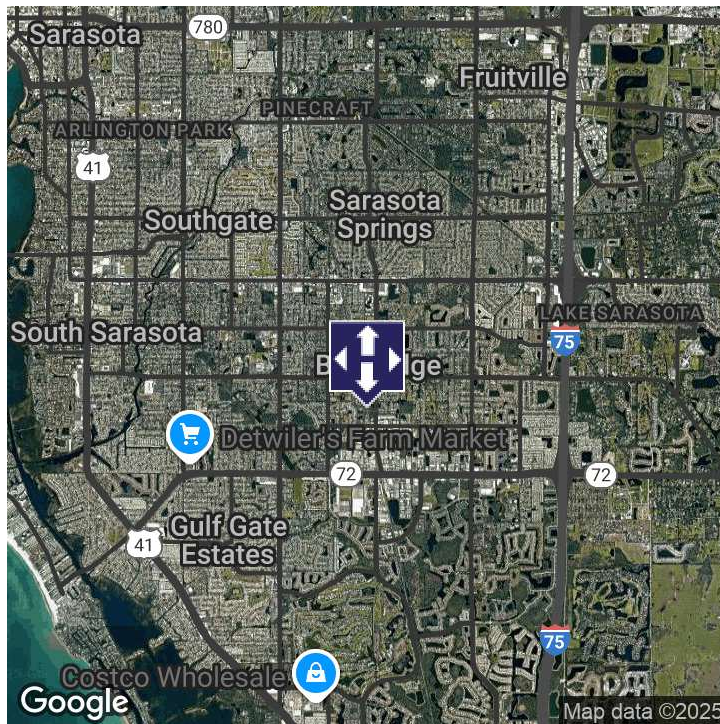
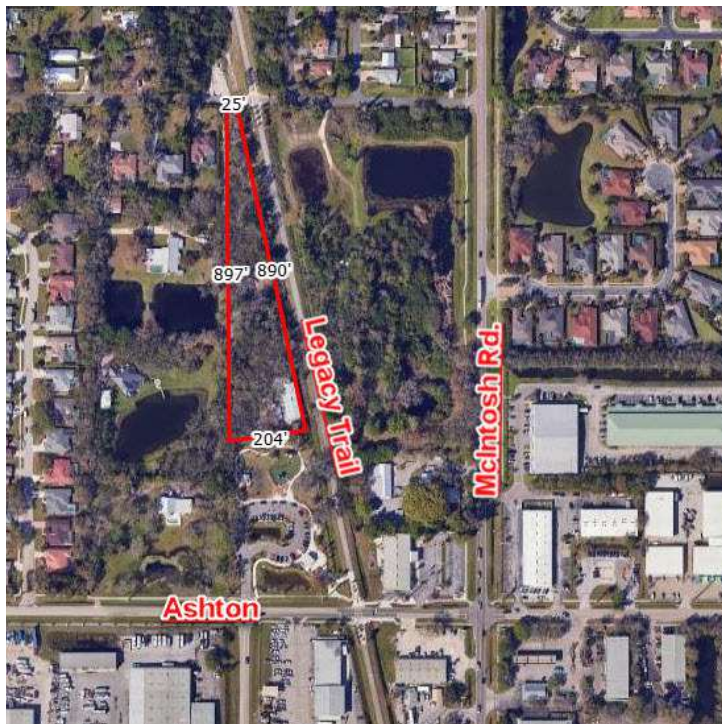


For Sale

5,000 SF FLEX BLDG. ON 2.2 ACRES OF CI ZONED LAND

4242 Gypsy St, Sarasota, FL 34233



OFFERING SUMMARY

Sale Price:	\$1,200,000
Building/ SF:	5,000
Lot Size:	99,832 SF
Price / Acre:	\$523,600
Year Built:	1973
Zoning:	CI
Market:	Sarasota

PROPERTY OVERVIEW

Presenting a prime 2.2-acre commercial intensive zoned property in a highly desirable Sarasota location. Situated in the sought-after area around Clark and McIntosh Roads, this property offers exceptional visibility and accessibility, making it an ideal investment for a wide range of commercial uses. The property also features a 5,000 SF +/- Flex Building with Office and warehouse space. A key feature of this parcel is its impressive 890 feet of frontage on the Legacy Trail, providing an unparalleled opportunity to connect with the local community and capitalize on the trail's high volume of cyclists, walkers, and runners. This significant frontage can be leveraged for business visibility, unique customer access, and potential development that integrates with this popular recreational asset. The Commercial Intensive (CI) zoning allows for a broad spectrum of uses, providing flexibility for development. This is a rare chance to secure a sizable commercial parcel in a thriving industrial and commercial hub. Its strategic location, combined with the unique Legacy Trail frontage, makes this property a standout investment in the Sarasota market.

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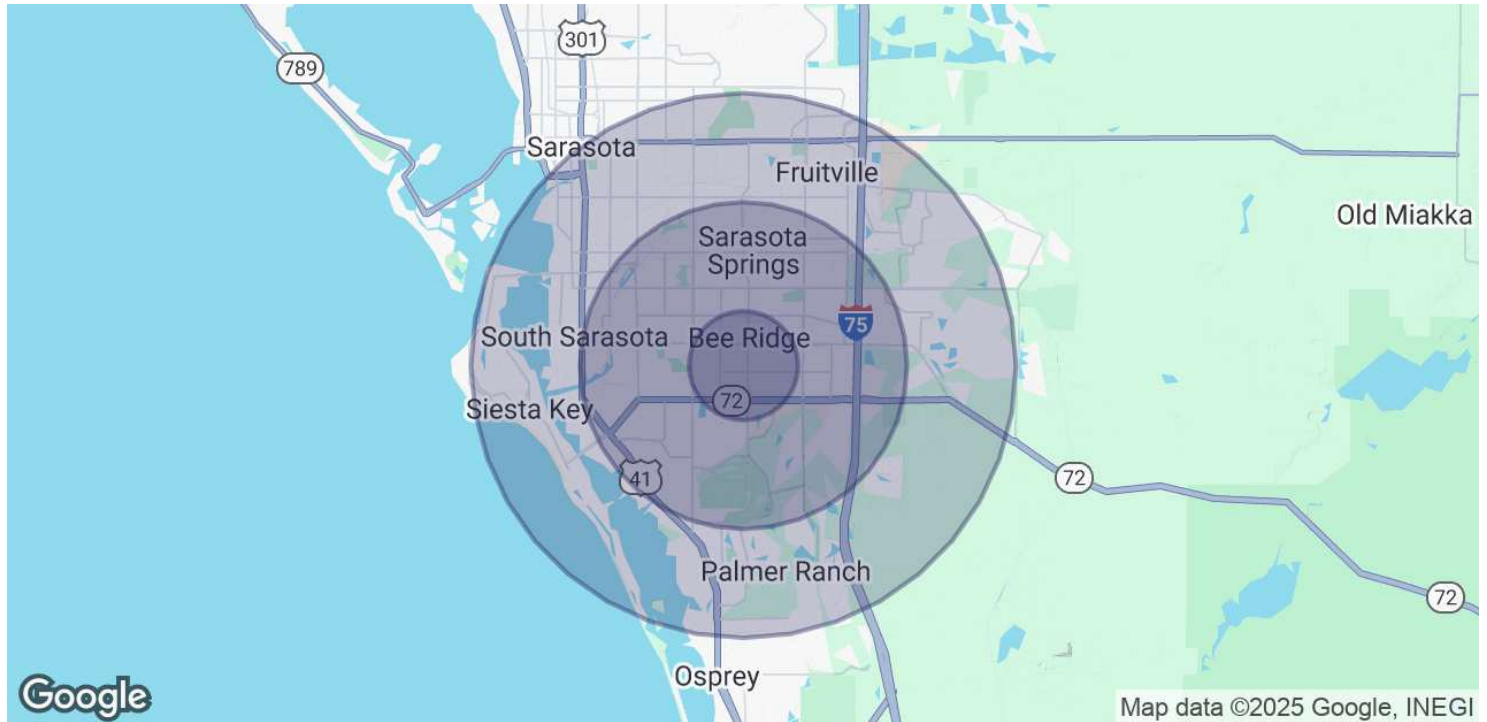
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4242 Gypsy St, Sarasota, FL 34233



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,839	84,511	168,844
Average Age	50	51	52
Average Age (Male)	49	50	51
Average Age (Female)	51	52	53

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,883	38,540	77,935
# of Persons per HH	2.4	2.2	2.2
Average HH Income	\$114,743	\$104,515	\$112,579
Average House Value	\$464,975	\$445,493	\$522,516

Demographics data derived from AlphaMap

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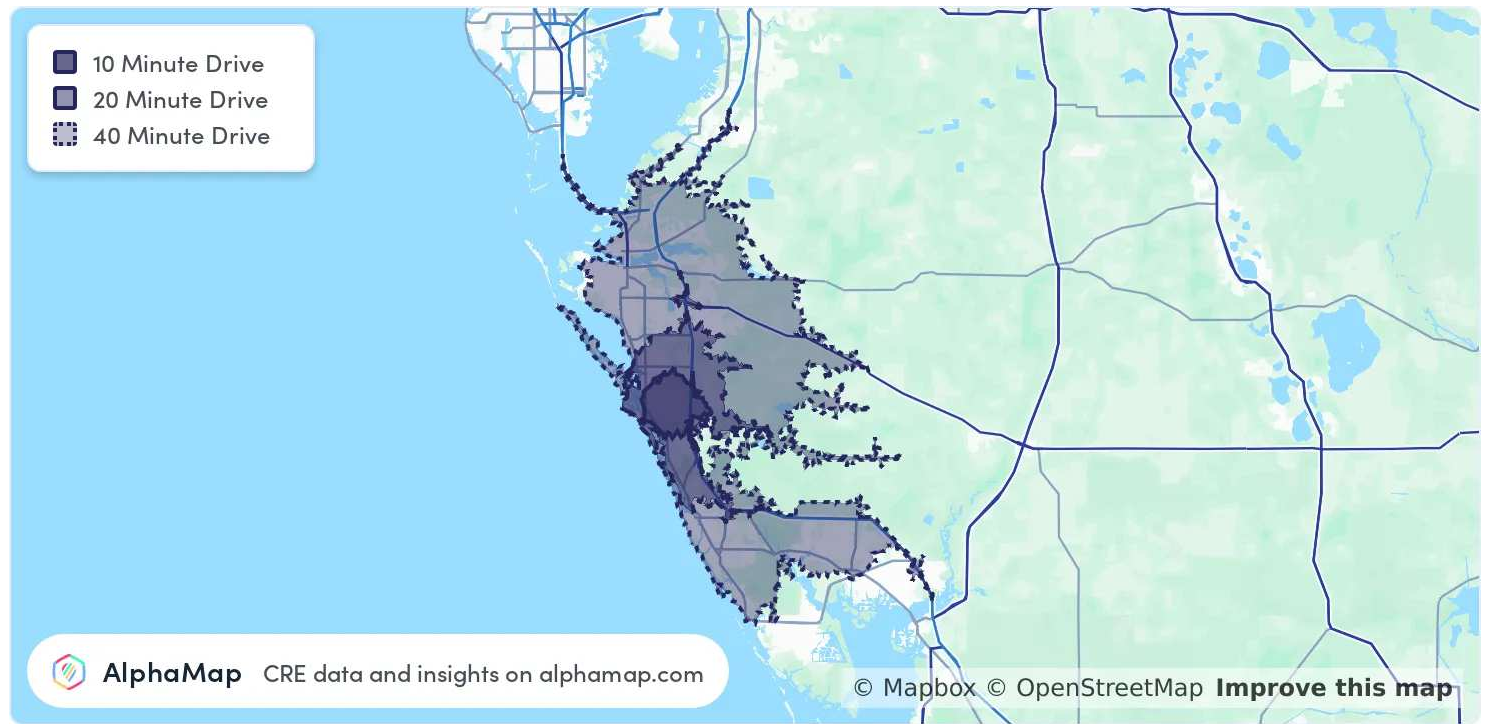
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For Sale

2.2 ACRES OF CIZONED LAND IN CLARK CORRIDOR

4242 Gypsy St, Sarasota, FL 34233



POPULATION	10 MINUTES	20 MINUTES	40 MINUTES
Total Population	90,520	260,743	868,396
Average Age	52	52	50
Average Age (Male)	50	51	49
Average Age (Female)	53	53	51

HOUSEHOLD & INCOME	10 MINUTES	20 MINUTES	40 MINUTES
Total Households	41,515	121,008	383,083
Persons per HH	2.2	2.2	2.3
Average HH Income	\$105,757	\$113,466	\$104,917
Average House Value	\$455,154	\$524,144	\$443,192
Per Capita Income	\$48,071	\$51,575	\$45,616

Map and demographics data derived from AlphaMap

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