

AVAILABLE FOR SALE  
ASKING PRICE: \$1,100,000

# 6721 33<sup>RD</sup> STREET SUITE-B

Sarasota, FL 34243 | **Manatee County**



5,000 SF  
INDUSTRIAL WAREHOUSE

**RIPCO**  
INVESTMENT SALES

6721 33RD STREET, STE.B  
FOR SALE

## PROPERTY HIGHLIGHTS

#1

**Air Conditioned Warehouses**

#2

**Spray Foam Insulated**

#3

Located in  
**Whitfield Industrial Submarket**  
Near US Hwy 301

#4

**Multiple Roll-Up Doors**

#5

**Nicely Appointed  
Small Office & Bathrooms**



## PROPERTY OVERVIEW

**RIPCO REAL ESTATE**, as exclusive advisor, is pleased to present the opportunity to acquire this 5,000 sq ft warehouse in the Whitfield Industrial market of Bradenton/Sarasota. The property can be purchased by an occupant and the current owner would vacate, or he would consider a 1-2 year sale leaseback for an investor.

The property has been well maintained and upgraded with AC, spray foam insulation throughout, new paint, and LED lights. The current owner has a 20'x26' office/workshop built into the space that could be kept or removed, and an additional 15'x18' office adjacent to the larger space. There are 2 bathrooms and 3 roll up doors of varying heights to accommodate loading.

The property is currently used for a private automobile collection storage and is zoned LM for a variety of uses.

### FINANCIAL SNAPSHOT

Asking Price	\$1,100,000
Building Sq. Ft.	5,000
Price per Sq. Ft.	\$220

### PROPERTY SUMMARY

#### THE OFFERING

Property Address	6721 33rd Street
City	Sarasota
County	Manatee County
Gross Lot Acreage	0.12 AC (approx.)
Property Type	Industrial
Property Subtype	Warehouse
Sale Type	Investment or Owner User

#### BUILDING INFORMATION

Number of Buildings	1
Stories	1
Building Sq. Ft.	5,000 SF (approx.)
Year Built/Renovated	1989/2010
Building Class	C
Clear Ceiling Heights	16 FT
No. Drive In / Grade-Level Doors	3

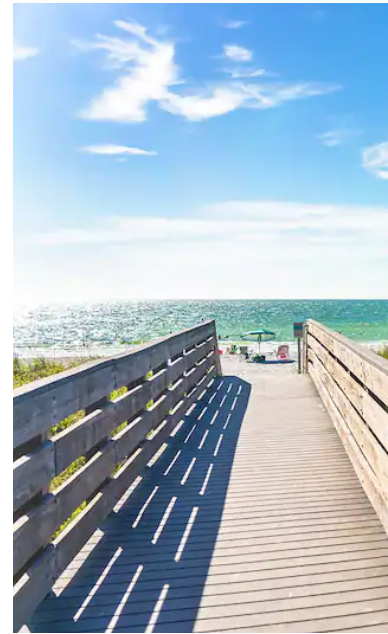
#### PROPERTY TAXES

Parcel Number	18785-0060-0
Land Assessment	\$78,078
Improvements Assessment	\$278,980
Total Assessment	\$357,058

## MARKET OVERVIEW

**THE SARASOTA METRO AREA** economy, which encompasses Sarasota and Manatee Counties, is the largest of the Southwest Florida markets. Gains in jobs, population, and home values are among the highest in the nation. At the same time, quality-of-life draws — warm weather and no income tax — carry more weight in an increasingly mobile workforce. Population growth has been a driving factor in Sarasota’s economic success. The Sarasota metro area has a population fast approaching 900,000 residents. In the recently released population estimated from the Census Bureau it was found that the **Sarasota Metro’s population increased by nearly 60,000 new residents from April 1st 2020 through July 1st 2022, approximately 490 new residents every week.**

The surge in new residents has helped fuel the region’s job market. Over the last 12 months job gains in Sarasota have outpaced the nation with professional and business services, leisure and hospitality, and education and health services leading the region. The government sector is the only one to lose jobs over the past year, declining nearly 5.5% from this time last year. The Sarasota metro area has long been a tourist destination on Florida’s Gulf Coast with award winning beaches, golf courses, museums, and ample shopping hot spots. There are several large private and public headquarters and employers located in the Sarasota metro area, including the corporate headquarters of Bealls, Tropicana, which was founded in Sarasota, and PGT Industries, a manufacturer of windows and doors. There is also a large focus on medical office and healthcare in the region due to over 30% of the metropolitan area’s population aged 65 and above, which provides ample opportunities for a strong healthcare sector.



# AREA DEMOGRAPHICS



	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>POPULATION</b>	4,221	62,198	177,893
<b>NUMBER OF HOUSEHOLDS</b>	1,904	26,580	75,776
<b>AVERAGE HOUSEHOLD INCOME</b>	\$96,840	\$91,959	\$81,161
<b>MEDIAN HOUSEHOLD INCOME</b>	\$81,943	\$66,022	\$55,804
<b>COLLEGE GRADUATES</b>	1,678 54%	19,447 42%	48,750 37%
<b>TOTAL BUSINESSES</b>	394	3,143	7,929
<b>TOTAL EMPLOYEES</b>	4,190	30,739	77,795
<b>DAYTIME POPULATION</b>	6,338	65,658	179,316

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## ADDITIONAL PHOTOS



# CONTACT EXCLUSIVE AGENT

## FOR SALE INQUIRIES:

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