

4450 Garrison St, Sarasota FL



**OFFERING
MEMORANDUM**

Advisory Team

The third Robbins generation, Kevin, Troy, Derek and Emerson, as of 2023 own and operate Harry E. Robbins Associates, Inc.

Kevin Robbins joined in 2002 and is the President of Robbins Commercial. Troy Robbins is the Broker and Chief Operating officer of Harry E. Robbins Associates, Inc. joined as a sales agent in 2006 and earned his broker's license in 2016. Derek Robbins joined as a sales agent in 2017, and to complete the family dynamic Emerson Robbins joined as a sales associate in 2021.

Now in it's 52nd year, the Robbins brothers are proud to carry on the Robbins Real Estate legacy alongside the great staff and agents that are licensed with Harry E. Robbins Associates, Inc. Their extensive history and experience in the Sarasota market and community allows for an unparalleled level of service!



CONFIDENTIALITY & DISCLAIMER

Confidentiality Agreement for Marketing Brochure Recipients

Thank you for reviewing our Marketing Brochure. Please be aware that all information contained herein is considered proprietary and confidential. It is intended only for the recipient who received it from Harry E. Robbins Associates, Inc. / Realtor and should not be disclosed to any other individual or entity without the written consent of the sender. While the Marketing Brochure provides a brief overview of the subject property and is meant to entice prospective buyers, it is not a replacement for thorough due diligence. Harry E. Robbins Associates, Inc. / Realtor has not made any warranty or representation regarding the Income or expenses of the property, its future financial performance, the presence or absence of hazardous materials, its compliance with regulations, the physical condition of the property, or the financial status of any tenant. While the information contained in this Marketing Brochure has been obtained from sources we believe to be reliable, Harry E. Robbins Associates, Inc. / Realtor has not verified the information and will not investigate these matters. We make no warranty or representation regarding the accuracy or completeness of the information provided, and it is the responsibility of potential buyers to verify all information. The seller retains the right to determine the offer and acceptance process, including acceptance or rejection of any offer, at their sole discretion. The seller is only obligated to uphold duly executed and enforceable agreements, if any. Please keep this information confidential and privileged.

NON-ENDORSEMENT NOTICE

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Transaction Guidelines

Aside from the limitations mentioned in this document, the Seller retains the right to accept or decline any offer at any time. Furthermore, they may choose to extend the submission deadline for any reason at their sole discretion.

Offering Guidelines

Distribution of this offering is limited to a select group of qualified investors and handled exclusively by Institutional Property Advisors. The Seller will choose the potential investor based on a range of factors, such as the offered price, urgency of deadlines for hard earnest money, financial capability, level of discretion in investing funds, experience, reputation, and any other relevant factors.

Call for offers

Owner may elect to hold a call for offers and investors will be notified about the date by separate email if sales agent chooses to do so. Your proposal should be delivered to our Sales Agent:

Attention: Kevin Robbins
Kevin@robbinscommercial.com

Form Of Proposals

When submitting a property purchase proposal, Include key acquisition details such as purchase price, deposit, and closing periods. Also, provide sources of equity, a description of purchase principals, and anticipated conditions for executing transaction documents. This ensures a smooth process.



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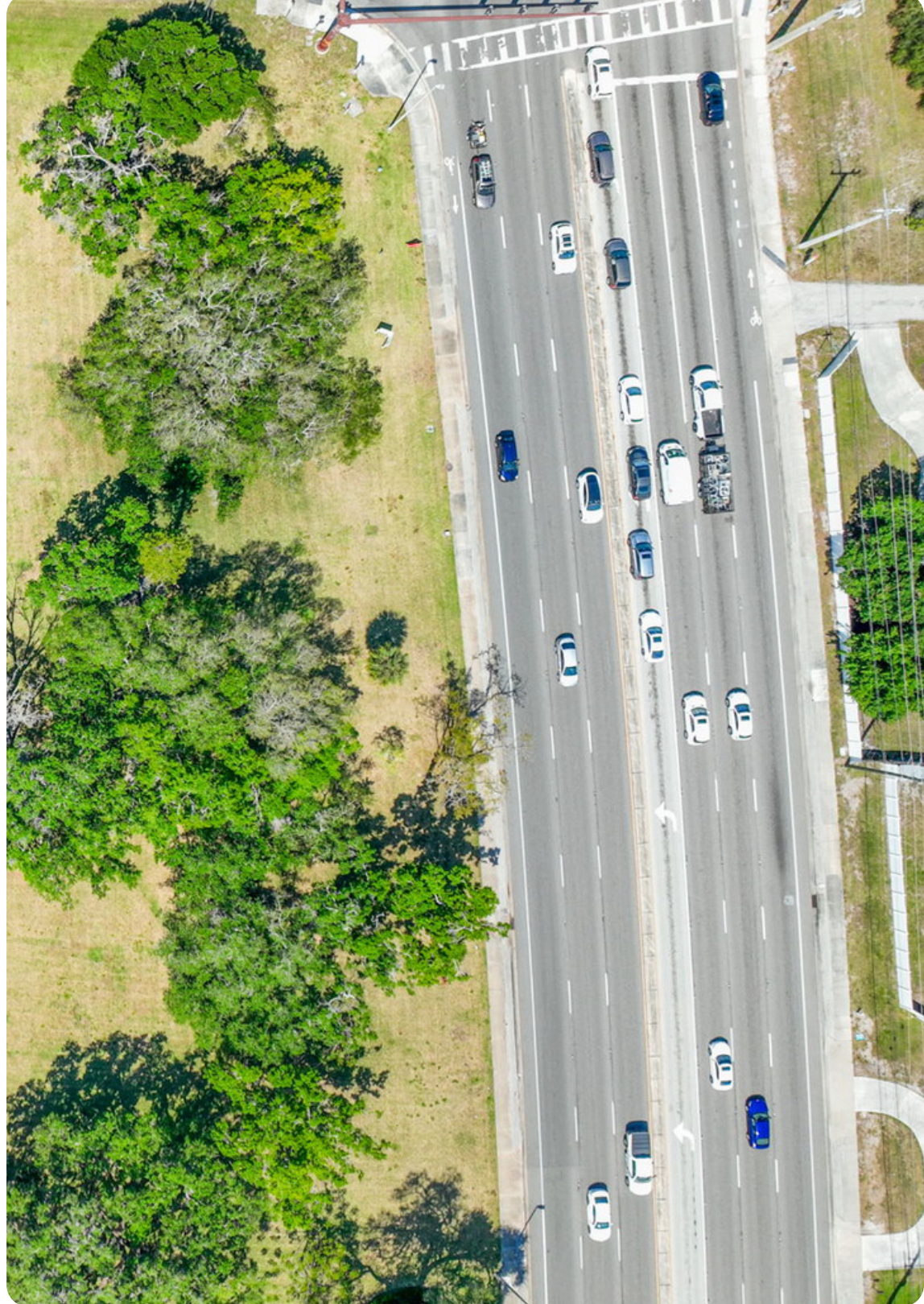
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Executive Summary



Executive Summary

This prime development opportunity on Fruitville Road in Sarasota offers a wealth of potential for the discerning investor. Situated at the Southeast quadrant of the intersection of Fruitville Road and McIntosh Road, the current zoning of RSF4 with a future land use designation of Commercial Center or Office/Multi-Family Residential opens up a world of possibilities for this 4.17 Acre parcel. With 370 feet of frontage on Fruitville Road and 360 feet on McIntosh Road, the site offers ample visibility and accessibility. Daily Traffic Counts exceeding 48,000 vehicles per day underscore the high visibility and potential footfall this location could attract. Whether you envision a commercial center, office space, or multi-family residential development, this rare gem presents a unique canvas for your next project.



This fantastic development opportunity is situated at the bustling Southeast quadrant of the intersection of Fruitville Road and McIntosh Road.

The current RSF4 zoning, paired with a future land use designation of Commercial Center or Office/Multi-Family Residential, presents a myriad of opportunities.



**Investment
Highlights**

The daily traffic count surpassing 48,000 vehicles highlights the significant visibility potential at this location.

The 4.17-acre parcel boasts 370 feet of frontage on Fruitville Road and 360 feet on McIntosh Road, providing excellent visibility and accessibility.

Property Overview



Parcel





Location Overview



Location Overview



DESTINATIONS	DISTANCE (miles)	TRAVEL TIME
Washington Blvd (US-301 & US-41 south)	3.6	9 min
Sarasota Bayfront	5	17 mins
Sarasota- Bradenton International Airport	7.7	18 mins
Interstate 75	5	6 mins
Main Street	4.3	13 mins
Downtown St Pete	3.7	10mins

79,739
TOTAL POPULATION

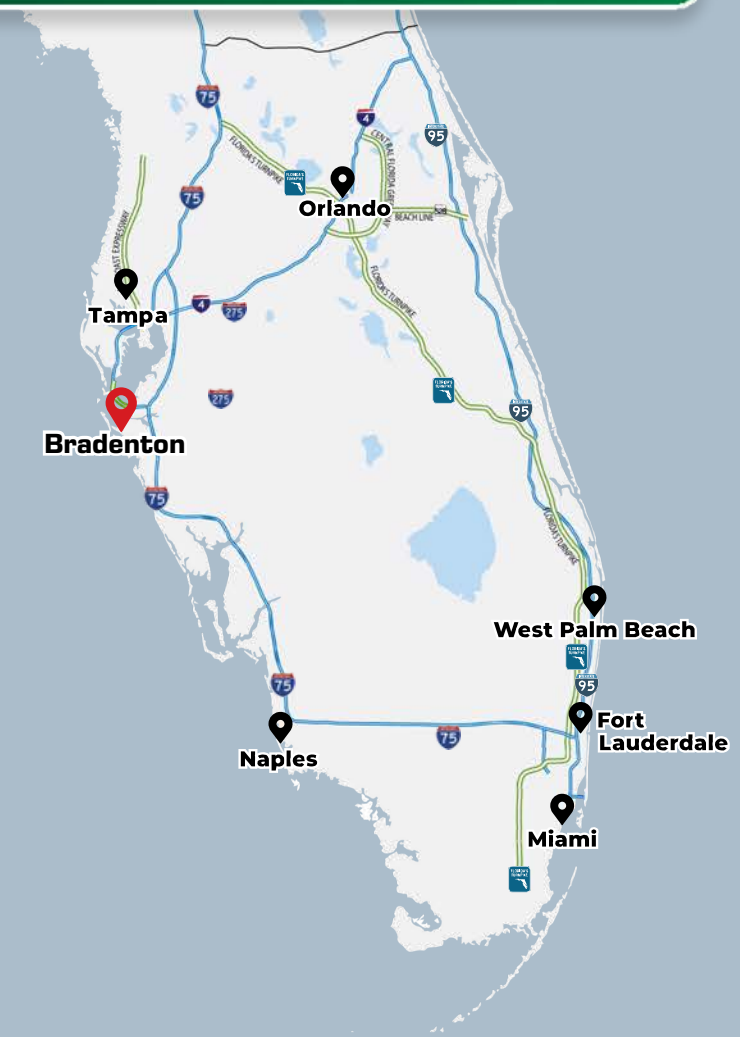
49.4
AVERAGE AGE

\$77,758
AVERAGE HOUSEHOLD INCOME

\$256,004
MEDIAN HOUSING VALUE

35,096
TOTAL HOUSEHOLDS

10.9%
FIVE YEAR PROJECTED GROWTH



Demographics within 3-mile radius

RETAIL MAP



SARASOTA COMMONS

- REGIONS
- Trulieve
- Sherwin Williams
- Blum Side
- United States Postal Service
- Bounce Down Under

TOWN & COUNTRY PLAZA

- BIG LOTS!
- Wendy's
- Planet Fitness
- Publix

SARASOTA CROSSINGS

- CVS pharmacy
- Auto Zone
- Great Clips
- NORTHERN TOOL & EQUIPMENT
- Publix
- Costco
- Starbucks
- PLAY IT AGAIN SPORTS
- Pollo Tropical
- TACO BELL
- SMOOTHIE KING
- Bank of America

SARASOTA TOWN CENTER

- CHIPOTLE MEXICAN GRILL
- SALLY BEAUTY SUPPLY
- tropical CAFE
- Winn-Dixie
- DONATOS
- LONGHORN STEAKHOUSE
- PET SUPPLIES PLUS
- FIVE GUYS
- TARGET
- Chick-fil-A
- DOLLAR TREE
- FirstWatch

- PNC
- Applebee's
- AMERICAN MOMENTUM BANK
- McDonald's

SARASOTA COMMERCE CENTER

Walgreens



- Advance! Auto Parts
- Tuffy Tire & Auto Service
- Shell

- PAPA JOHN'S PIZZA
- KACEY'S Seafood

- RaceTrac

- LOWE'S

- DUNKIN'

- Sams CLUB

- Costco

- guardian

- TIRE KINGDOM SERVICE CENTERS

- 7-ELEVEN

Located 60 miles south of Tampa

The city boasts a population of 55,000 and is part of the larger Sarasota-Bradenton-North Port metropolitan area, which has a population of 860,000.

Over 35 miles of the most beautiful coastline beaches in the world

Home prices increased 32% in 2022 from the previous year



Sarasota

Siesta Beach has been ranked No. 1 in the U.S. by Trip Advisor

The average household income in the Sarasota-Bradenton-North Port metro area is nearly \$90,000

Metro Highlights



DIVERSIFYING ECONOMY

Infotech, life sciences, professional services and clean technology are some of the growing sectors propelling the economy.



MANUFACTURING

The Sarasota metro is home to many manufacturing companies including PGT Innovations, Sun Hydraulics Corp., Helios Technologies and Tervis.



TOURISM INDUSTRY

A warm year-round climate, miles of beaches and an abundance of activities and attractions draw millions of tourists to the region during a typical year.

Economy

- **In addition to manufacturers**, other major employers in the metro include SMH Healthcare, Venice HMA, Doctors Hospital of Sarasota, Florida Resource Management, Ritz-Carlton and FCCI Insurance Group.
- **Some of the top export products** that the metro produces are fabricated metal products, computer and electronic products, and transportation equipment.
- **The Baltimore Orioles and the Pittsburgh Pirates** conduct spring training in the metro, contributing to a robust and expanding tourism sector. Other sporting events include polo, powerboat racing and BMX.
- **The many museums and cultural activities** such as the Ringling Museum of Art and the Sarasota Orchestra enhance the metro's quality of life.

Demographics



2021
POPULATION

854K

Growth 2021-2026*:

7.2%



2021
HOUSEHOLDS:

383K

Growth 2021-2026*:

8%



2021
MEDIAN AGE:

53.4

U.S. Median:

38.4%



2021 MEDIAN
HOUSEHOLD INCOME:

\$65,700

U.S. Median:

\$65,700

* Forecast Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau.



Agent Contact

KEVIN ROBBINS

Harry E. Robbins Associates, Inc

941.724.2321

Kevin@RobbinsCommercial.com



DEREK ROBBINS

Harry E. Robbins Associates, Inc

941.356.4906

Derek@RobbinsCommercial.com



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