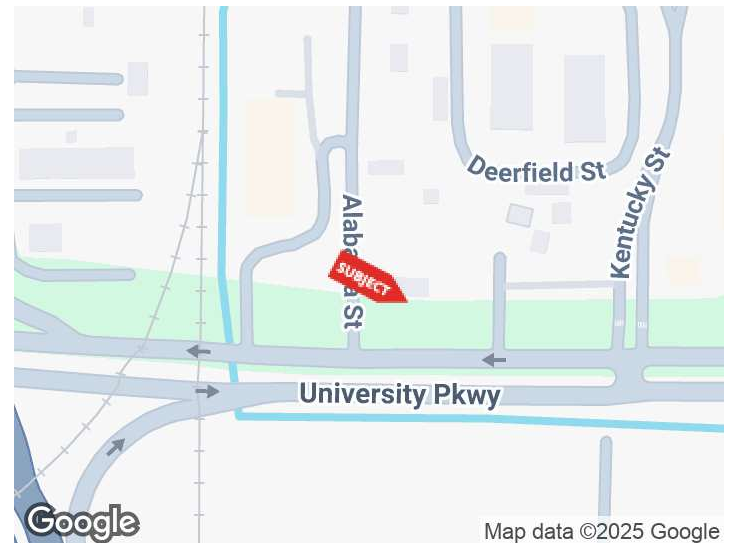


2009 UNIVERSITY PARKWAY

SARASOTA, FLORIDA 34243

PROPERTY HIGHLIGHTS

- 200 X 200+/- Parcel
- University Parkway frontage
- Located just off North Washington Blvd/US-301
- Minutes from I-75
- Excellent visibility on University Parkway
- LM Zoning allows many great uses
- Corner Parcel at the corner of Alabama and University
- 43,000 AADT



DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	606	2,449	5,176
Total Population	1,123	4,356	9,701
Average HH Income	\$61,537	\$56,663	\$53,219

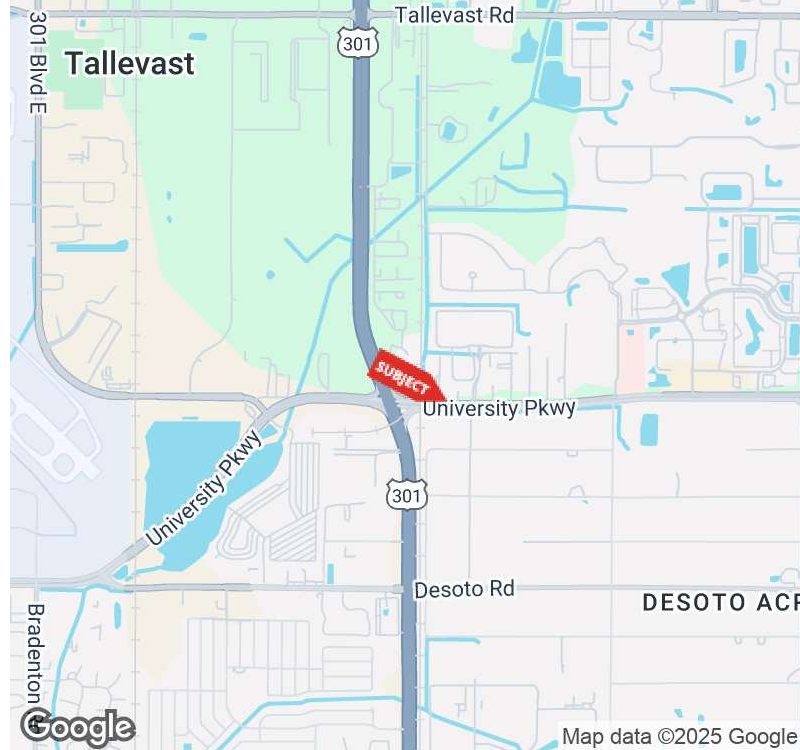
For More Information

ADAM SEIDEL

941 923 0535

adam@americanpropertygroup.com

SARASOTA, FL 34243



OFFERING SUMMARY

Sale Price:	\$2,000,000
Lot Size:	1.05 Acres

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 2009 University Parkway, Sarasota, FL

Property Type: Land

Property Size: 1.05 Acres (200 x 200 +/- Parcel)

Discover a premier commercial real estate opportunity in Sarasota at 2009 University Parkway. This 1.05-acre parcel offers significant potential with its prominent frontage on University Parkway, providing excellent visibility in one of Sarasota's most high-traffic corridors, boasting a 43,000 AADT. The corner location at Alabama and University enhances accessibility, just off North Washington Blvd/US-301 and minutes from I-75, making it a prime site for a variety of industrial and commercial developments.

Zoning:

LM Zoning allows for a wide range of commercial and industrial uses, making this parcel a versatile investment opportunity.

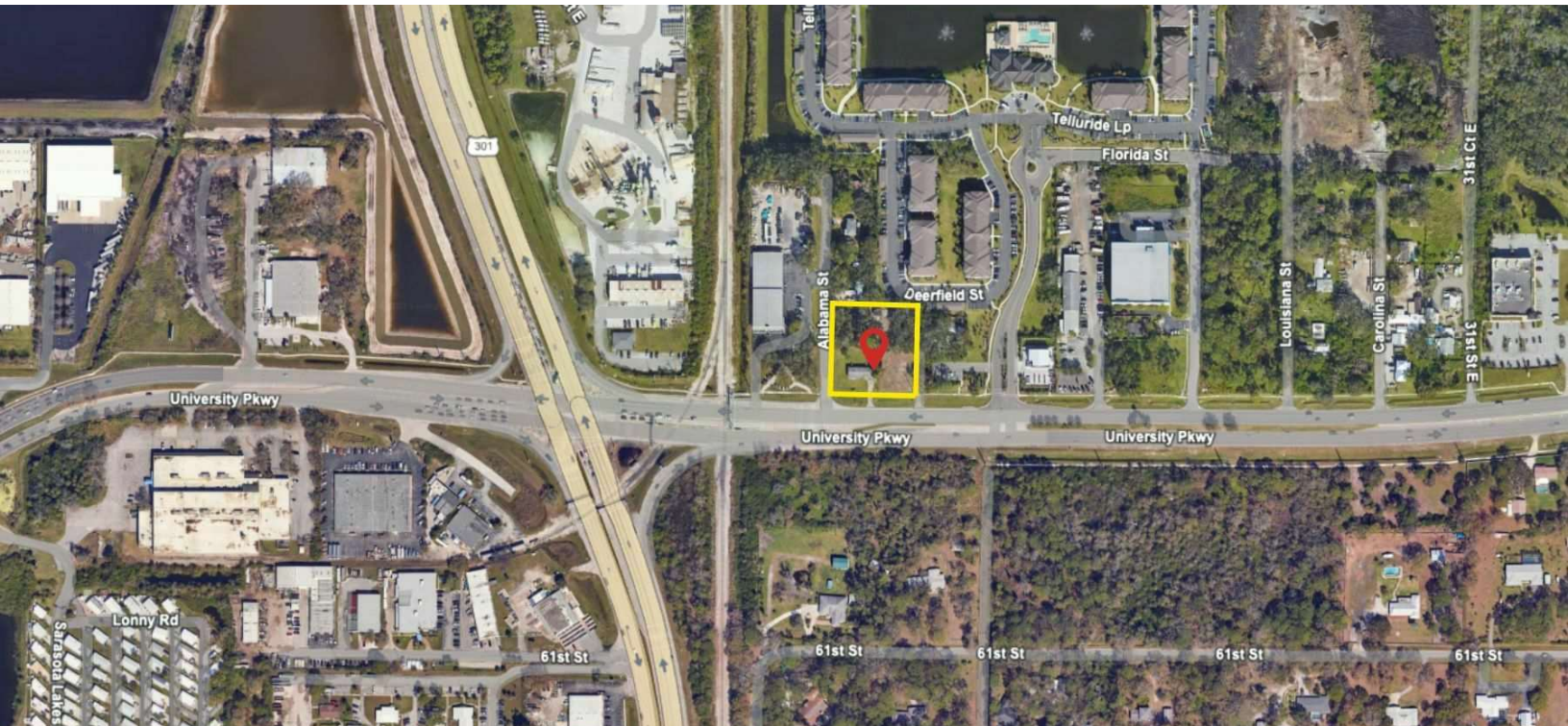
Strategically positioned in the heart of Sarasota's bustling commercial real estate market, this property is ideal for investors looking to capitalize on the area's growth and high traffic volumes. Whether you're planning an industrial development or seeking a land investment with strong visibility, this corner parcel offers endless possibilities.

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**AMERICAN
PROPERTY GROUP**
OF SARASOTA, INC.

SARASOTA, FL 34243



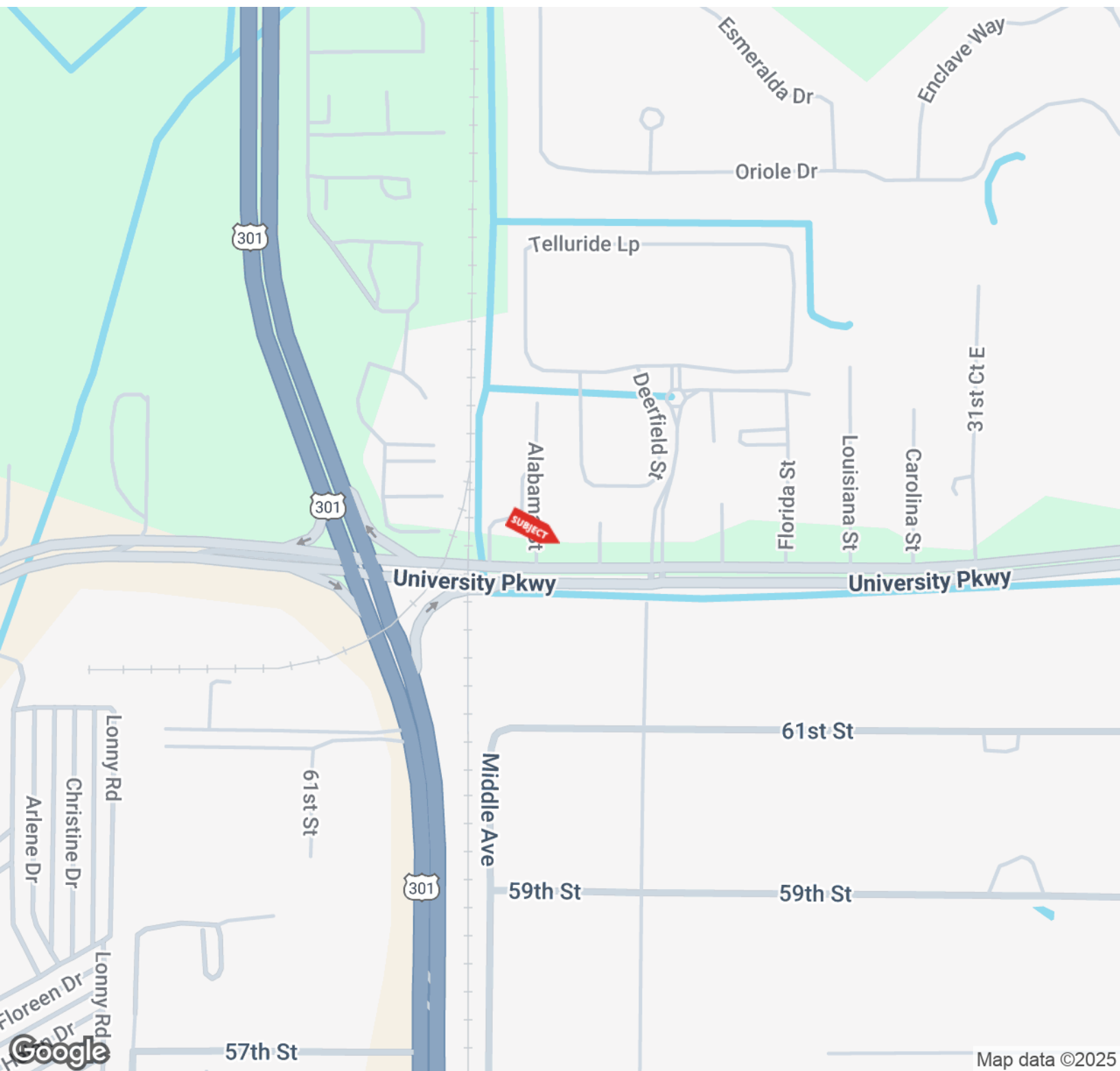
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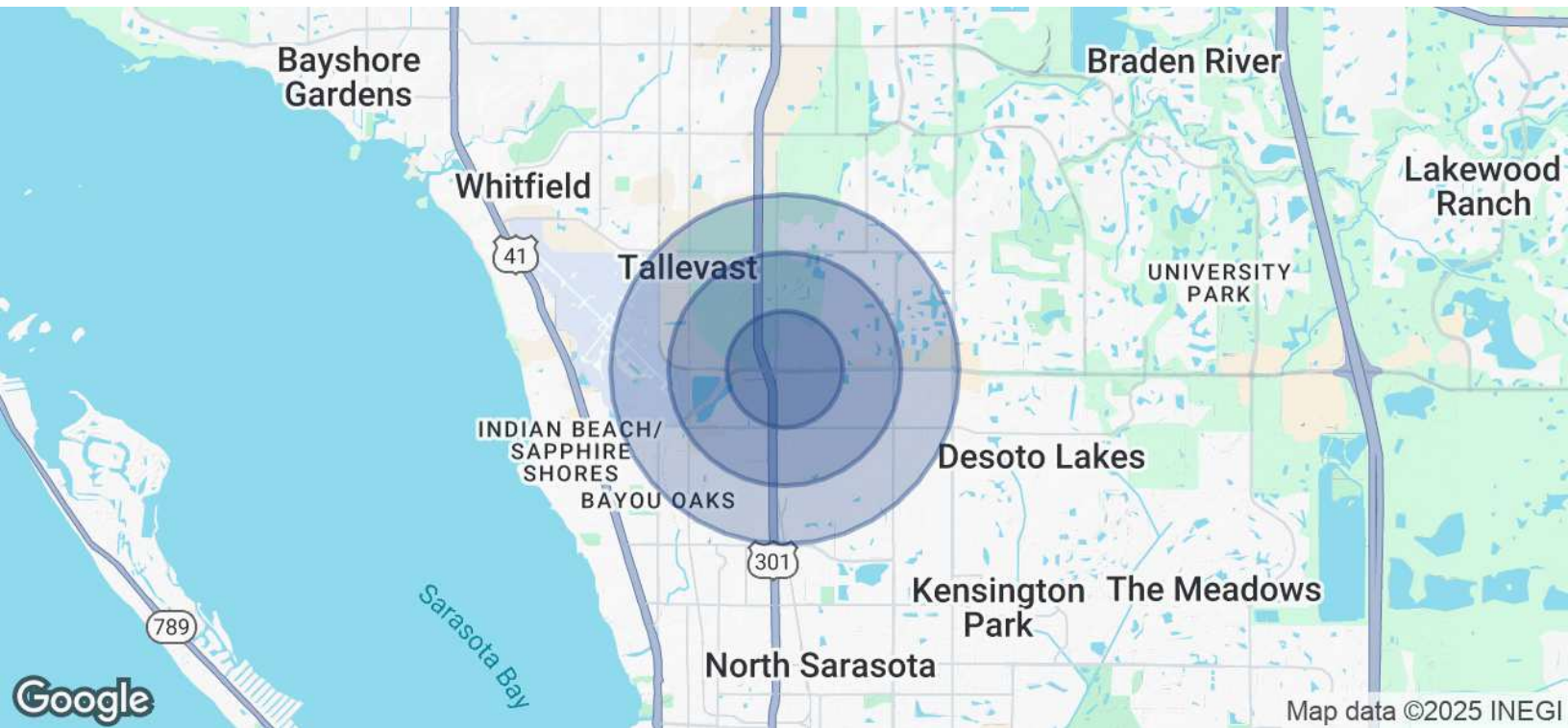
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,123	4,356	9,701
Average Age	54.6	54.7	52.5
Average Age (Male)	55.3	55.3	52.7
Average Age (Female)	54.4	54.9	52.8

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	606	2,449	5,176
# of Persons per HH	1.9	1.8	1.9
Average HH Income	\$61,537	\$56,663	\$53,219
Average House Value	\$244,074	\$208,741	\$201,050

2020 American Community Survey (ACS)

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