



**2048 BEE RIDGE
RD**
SARASOTA, FLORIDA 34239

PROPERTY HIGHLIGHTS

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

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FREESTANDING RETAIL BUILDING ON BEE RIDGE ROAD



OFFERING SUMMARY

Sale Price:	\$2,495,000
Building Size:	7,616 SF
Lot Size:	16,298 SF
Price / SF:	\$327.60
Year Built:	1977
Renovated:	2011
Zoning:	CGD
Traffic Count:	25,500

PROPERTY OVERVIEW

2 Story Corner Building with Extra Lot and Single Family Home
Tall ceilings and a great open floor plan with workspace in the rear. Accompanied by a second story 2/3 bed Apartment. Behind features a single family home.

25,550 AADT
2048 Bee Ridge Road
Built in 1977
8,480 SF Gross/7,616 SF Net
2 Stories
9,298SF Lot
Zoned CGD - Commercial General District

3911 Freedom Avenue
Single Family Home
Constructed in 1954/ Renovated in 2004
1,239SF Gross SF/775 Net SF
7,000SF Land Area

Bee Ridge Road is a well-traveled thoroughfare in Sarasota, offering high visibility and easy access to both locals and tourists. Its proximity to Siesta Key, known for its world-renowned beaches, enhances its appeal, potentially drawing a steady stream of visitors year-round. Owners have the flexibility to customize the building and grounds to suit their specific business needs, whether it's for retail, office, restaurant, or another use. This level of control can be crucial for creating an optimal environment for customers and employees alike.

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2048 Bee Ridge Rd

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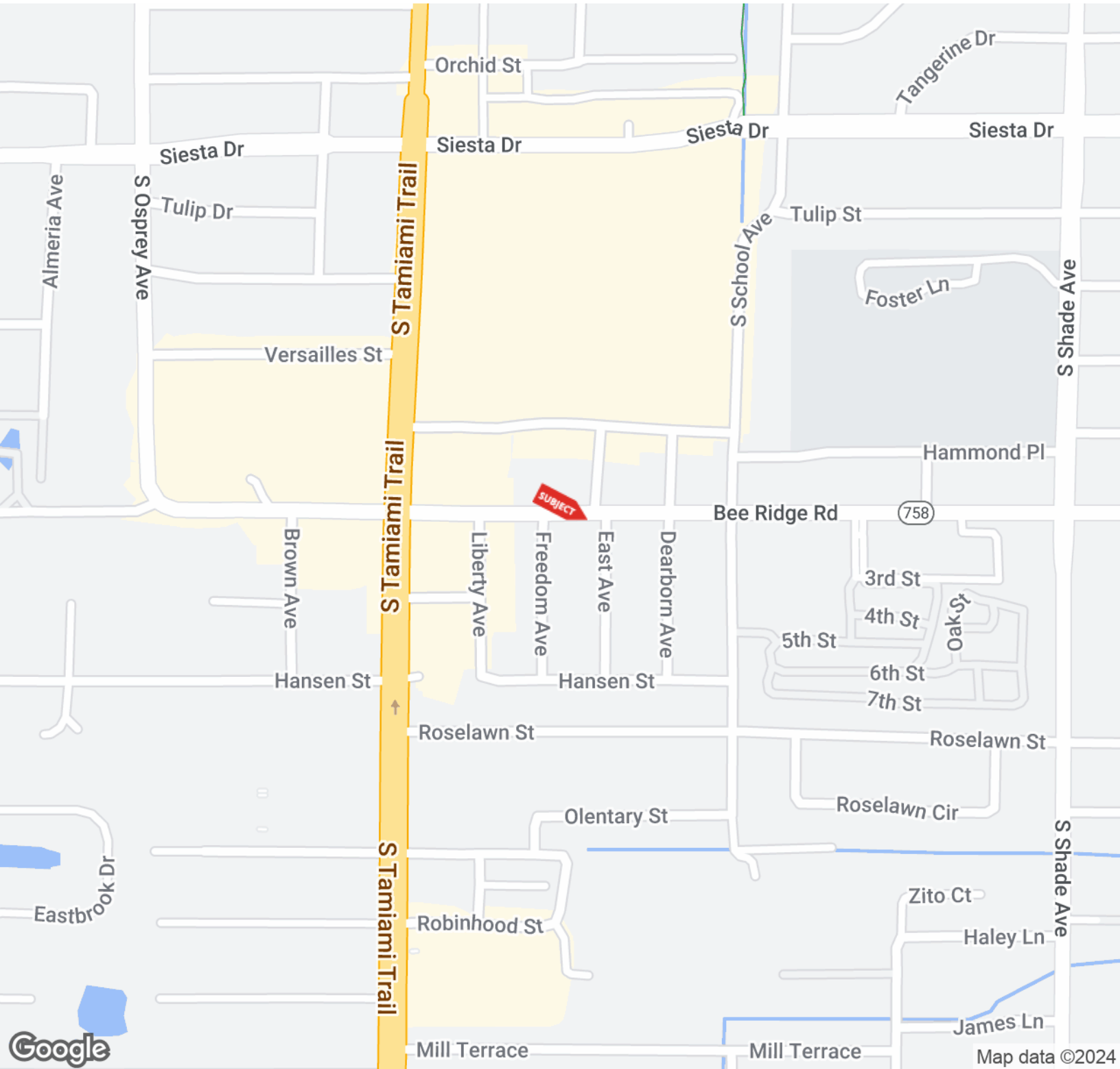
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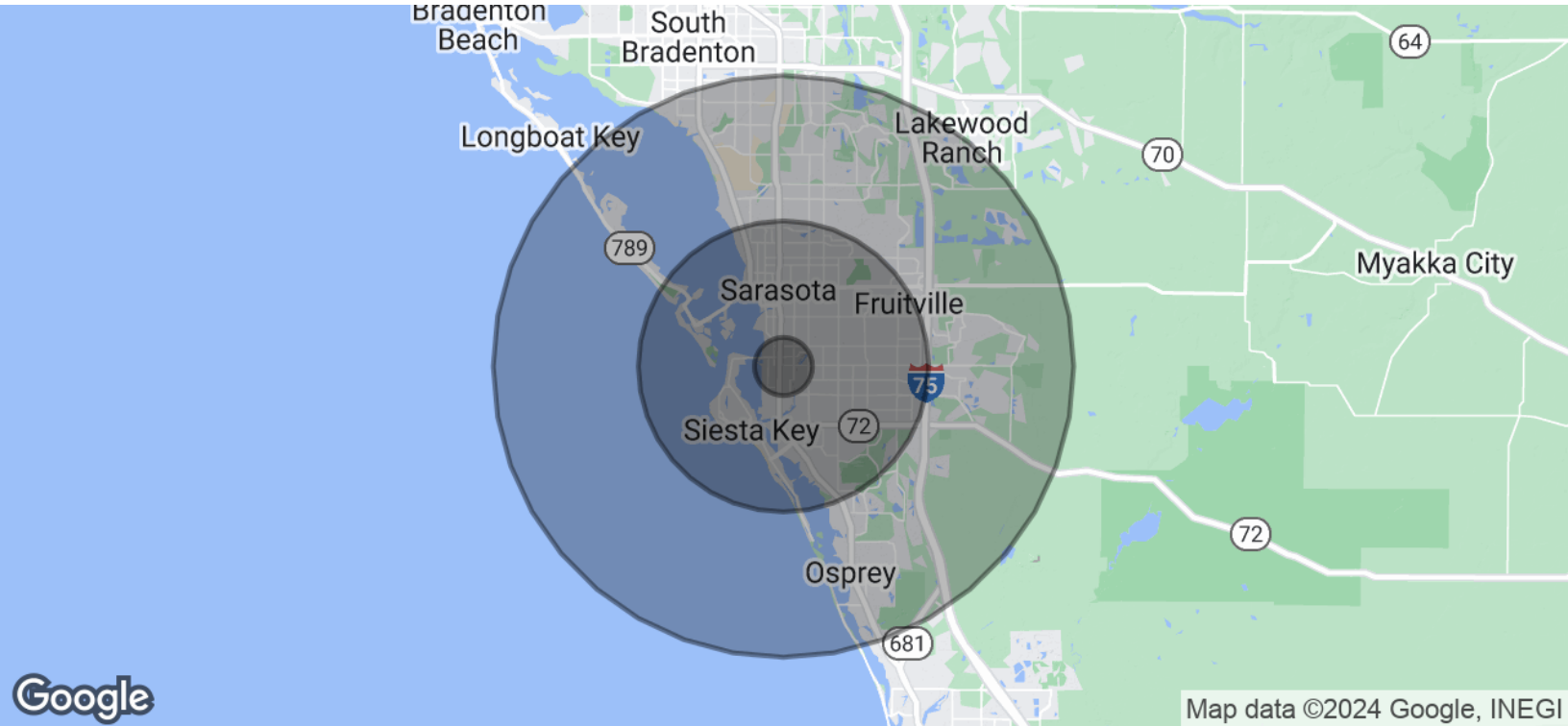


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POPULATION

	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

* Demographic data derived from 2020 ACS - US Census

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