



## 3 UNIT MIXED USE OPPORTUNITY

2048 BEE RIDGE RD  
SARASOTA, FLORIDA 34239

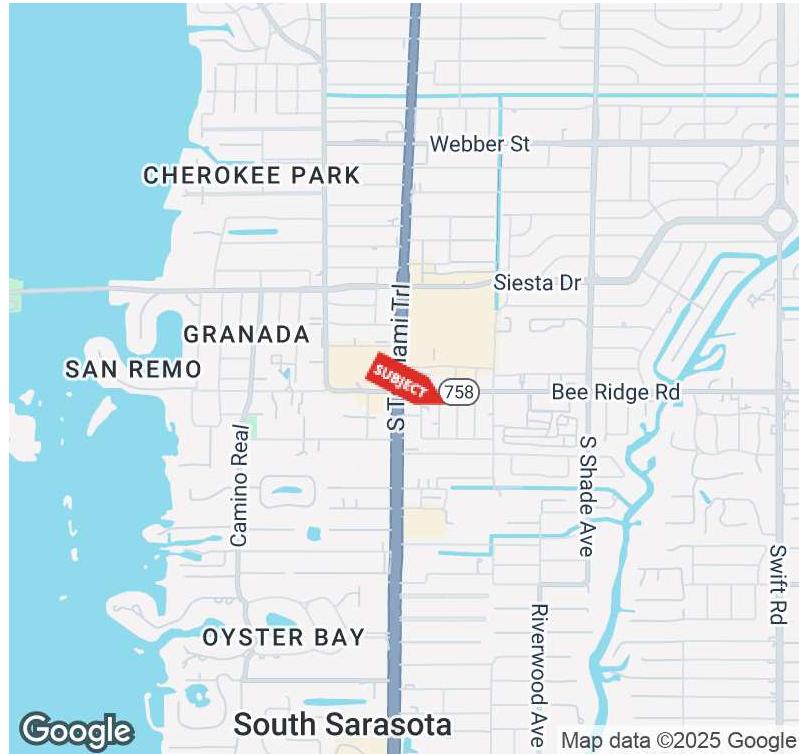
DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	4,305	90,970	174,430
Total Population	7,998	160,008	312,651
Average HH Income	\$91,422	\$73,703	\$76,054



For More Information

**ADAM SEIDEL**  
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## OFFERING SUMMARY

Sale Price:	\$2,249,000
Building Size:	7,616 SF
Lot Size:	16,298 SF
Price / SF:	\$295.30
Year Built:	1977
Renovated:	2011
Zoning:	CGD
Traffic Count:	25,500

## PROPERTY HIGHLIGHTS

- Combined Total of 9,719 SF Gross
- Two Buildings Across Two Parcels
- Zoned CGD (Commercial General District)
- 2048 Bee Ridge Rd: Built 1977 | 9,298 SF Lot
- 3911 Freedom Ave: Renovated 2004 | 7,000 SF Lot
- Prime Corner Location with High Traffic Counts (25,550 AADT)
- Excellent Visibility and Access
- Ideal for Retail, Medical, Office, or Creative Use
- Just Minutes to Siesta Key and Downtown Sarasota

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PROPERTY GROUP**  
OF SARASOTA, INC.

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## PROPERTY DESCRIPTION

American Property Group of Sarasota, Inc. presents 2048 Bee Ridge Rd & 3911 Freedom Avenue, Sarasota, FL

Property Type:

3-Unit Mixed Use Commercial Opportunity

Property Size:

2048 Bee Ridge Rd: 8,480 SF Gross / 7,616 SF Net

3911 Freedom Avenue: 1,239 SF Gross / 775 SF Net

Discover a high-visibility commercial real estate opportunity at the signalized corner of Bee Ridge Rd and Freedom Avenue in Sarasota, FL. Positioned on one of the city's most heavily traveled roads—with 25,550 AADT—this prominent corner offers excellent signage, accessibility, and flexible use potential.

The main building at 2048 Bee Ridge Rd features a two-story layout with a wide-open floor plan on the ground level, high ceilings, and a rear workspace. The second floor offers additional office space, ideal for professional use, creative studios, or administrative operations.

The adjacent freestanding office/retail building at 3911 Freedom Avenue adds even more value and flexibility to the site, providing a separate space for another business or rental income.

Position your business or investment portfolio in one of Sarasota's most strategic commercial corridors.

Visit us online at [AmericanPropertyGroup.com](http://AmericanPropertyGroup.com) to view all our listings.

## LOCATION DESCRIPTION

Located directly on the Southern side Bee Ridge Road, at the corner of Freedom Avenue.

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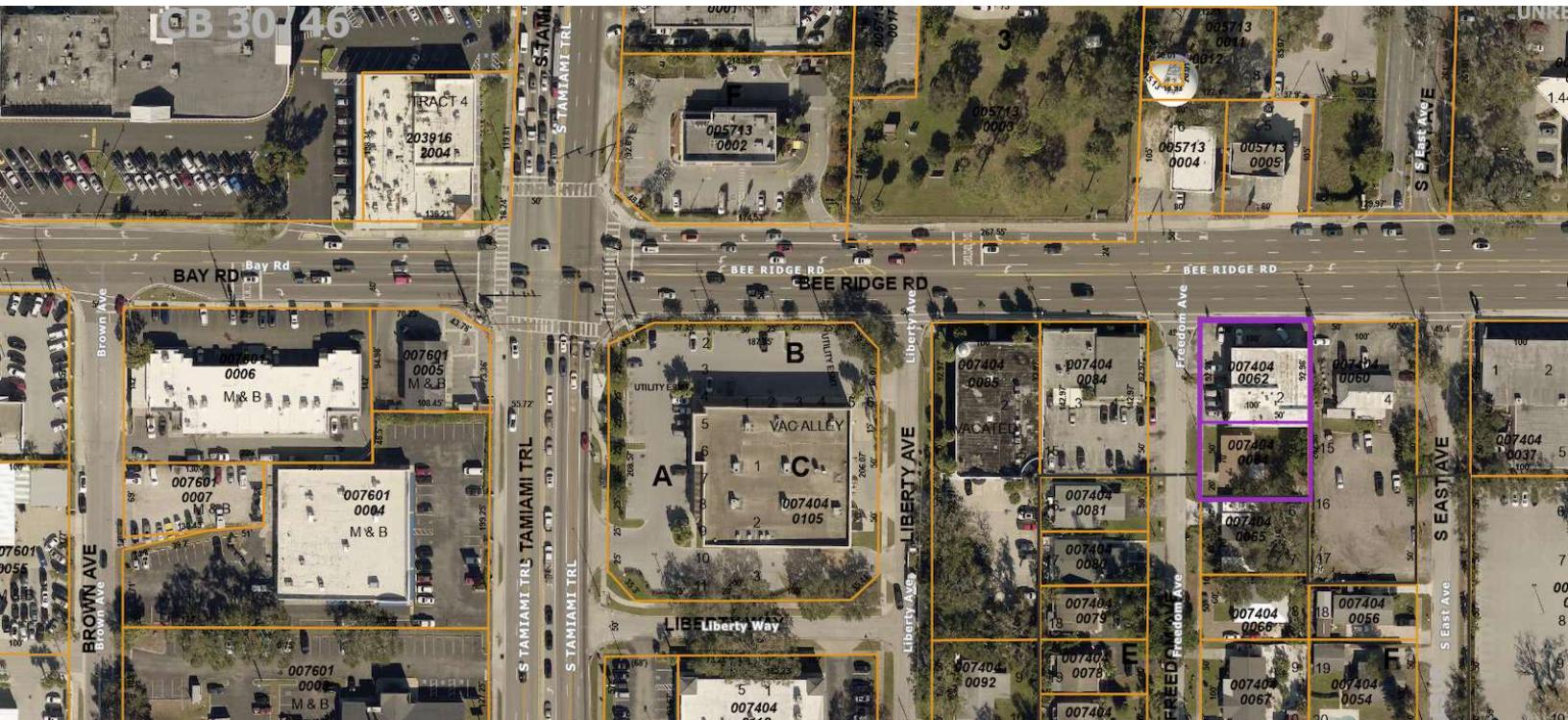
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2048 Bee Ridge Rd

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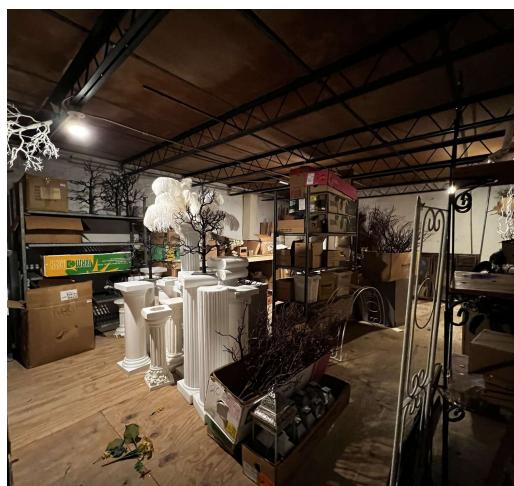
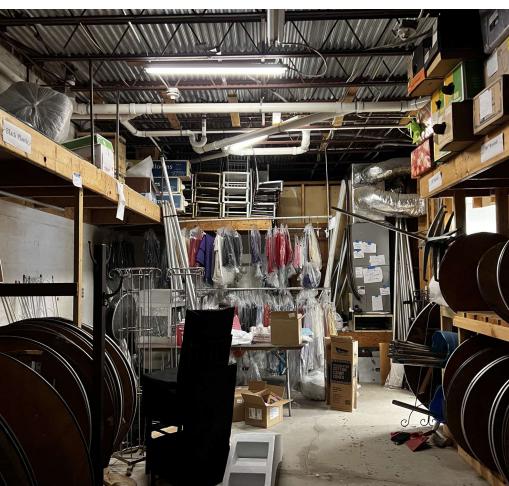
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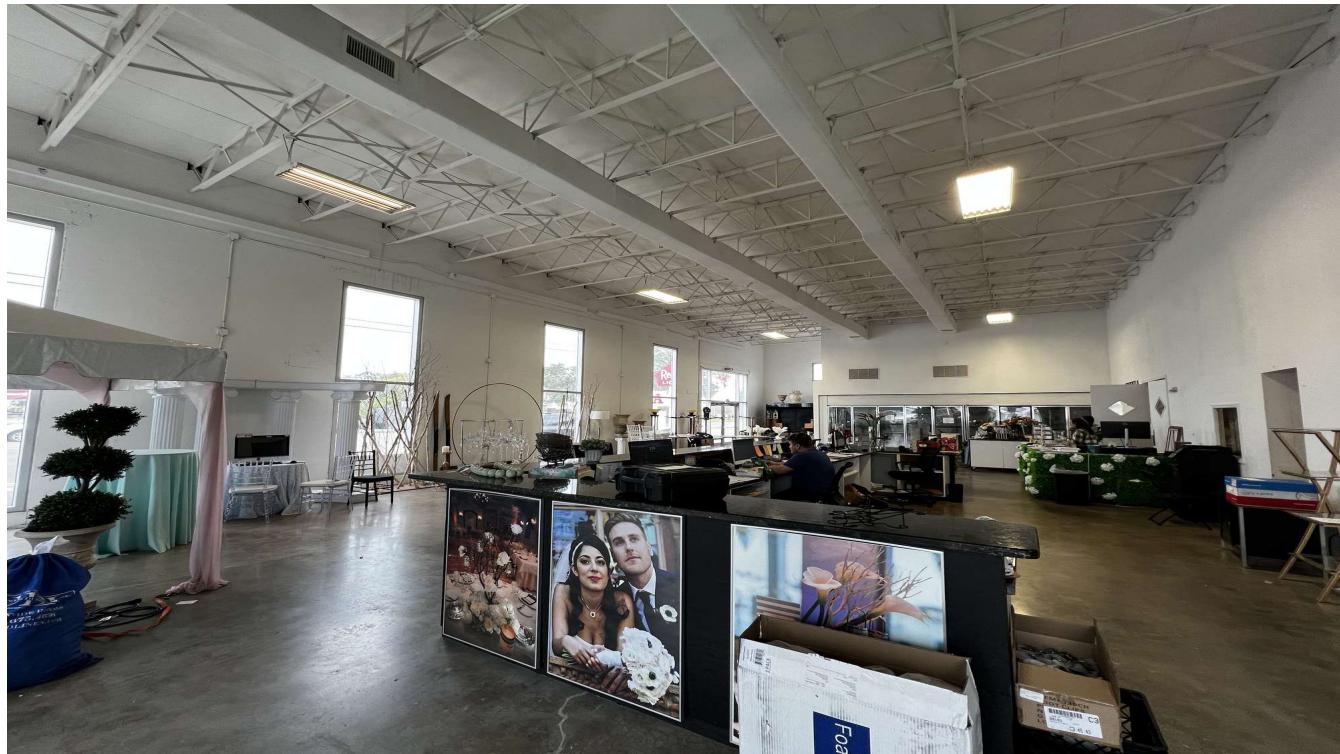
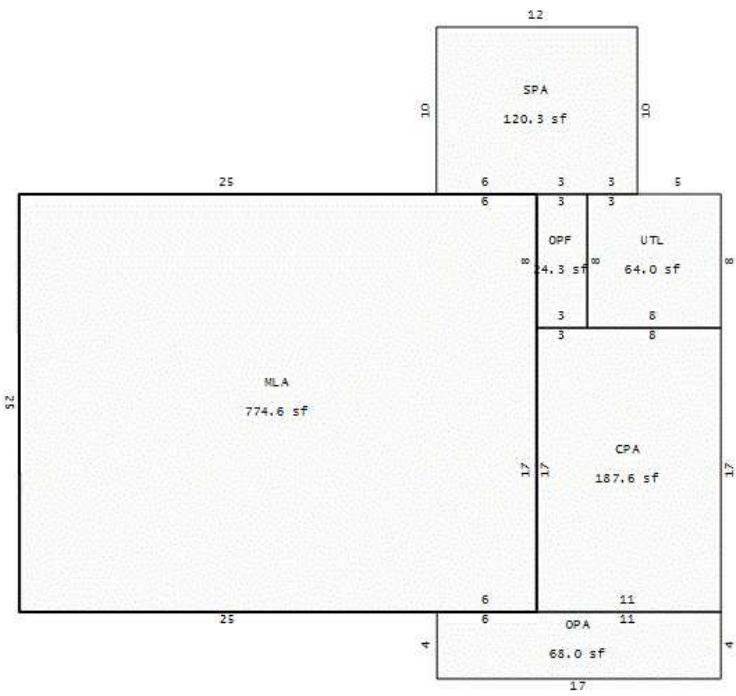
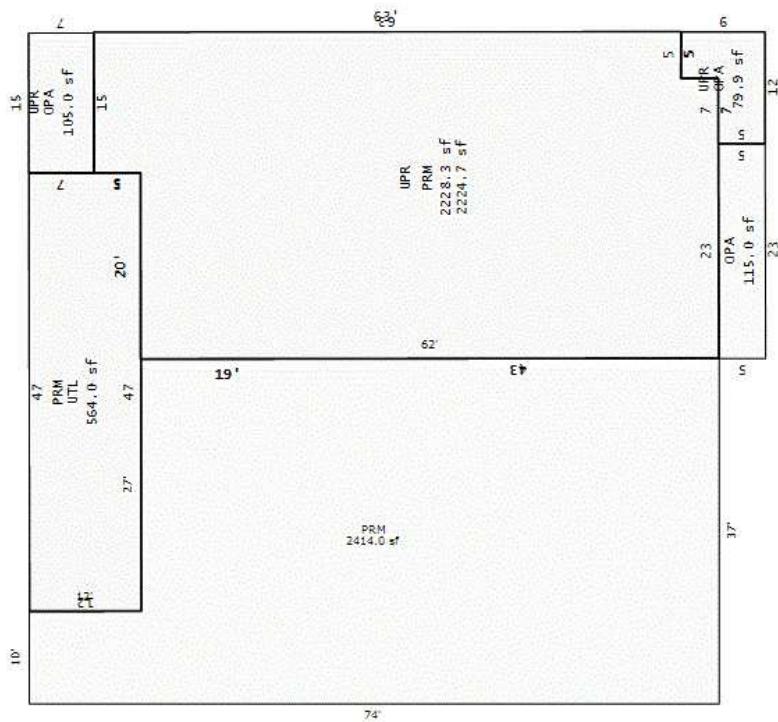
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2048 Bee Ridge Rd

## 2ND FLOOR APARTMENT PHOTOS



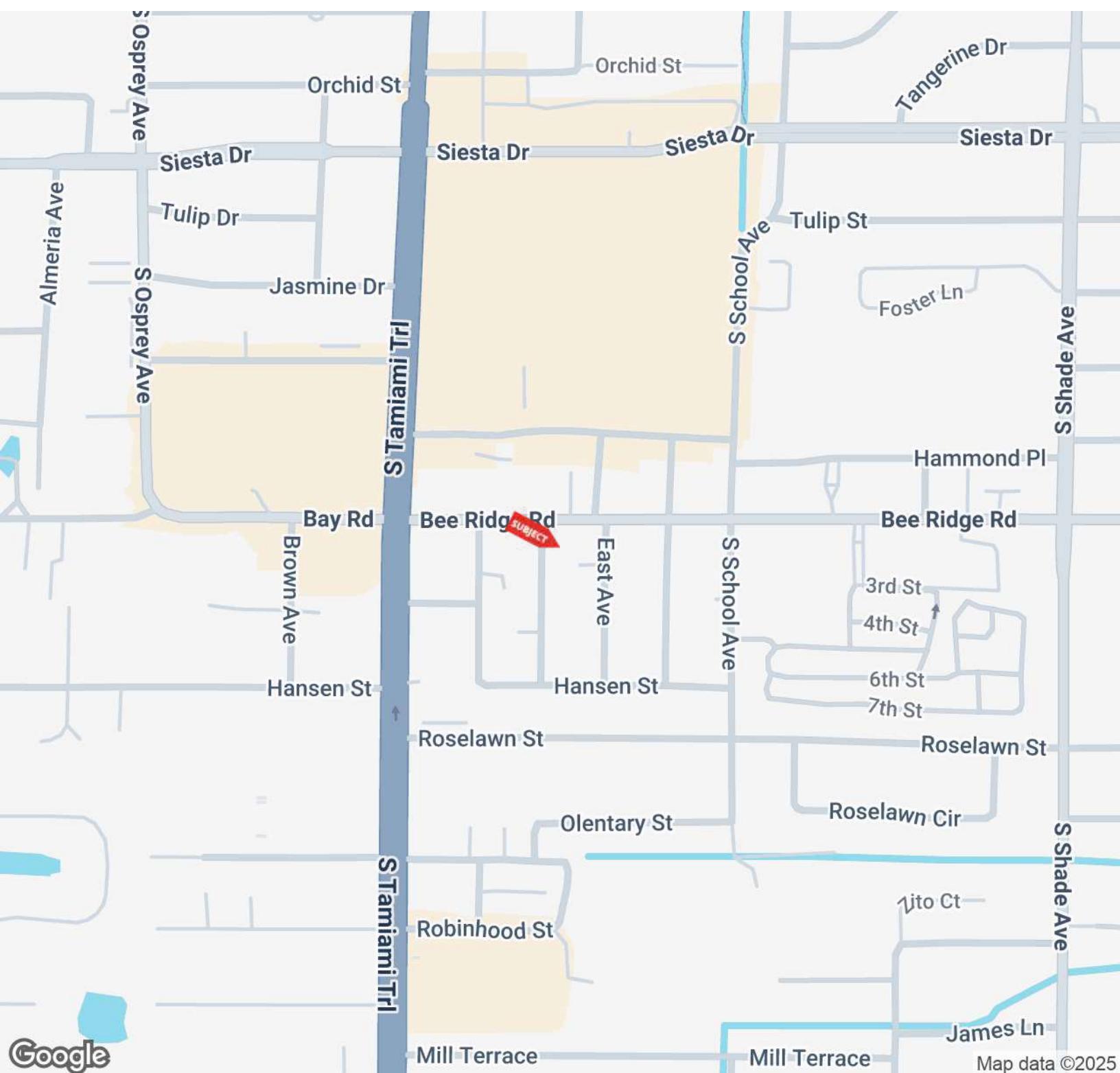
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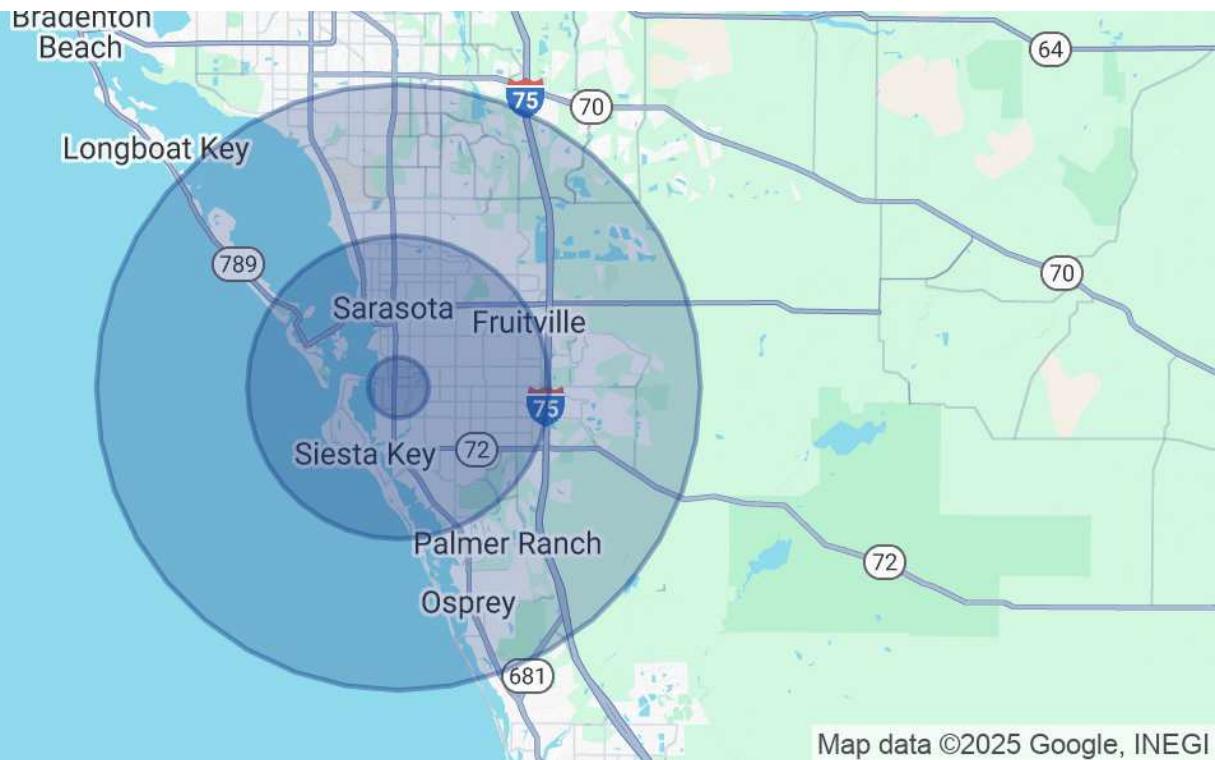
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## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	7,998	160,008	312,651
Average Age	49.2	49.7	51.5
Average Age (Male)	46.2	47.2	49.8
Average Age (Female)	51.2	51.9	52.7

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	4,305	90,970	174,430
# of Persons per HH	1.9	1.8	1.8
Average HH Income	\$91,422	\$73,703	\$76,054
Average House Value	\$453,426	\$351,019	\$346,964

2020 American Community Survey (ACS)

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