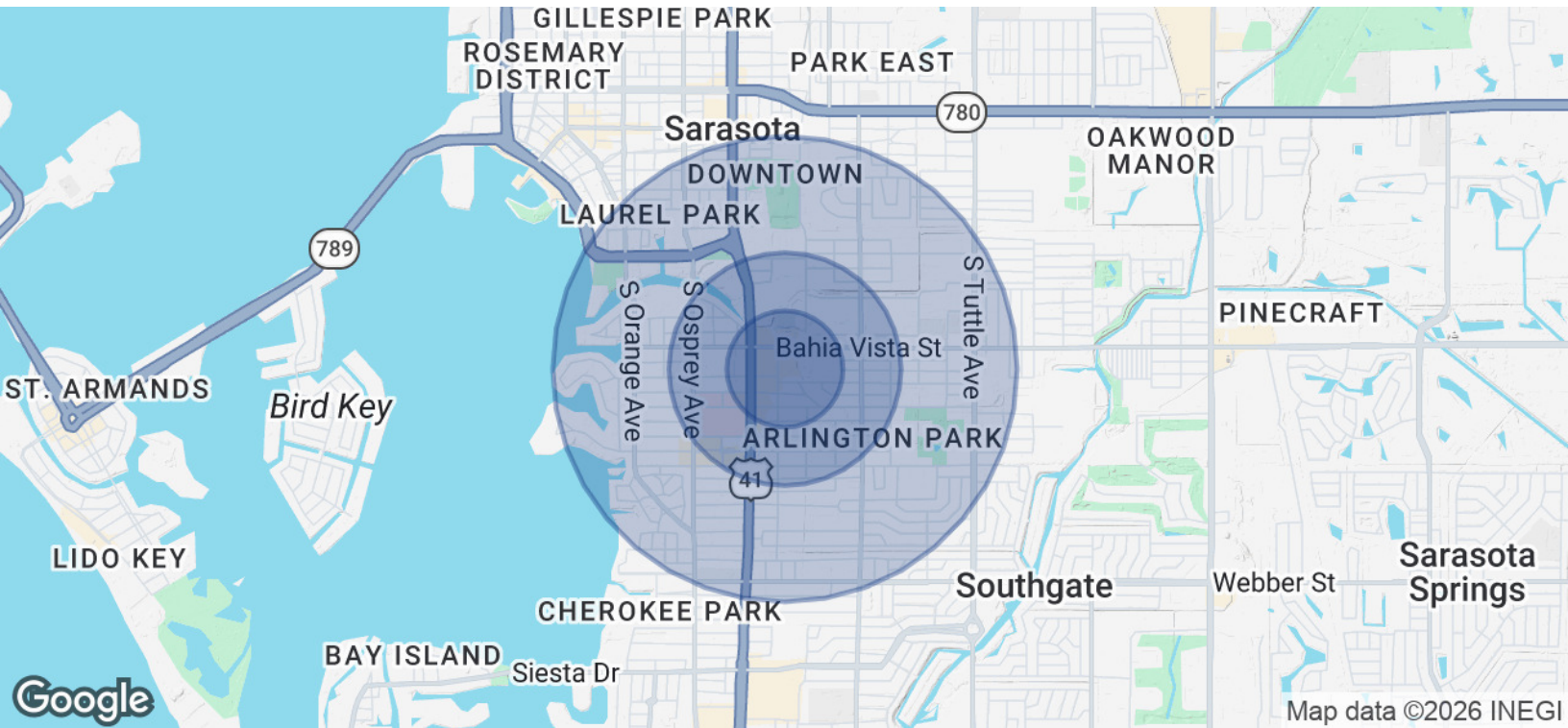


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OF SARASOTA, INC.

SARASOTA, FL 34239



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	799	2,684	10,182
Average Age	60.0	55.8	53.9
Average Age (Male)	53.7	51.4	50.0
Average Age (Female)	62.3	59.2	57.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	399	1,318	4,758
# of Persons per HH	2.0	2.0	2.1
Average HH Income	\$73,410	\$90,280	\$128,306
Average House Value	\$393,811	\$463,016	\$649,740

2023 American Community Survey (ACS)

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