

PROPOSAL

University Parkway Frontage

2000 UNIVERSITY PARKWAY

Sarasota, FL 34243

PRESENTED BY:

MIKE MIGONE CCIM

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FL #BK399768



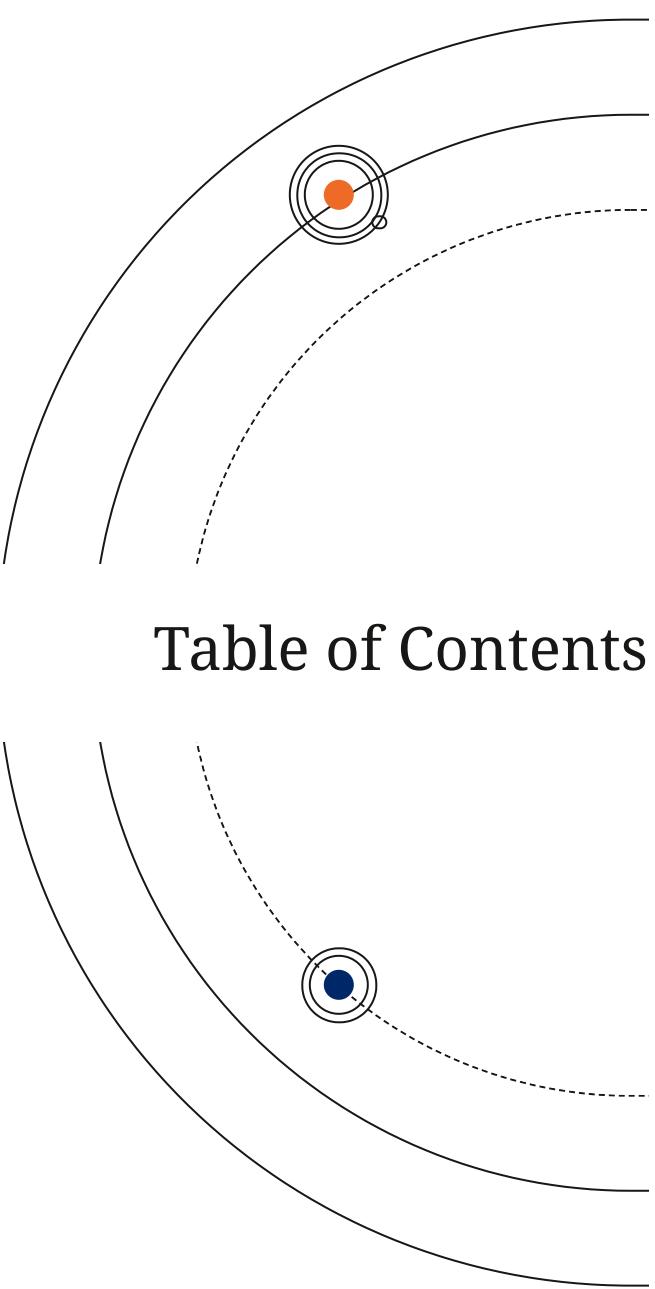


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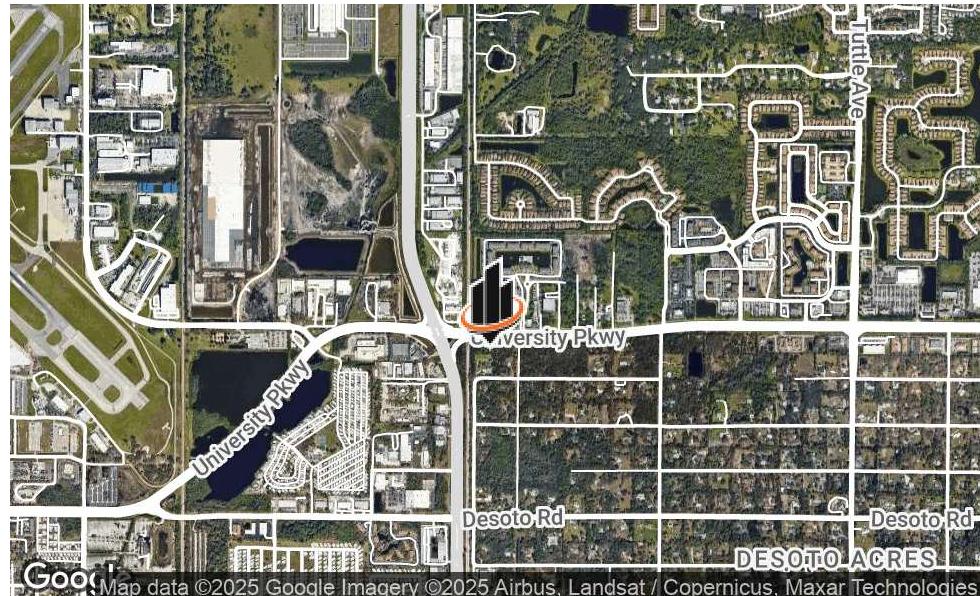
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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,800,000
LOT SIZE:	2.27 Acres
PRICE / ACRE:	\$792,952
ZONING:	RE1
MARKET:	Sarasota
SUBMARKET:	SW Florida
APN:	0022-04-0003
VIDEO:	View Here

PROPERTY OVERVIEW

Over 600 feet of frontage in the prime corridor of University Parkway, this desirable location has a dedicated future land use of OPI zoning, making it ideal for variable office uses including medical. In addition this coveted location sits between both Sarasota and Manatee County and is only 4 miles to the Shoppes at the University Town Center. and only 1.4 miles to the Sarasota Bradenton Airport.

Owner will allow reasonable time for rezone and site plan approval.

PROPERTY HIGHLIGHTS

- AADT 41,000+ Cars
- 602 Feet of University Pkwy Frontage
- Centrally Located between Sarasota and Bradenton

COMPLETE HIGHLIGHTS



LOCATION INFORMATION

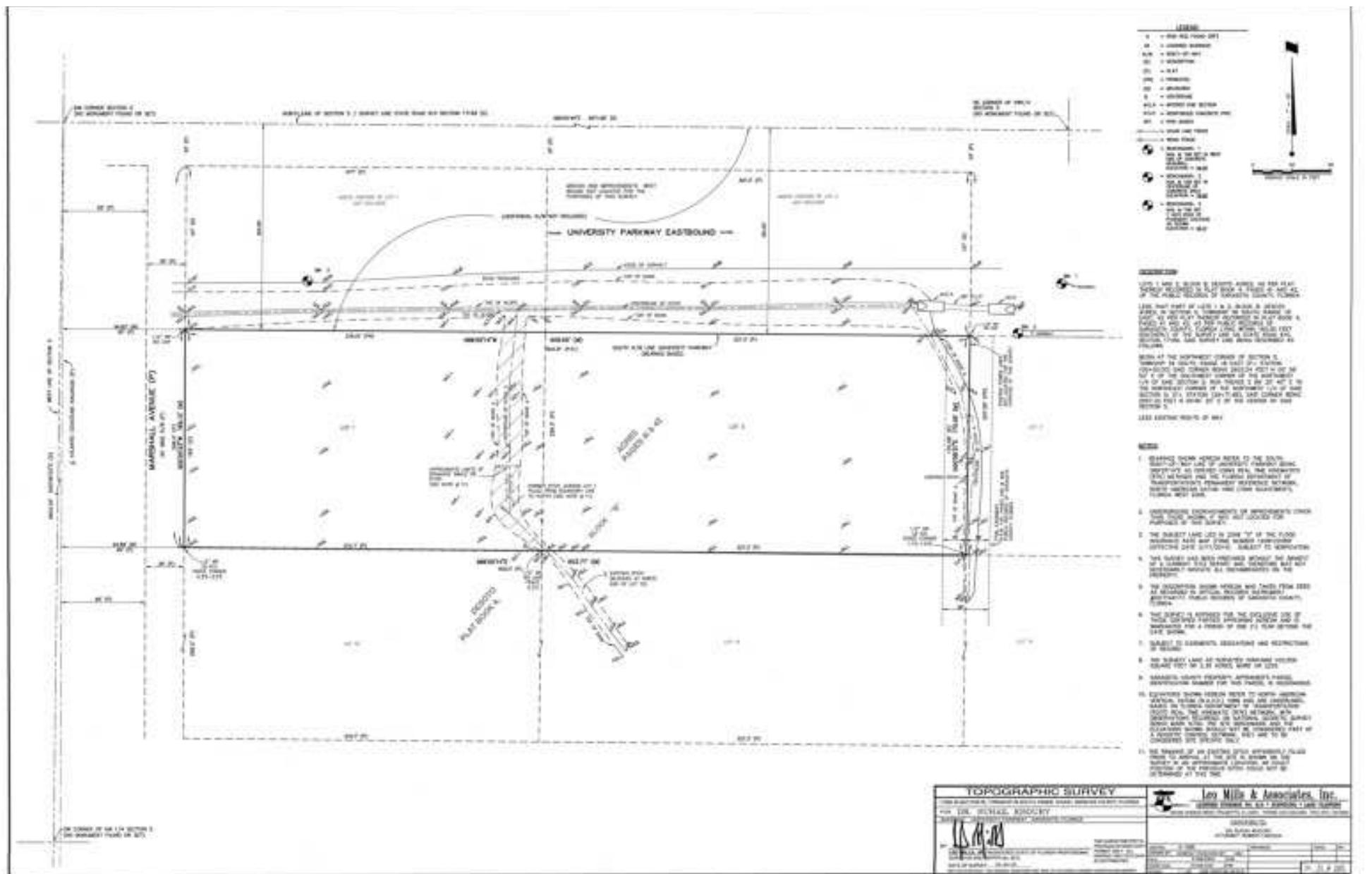
BUILDING NAME	University Parkway Frontage
STREET ADDRESS	2000 University Parkway
CITY, STATE, ZIP	Sarasota, FL 34243
COUNTY	Sarasota
MARKET	Sarasota
SUB-MARKET	SW Florida
ROAD TYPE	Paved
MARKET TYPE	Large
NEAREST HIGHWAY	US 301 and I 75
NEAREST AIRPORT	Sarasota Bradenton International Airport.

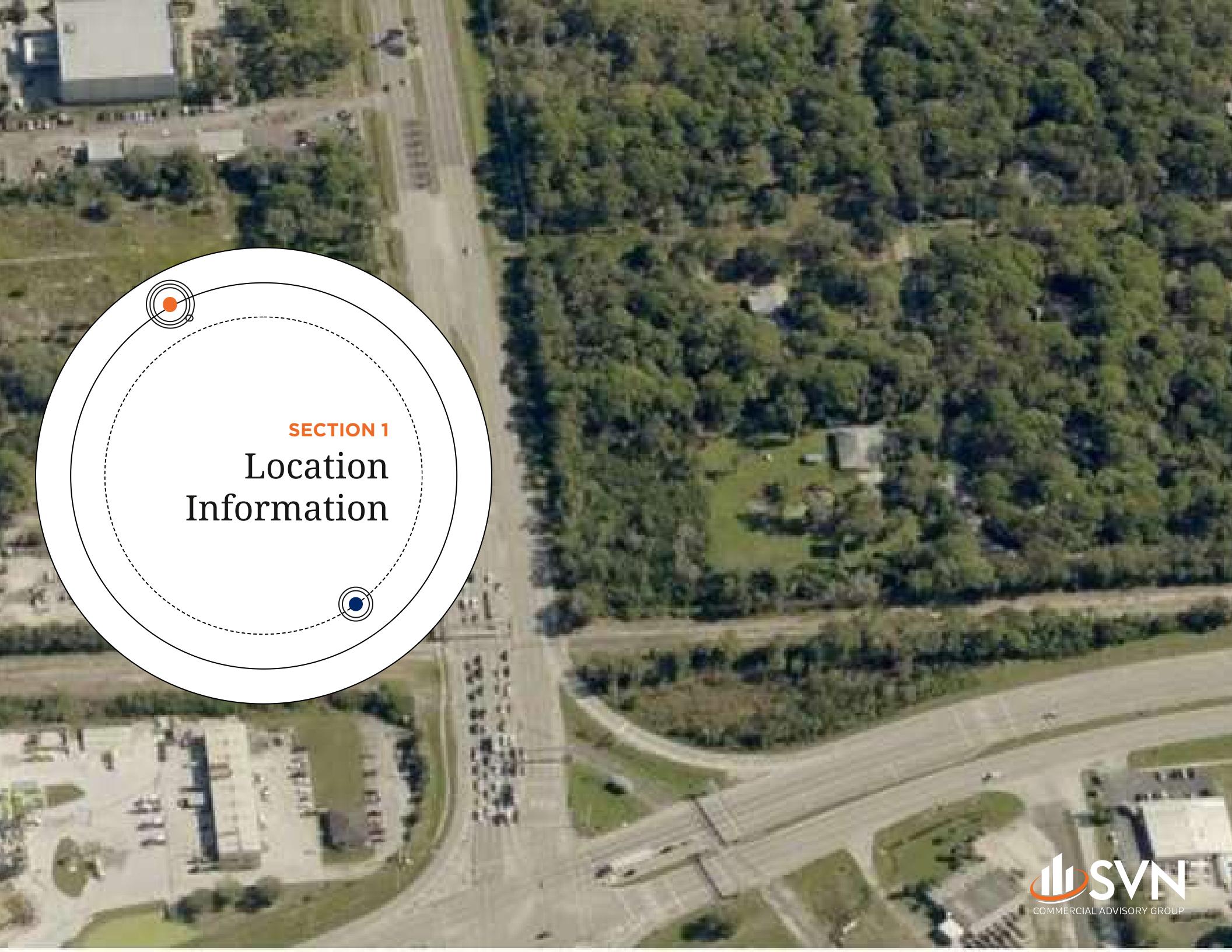
BUILDING INFORMATION

NUMBER OF LOTS	1
BEST USE	Standard or Medical Use

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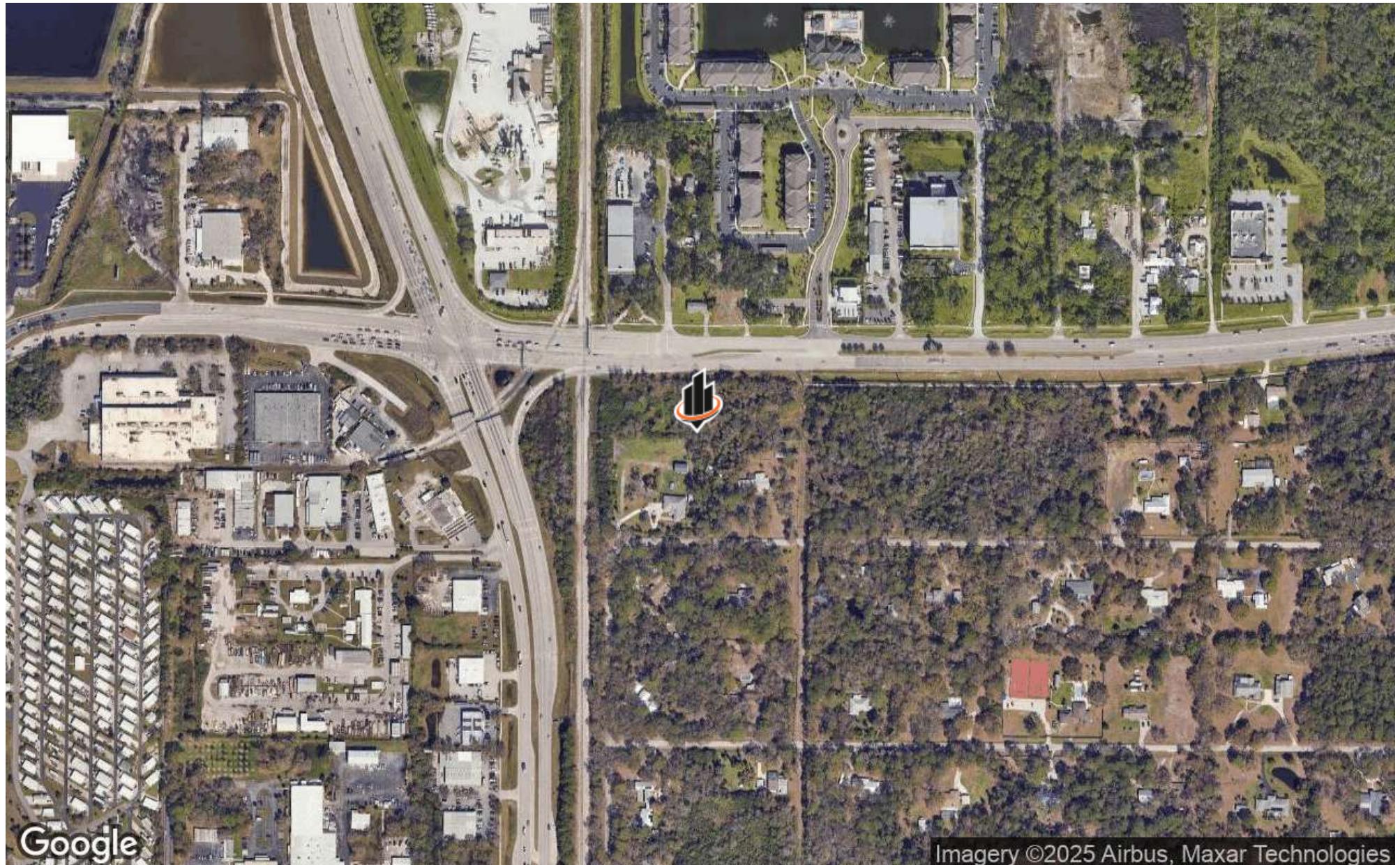




SECTION 1

Location Information

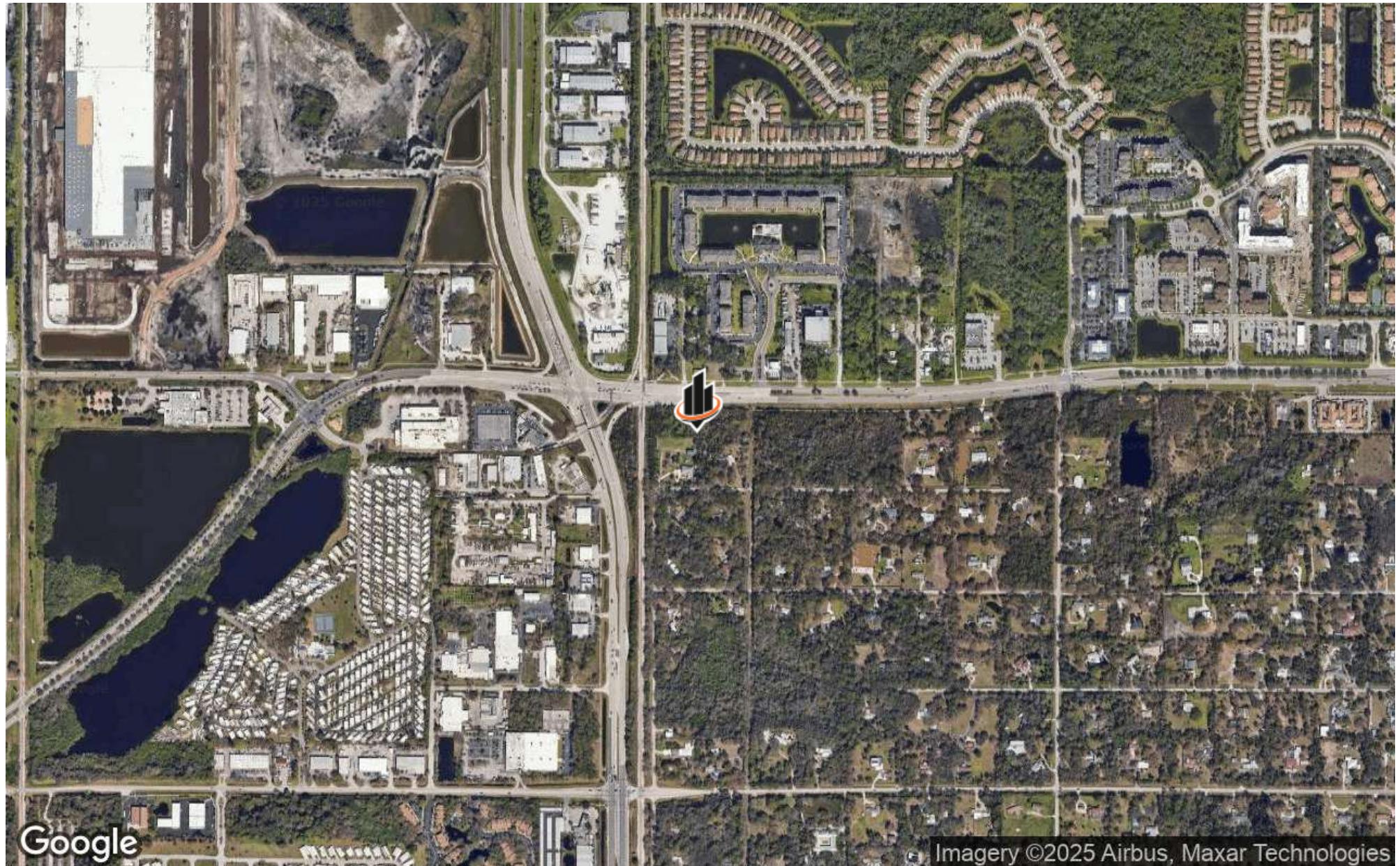
LOCATION MAP



Google

Imagery ©2025 Airbus, Maxar Technologies

AERIAL MAP





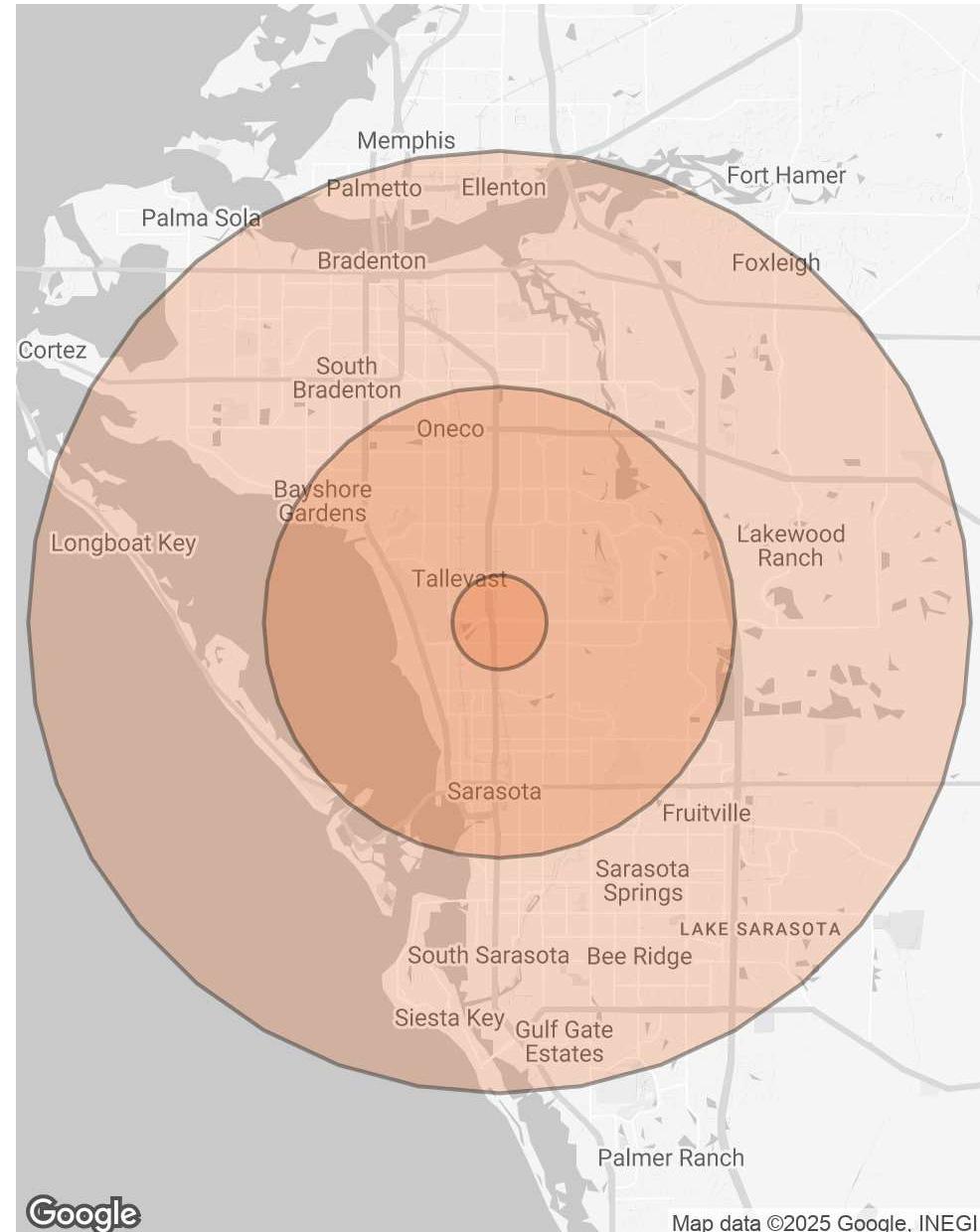
SECTION 2

Demographics

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	3,036	156,526	452,943
AVERAGE AGE	45.8	44.6	45.4
AVERAGE AGE (MALE)	45.9	43.8	44.1
AVERAGE AGE (FEMALE)	45.1	45.8	46.7
HOUSEHOLDS & INCOME			
	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,285	66,710	192,168
# OF PERSONS PER HH	2.4	2.3	2.4
AVERAGE HH INCOME	\$53,707	\$60,716	\$67,503
AVERAGE HOUSE VALUE	\$231,997	\$276,547	\$310,593

* Demographic data derived from 2020 ACS - US Census



ADVISOR BIO 1



MIKE MIGONE CCIM

Senior Investment Advisor

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PROFESSIONAL BACKGROUND

Mike Migone is a Senior Investment Advisor with SVN | Commercial Advisory Group and a seasoned professional in the commercial real estate industry. Having grown up immersed in real estate—his father was a successful broker in Miami for decades—Mike brings lifelong insight, deep market knowledge, and a passion for the business to every transaction.

Recognized for his professionalism, integrity, and results-driven approach, Mike has consistently ranked among SVN's top performers. In 2024, he was the #1 advisor in sales for SVN in Florida and ranked #11 nationally. Previous accolades include #1 in Florida and #9 nationally in 2019, and #10 in Florida and #33 nationally in 2021.

Mike's expertise spans a wide array of commercial asset classes, with a strong emphasis on multi-family acquisition and medical office, retail, and land for all types of development. He specializes in site identification, deal structuring, and cost analysis and holds the Certified Land Specialist designation from SVN, backed by over \$150 million in land sales volume.

As a CCIM designee, Mike leverages advanced financial and market analysis to guide clients through high-value investment strategies. His ability to translate complex data into actionable decisions has earned him a loyal and long-standing client base.

Mike relocated from Miami to Sarasota in 1991. He and his wife, Cindy, are active in the local arts scene and support several nonprofit organizations. In their free time, they enjoy exploring area parks with their dogs and spending quality time with their family—moments they consider genuinely priceless.

EDUCATION

SVN | Commercial Advisory Group
1626 Ringling Boulevard, Suite 500
Sarasota, FL 34236
941.387.1200

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.