



ADDRESS

**1924 S Osprey Ave.
Sarasota, FL 34239**

PROPERTY FEATURES

- Well Located Executive Office Suite Available
- One Remaining Space - 328 SF
- Great Location Above Morton's Gourmet Market
- High Traffic Area With Great Amenities But Private And Professional Feel
- Flexible Term Length - Rates Will Be Adjusted Accordingly
- Furniture Available To Rent Upon Request

	1 Mile	3 Miles	5 Miles
Total Households:	3,793	31,308	67,351
Total Population:	8,220	70,275	152,633
Average HH Income:	\$89,520	\$71,232	\$69,021

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It or other conditions, prior sale, lease or financing, or withdrawal without notice.



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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$1,350.00 per month (Gross)
Building Size:	27,144 SF
Available SF:	328 SF
Lot Size:	
Year Built:	1999
Zoning:	CN - Commercial Neighborhood

PROPERTY OVERVIEW

Executive office suites available on the 2nd floor above Morton's Gourmet Market. Only one 328 SF space remaining! Perfect for a small individual office or a startup business needing a location for 2-3 employees. Great location in a high traffic area surrounded by restaurants, retail, and residential. Access is open during business hours and tenants will be given a key fob for access after hours. Parking is shared with Mortons, tenant's are limited to one space per suite and parking is not reserved nor guaranteed. Monthly rates shown are based on a one year term exclusive of sales tax and will be adjusted accordingly based on requested term length. Basic furniture is available to rent upon request.

LOCATION OVERVIEW

Located above Morton's Gourmet Market, these executive suites have a great location at the intersection of Osprey and Hillview. Surrounding by restaurants, retail, one of the most famous local markets in Mortons, this is a great location for anyone to have a small executive office for themselves or their business.

SPACES

Suite 203-A

LEASE RATE

\$1,350 per month

SPACE SIZE

328 SF

**Michael Saunders
& Company**
LICENSED REAL ESTATE BROKER



100 S WASHINGTON BLVD
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941.957.3730 | MSCcommercial.com

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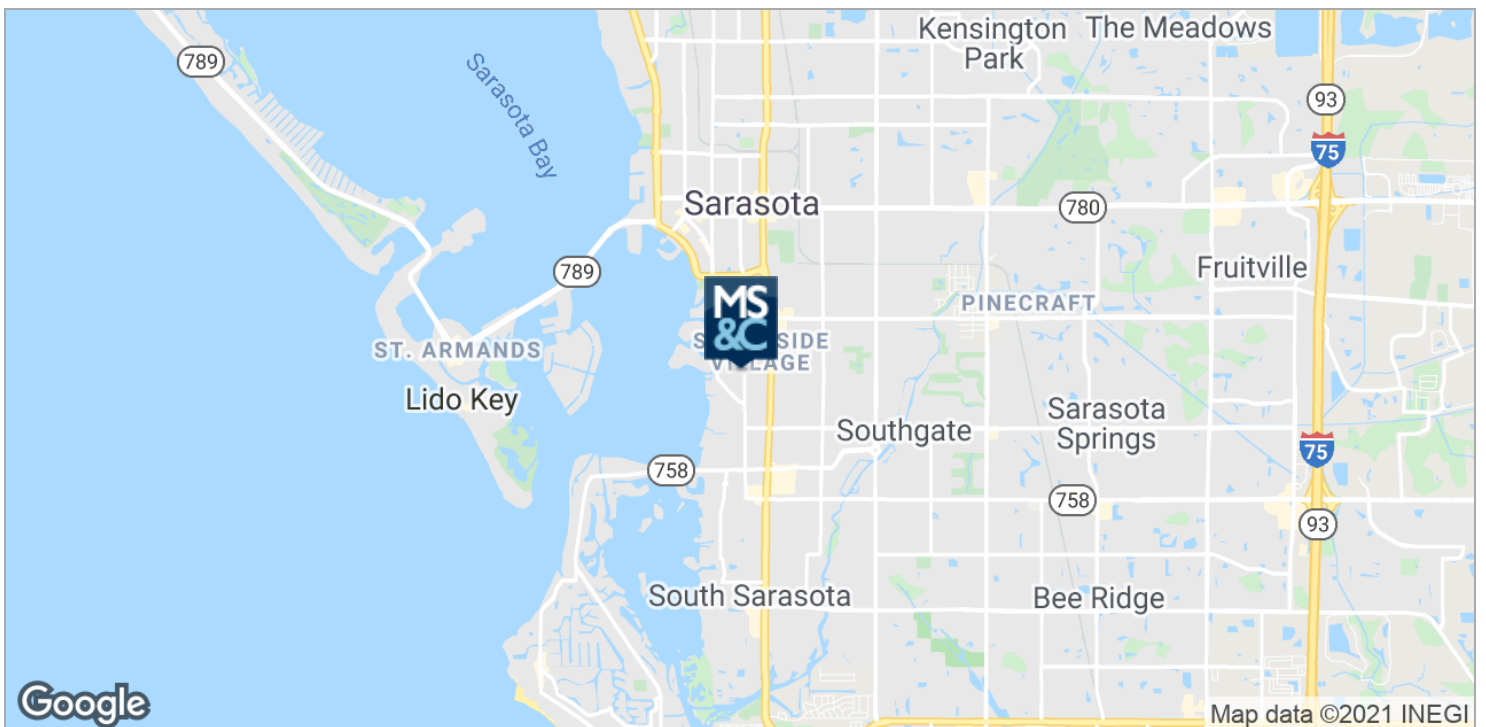
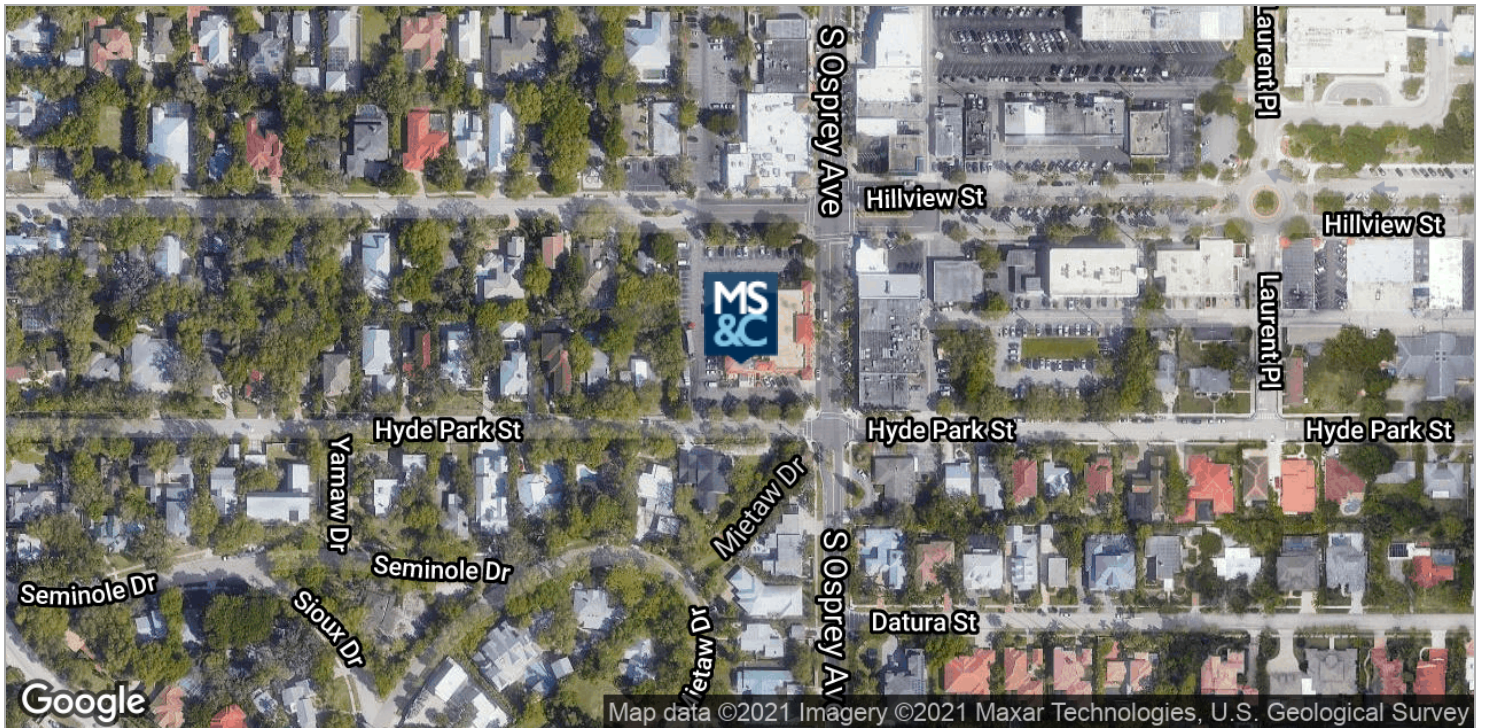
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LOCATION MAPS



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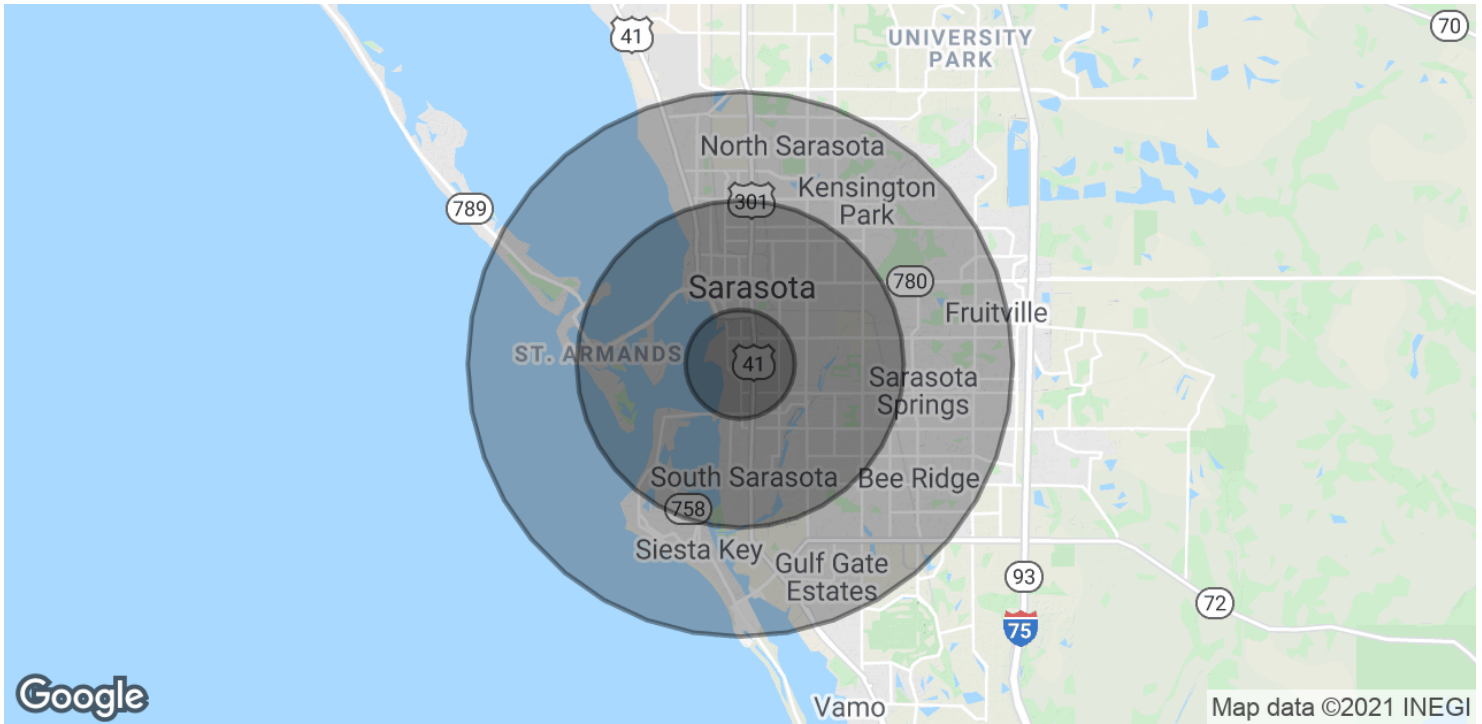
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,220	70,275	152,633
Average age	48.6	46.0	46.6
Average age (Male)	48.0	44.0	44.8
Average age (Female)	48.5	48.3	48.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,793	31,308	67,351
# of persons per HH	2.2	2.2	2.3
Average HH income	\$89,520	\$71,232	\$69,021
Average house value	\$658,181	\$358,871	\$308,681

* Demographic data derived from 2010 US Census

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