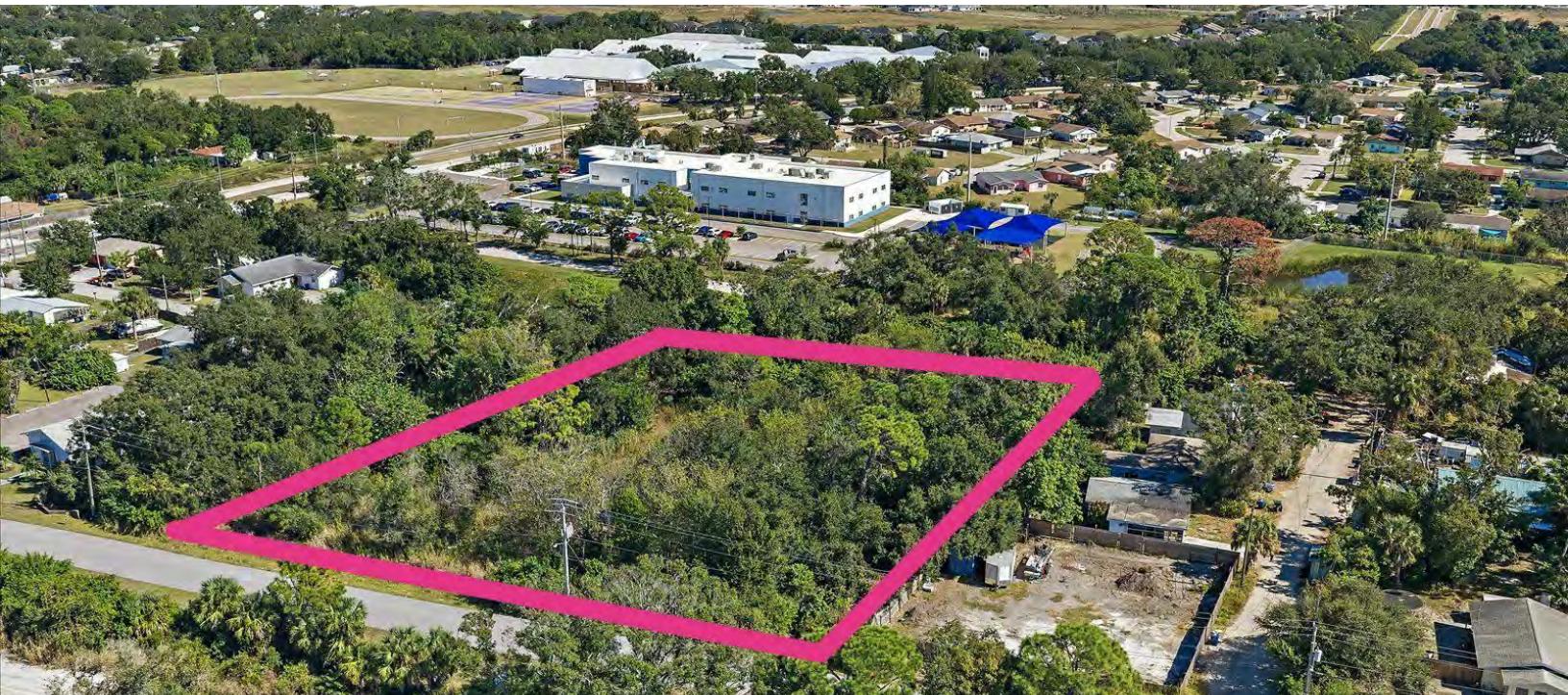


Multi-Family Development Opportunity

Leonard Reid Ave., Sarasota, FL 34234

Land For Sale



Property Description

1.7-acre parcel offering a versatile multi-family development opportunity in the heart of Newtown. Ideally positioned one block east of US-301, 2.5 miles from downtown Sarasota, and 3 miles from SRQ International Airport. The site also sits directly across from Dreamer's Academy and only 2 blocks from Booker Middle School, providing strong visibility and accessibility. The future expansion plans for the Legacy Trail will run right behind this property. This location would be perfect for a small townhome community or a thoughtfully designed daycare facility for either children or adults. A Phase I Environmental assessment has already been completed, streamlining the path toward development.

OFFERING SUMMARY

Sale Price:	\$699,000
Lot Size:	74,052 SF
Zoning:	RSF2

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,424	33,171	69,706
Total Population	8,774	72,907	152,076
Average HH Income	\$60,811	\$89,483	\$98,517



Jessica Burdick
941-302-4641
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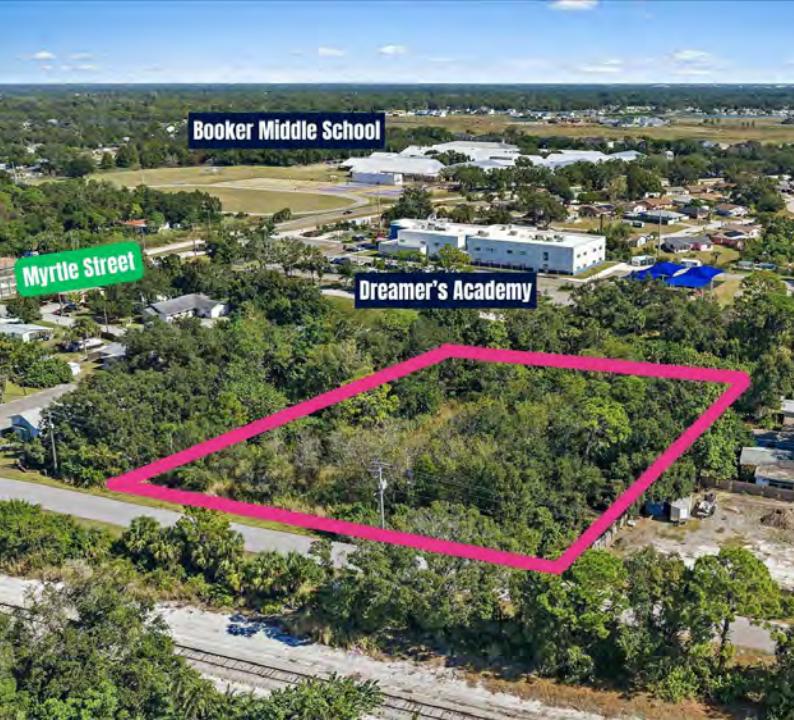


3580 S. Tuttle Ave
Sarasota FL 34239
www.rerobbins.com

Strategically Located

Land For
Sale

Leonard Reid Ave., Sarasota, FL 34234



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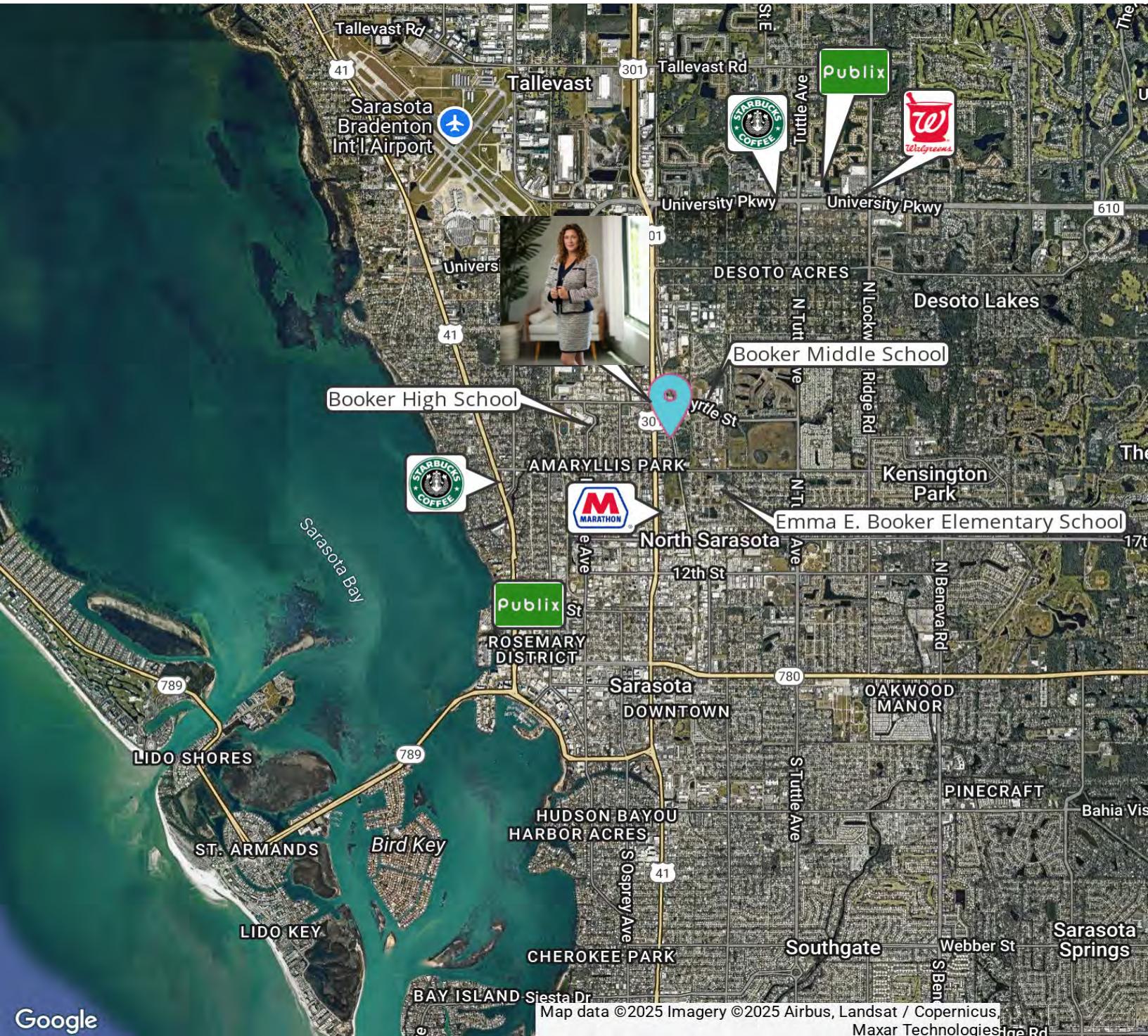


3580 S. Tuttle Ave
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Just North of Downtown Sarasota

Leonard Reid Ave., Sarasota, FL 34234

Land For
Sale



Google



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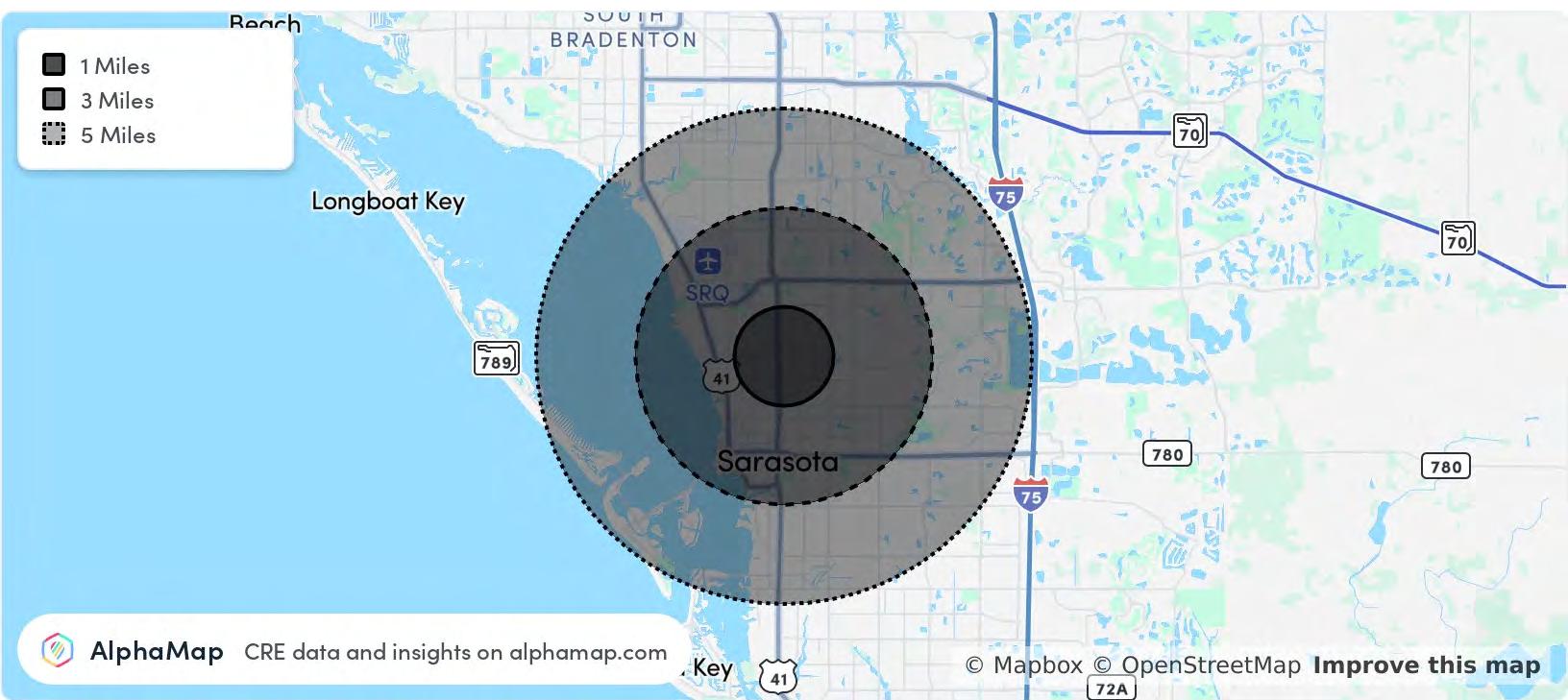


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Rapid Growth Area

Land For Sale

Leonard Reid Ave., Sarasota, FL 34234



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,774	72,907	152,076
Average Age	41	48	50
Average Age (Male)	40	47	49
Average Age (Female)	43	49	51

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,424	33,171	69,706
Persons per HH	2.6	2.2	2.2
Average HH Income	\$60,811	\$89,483	\$98,517
Average House Value	\$231,651	\$448,067	\$471,893
Per Capita Income	\$23,388	\$40,674	\$44,780

Map and demographics data derived from AlphaMap



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