

For Lease

ASHTON RD FLEX SPACE

4602 Ashton Rd, Sarasota, FL 34233



OFFERING SUMMARY

Lease Rate:	\$21 SF/yr (MG)
Building Size:	21,291 SF
Available SF:	1,440 SF
Lot Size:	
Zoning:	ILW
Market:	North Port-Sarasota-Bradenton

PROPERTY OVERVIEW

This $\pm 1,440$ SF office/flex unit offers a smart mix of functional office and flex/warehouse space, including ± 450 SF of finished office build-out paired with open flex area — ideal for a contractor, service business, showroom, light distribution, or professional office looking for an efficient, affordable footprint.

PROPERTY HIGHLIGHTS

- $\pm 1,440$ SF total (± 450 SF office / ± 990 SF flex)
- Functional layout suited to a wide range of office/flex, service, or light industrial uses
- Located just off the Clark Road corridor — one of Sarasota's busiest east-west commercial arteries
- Convenient access to I-75, US-41 (Tamiami Trail), and downtown Sarasota
- Ample nearby amenities, retail, and dense surrounding population base

KEN HOSKINSON, JR.

941.915.7994

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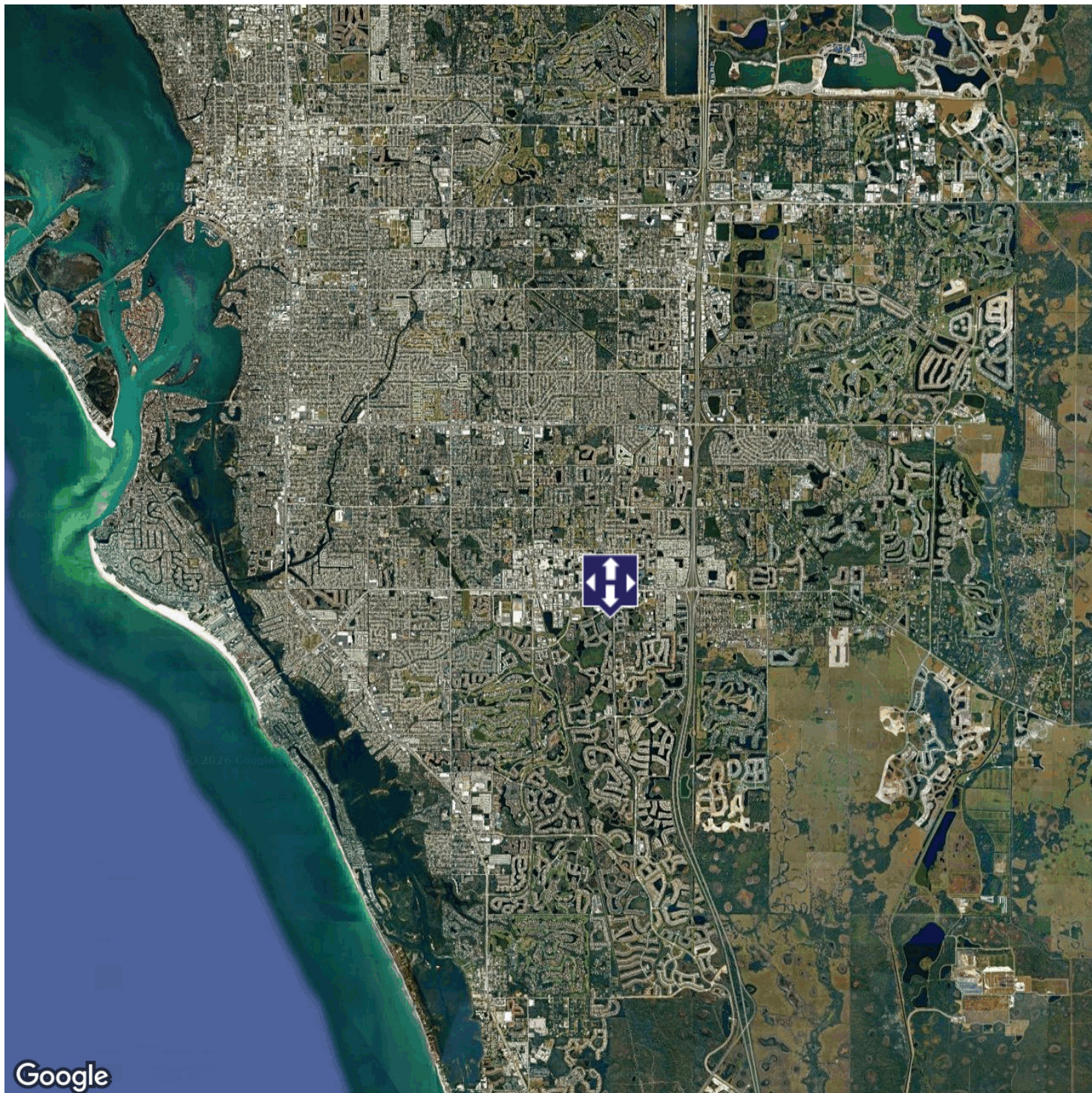
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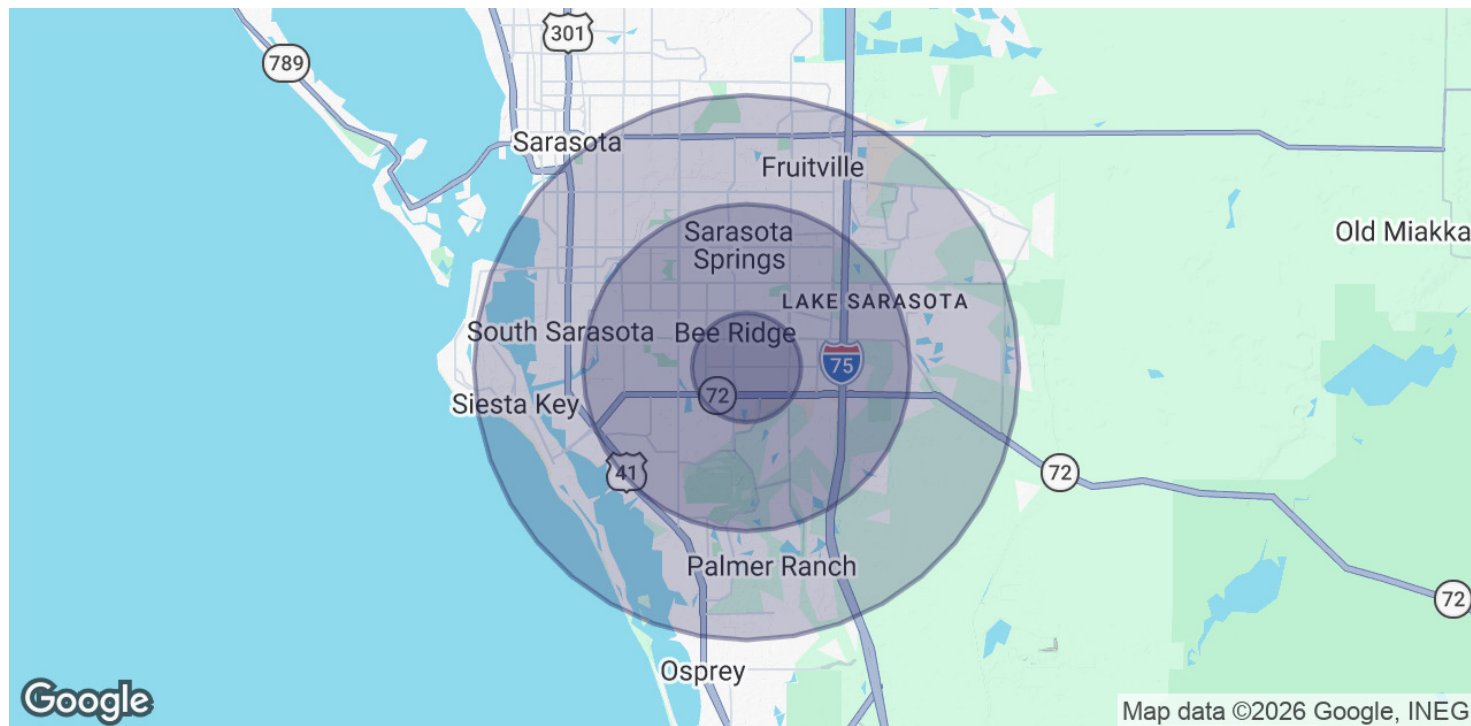


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,949	76,689	152,259
Average Age	50.1	51.5	52.8
Average Age (Male)	46.9	48.3	50.5
Average Age (Female)	53.3	54.3	54.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,512	34,832	69,957
# of Persons per HH	2.4	2.2	2.2
Average HH Income	\$125,951	\$109,538	\$122,543
Average House Value	\$470,798	\$397,010	\$516,534

2023 American Community Survey (ACS)

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