



7.51± AC Industrial Tract

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1851 Whitfield Avenue, Sarasota, FL 34243

LOCATION

The property is located on Whitfield Avenue between U.S. Highway 301 and Old 301 in Manatee County with a Sarasota Address. The nearby area is highly developed with a number of industrial parks in close proximity.

NOTICE

The property is improved with a 6,658 SF retail office building and a 1,100 SF masonry building. The site is mostly paved.

ASKING PRICE

\$1,400,000

1851 Whitfield Avenue, Sarasota, FL 34243

DEMOGRAPHICS

	1-Mile Radius	3-Mile Radius	5-Mile Radius
TOTAL AVERAGE POPULATION			
2016 Estimate	3,501	62,738	167,710
HOUSING UNITS			
2016 Estimate	1,427	26,631	71,169
AVERAGE HOUSEHOLD INCOME			
2016 Average	\$63,344	\$58,294	\$58,653

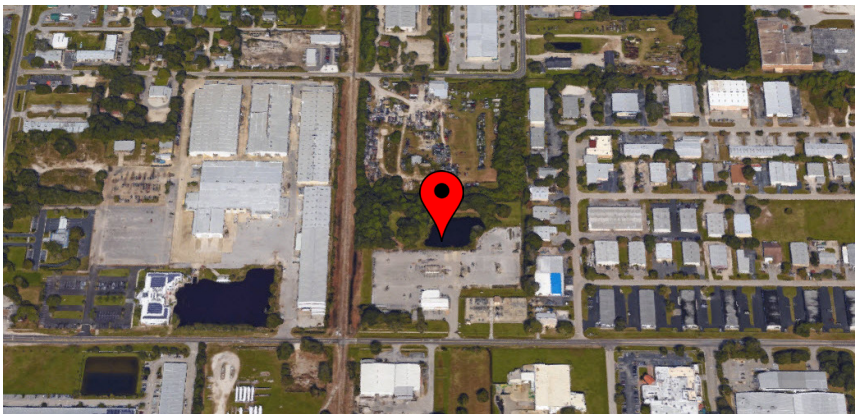
FDOT DAILY TRAFFIC

Whitfield Avenue | 7,100 cars daily
15th Street | 9,200 cars daily
301 | 38,000 cars daily

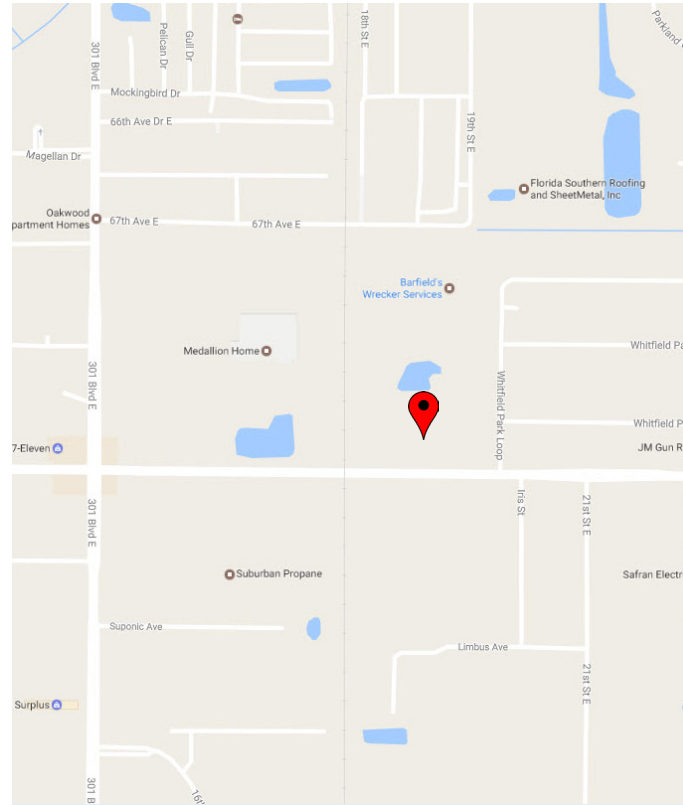
FEATURES

- Total Acreage: 7.51± AC (327,136 SF)
- Building Size: 6,658± SF Office Building: 1984
1,100± SF Utility Building: 1970
- APN: 1868700004
- Zoning: HM , Heavy Manufacturing

AERIAL VIEW



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