

ADDRESS

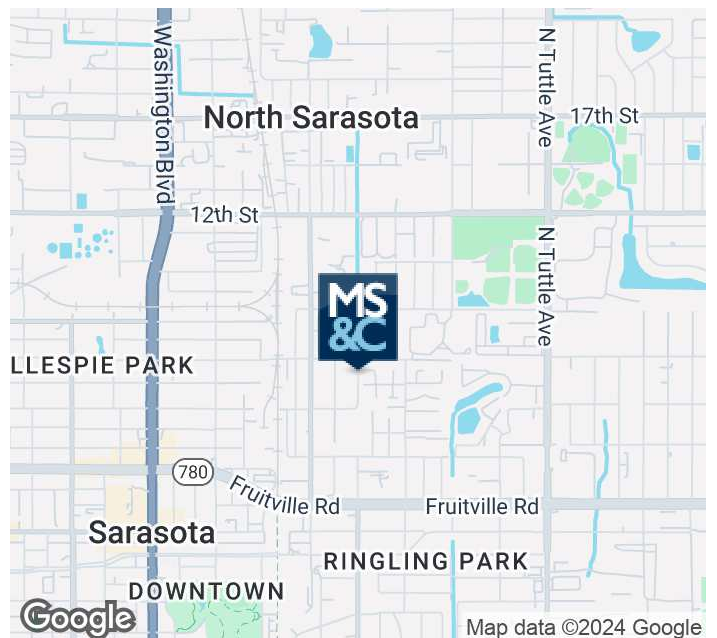
**N Shade Ave
Sarasota, FL 34237**

PROPERTY FEATURES

- Zoned DTE for flexible development options
- Strong demand for residential and commercial space
- Additional TDR's available
- Opportunity to add additional lots
- Easy access off of Fruitville, a high traffic arterial.

	0.3 Miles	0.5 Miles	1 Mile
Total Households:	760	1,871	5,808
Total Population:	1,582	4,076	13,157
Average HH Income:	\$70,363	\$73,157	\$83,826

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It or other conditions, prior sale, lease or financing, or withdrawal without notice.



PRESENTED BY:

LEON DELIETO SR., P.A.

Broker Associate
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SPENCER BRANNEN

Commercial Advisor
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VACANT LAND

N SHADE AVE, SARASOTA, FL



OFFERING SUMMARY

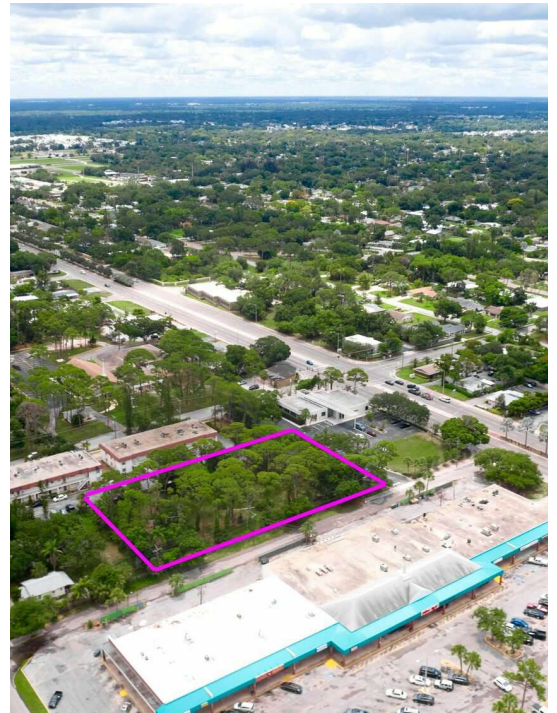
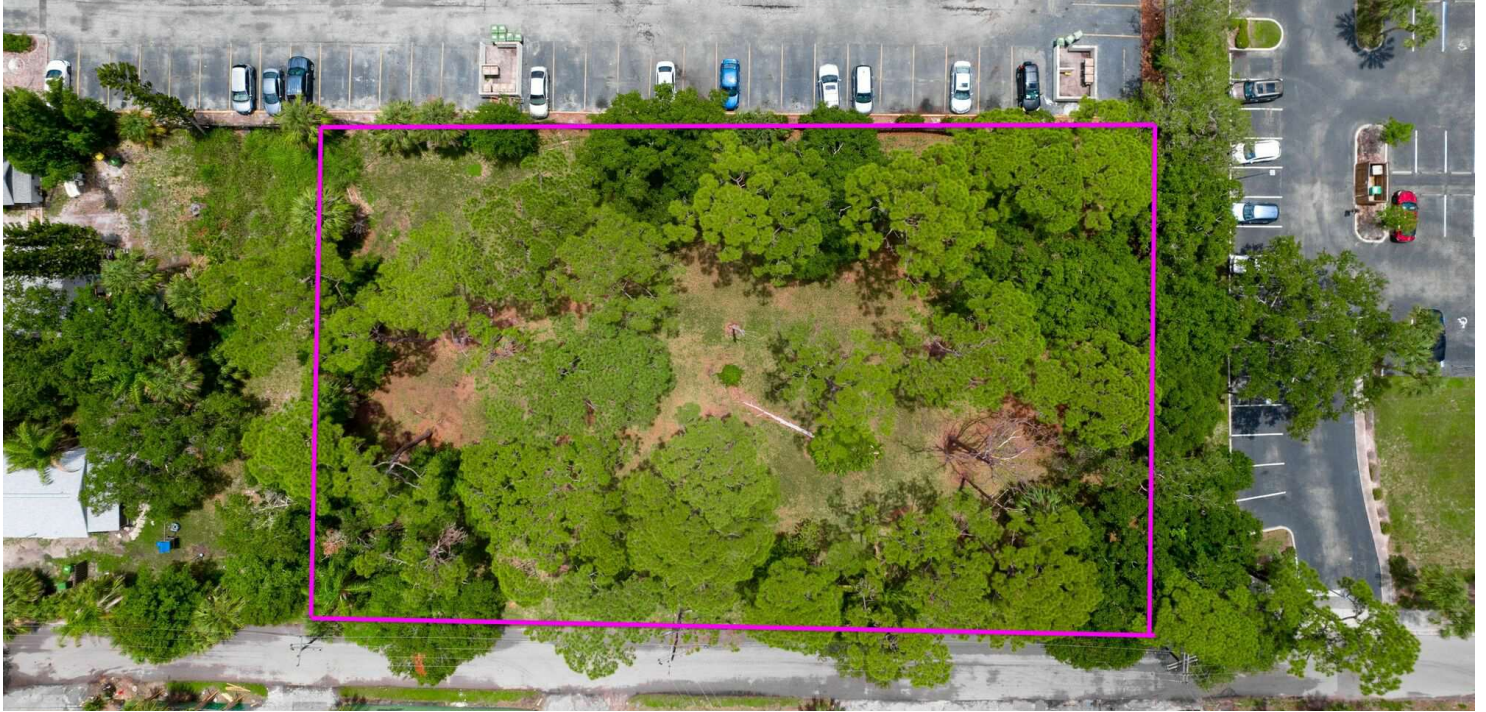
Sale Price: Contact Agent For Pricing
Lot Size: 36,375 SF
Zoning: DTE
Market

PROPERTY OVERVIEW

Invest in the future with this prime property on N Shade Ave, Sarasota, FL. Zoned DTE, this versatile space presents an ideal opportunity for a dynamic mixed-use development in the thriving Sarasota area. Boasting a desirable location with access to vibrant urban amenities and high visibility, this property is perfect for a discerning Land / Multifamily investor seeking an advantageous investment. With its strategic positioning, this property is a compelling choice for those looking to make a significant impact in this sought-after market. Additional TDR's are available. Listing includes only highlighted property facing Seeds, however owner will consider coupling the parcel fronting Fruitville for the appropriate use.

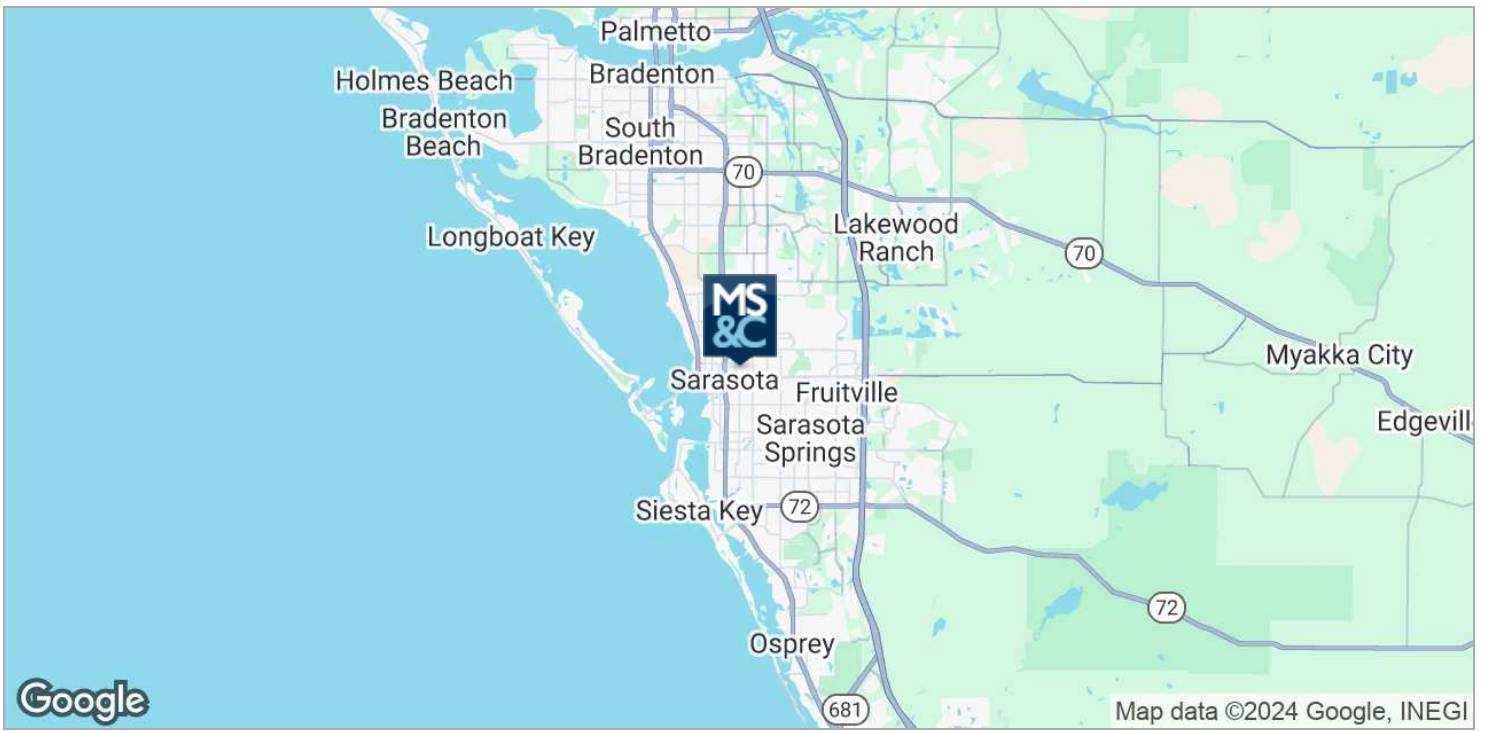
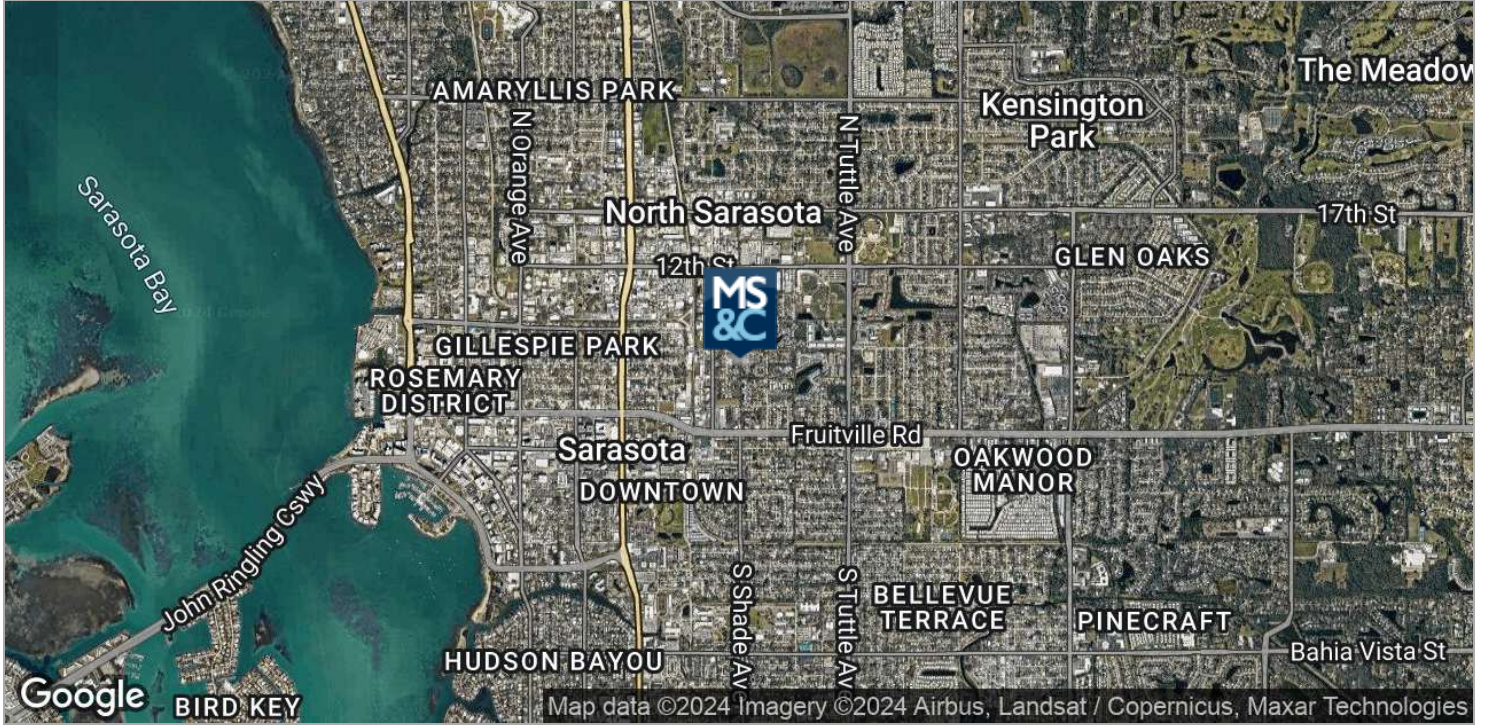
LOCATION OVERVIEW

Immerse yourself in the vibrant energy of downtown Sarasota with the surrounding area of the property on N Shade Ave. Enjoy close proximity to downtown Sarasota being less than a 5-minute drive away as well as a 15-minute drive from the SRQ International Airport. Indulge in a diverse culinary scene and upscale shopping experiences along Main Street and St. Armands Circle. With easy access to stunning Gulf Coast beaches and the picturesque Sarasota Bayfront, the location offers an enviable lifestyle that caters to discerning residents and visitors alike. AADT of 41,000 along Fruitville at the Shade intersection via FDOT.



VACANT LAND

N SHADE AVE, SARASOTA, FL



Michael Saunders & Company



Licensed Real Estate Broker

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Google

Map data ©2024

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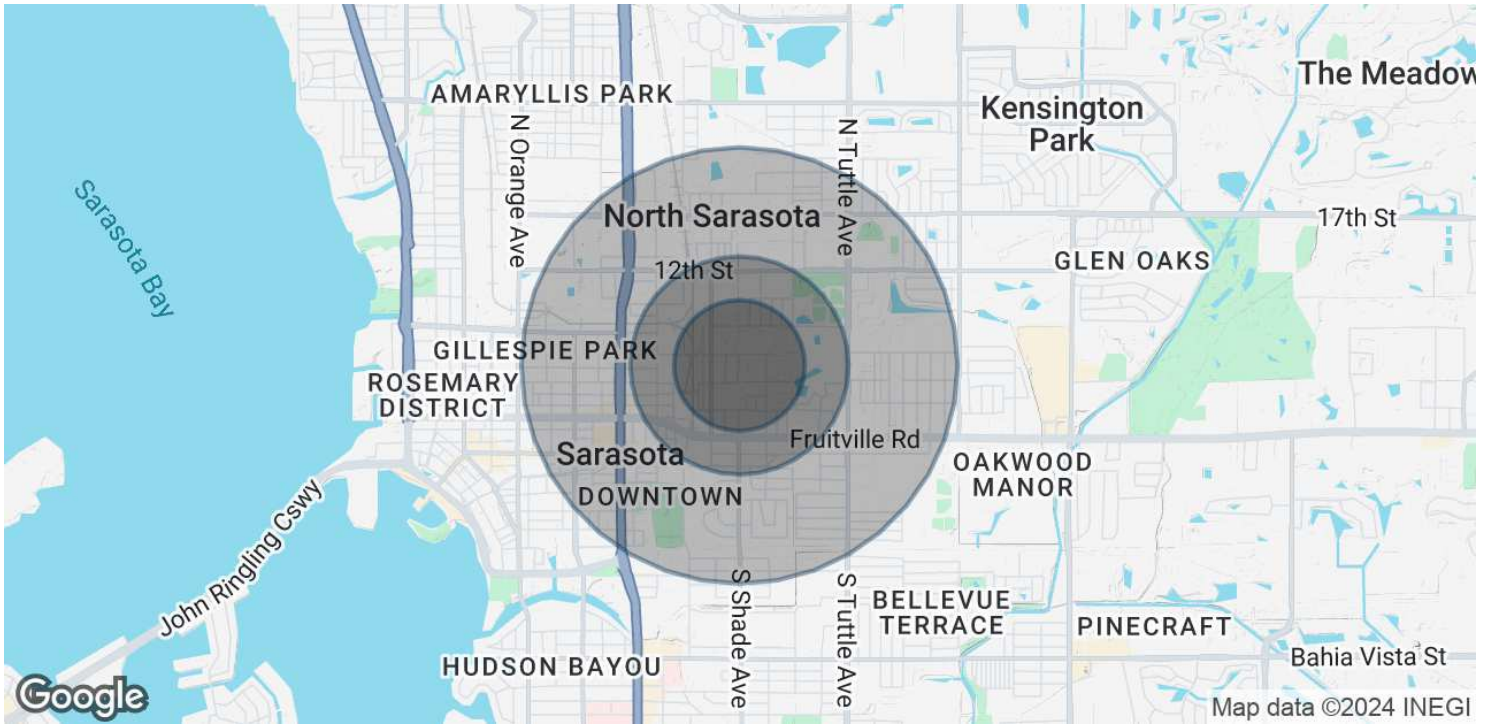
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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,582	4,076	13,157
Average Age	42	42	44
Average Age (Male)	41	41	42
Average Age (Female)	43	43	46

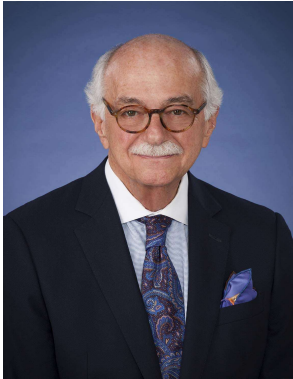
HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	760	1,871	5,808
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$70,363	\$73,157	\$83,826
Average House Value	\$354,464	\$389,587	\$498,578

Demographics data derived from AlphaMap

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Broker Associate



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PROFESSIONAL BACKGROUND

Lee DeLieto, Sr. joined the Commercial Group at Michael Saunders & Company more than 25 years ago, and has repeatedly received "Top Commercial Real Estate Producer" recognition. His knowledge of the Sarasota, Manatee and Charlotte county areas has allowed businesses to find commercial real estate that matches each client's specific needs.

Lee's Commercial Real Estate services include commercial investment property, land development, site and land acquisition, office space and retail leasing, 1031 exchanges, and asset disposition.

Lee has the proven ability to make your next investment, lease, acquisition/sale a profitable experience. There is no secret to Lee's success – solid commercial real estate knowledge and years of experience in helping clients achieve their goals.

Lee was joined by his son Lee Jr. in 2005 who is committed to the goals and work ethics established by Lee Sr.

DeLieto Team currently includes three licensed commercial Realtors.

EDUCATION

Syracuse University. Bachelor of Arts

University of Rochester Simon School of Business MBA in Finance and Economics

MEMBERSHIPS & AFFILIATIONS

Corporate Professional Affiliations:

Commercial Real Estate Alliance (CREA)

Realtor Association of Sarasota and Manatee (RASM)

Community & Professional Affiliations:

Board Chair Sarasota County Boys & Girls Clubs

Founding BOD Member Insignia Bank (Now Centennial Bank)

Trustee Plymouth Harbor Foundation

BOD SW Florida Chapter of American Red Cross Sarasota

Sarasota Alumni Club of Phi Delta Theta, Past President

Syracuse University Alumni Club

Past President of Downtown Sarasota Kiwanis Club

Argus Foundation, Corporate Member

Tiger Bay Forum Member



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PROFESSIONAL BACKGROUND

Spencer Brannen is a Sarasota native whose roots run deep in the community. With a passion for real estate, he's excited to bring his local knowledge to the industry. An admirer of his mother's commitment to improving lives through The Salvation Army, Spencer values compassion, trust, and honesty. He's pursuing a business degree and draws inspiration from his grandfather, a respected realtor. Spencer loves Sarasota's charm, beautiful beaches, and tight-knit community. Embarking on his real estate career, he aims to make a positive impact. He joined Michael Saunders & Company due to their reputation for professionalism and integrity and adds to this his core values of authenticity, honesty and hard work. Spencer's goal is to enhance Sarasota's allure and become an essential part of its real estate landscape.



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