



FOR SALE/LEASE

For Sale And For Lease | Office

## Exceptional Visibility & Prime Corner Location On Fruitville Road

3192 Fruitville Rd, Sarasota, FL 34237

**Michael Saunders & Company**  
LICENSED REAL ESTATE BROKER

1605 Main Street Suite 500 | Sarasota, FL |  
941.957.3730 | MSCcommercial.com

PRESENTED BY:

**SUSAN H. GOLDSTEIN LLC, CCIM, MBA**

Senior Commercial Advisor

941.957.3730

[susangoldstein@msccommercial.com](mailto:susangoldstein@msccommercial.com)



## OFFERING SUMMARY

Sale Price: \$875,000

Lease Rate: \$24.50 SF/yr (NNN)

Building Size: 2,180 SF

Year Built: 2002

Zoning: OPB

Avg Daily Traffic Count: 48,500

## PROPERTY OVERVIEW

Showcase your business in this 2,180± SF modern office building with unmatched visibility on the high-traffic southwest corner of Fruitville Road and N. Lockwood Ridge Road. Perfectly positioned near a wide array of restaurants, banks, and essential amenities, this property delivers both convenience and prestige.

Prominent monument signage on Fruitville Road ensures your brand is seen by thousands of passing vehicles daily. Inside, enjoy abundant natural light, six private offices, a dedicated conference room, and an open work area with four semi-private workstations—all designed to elevate productivity and client impressions.

Positioned on busy Fruitville Road, this site offers unmatched exposure and accessibility. I-75 is 4 miles to the east and US Highway 301 is 1.5 miles to the west, connecting you seamlessly to Sarasota's major business hubs and residential areas.

## PROPERTY HIGHLIGHTS

- Bright, naturally lit tiled entryway with fresh paint throughout
- Six private offices, a conference room, open area, kitchenette, and outdoor storage shed
- Easy access to I-75 via Fruitville Road (east) and US Highway 301 (west)
- Refined finishes including 7¼" crown molding, plantation shutters, and a tray ceiling entry with recessed lighting



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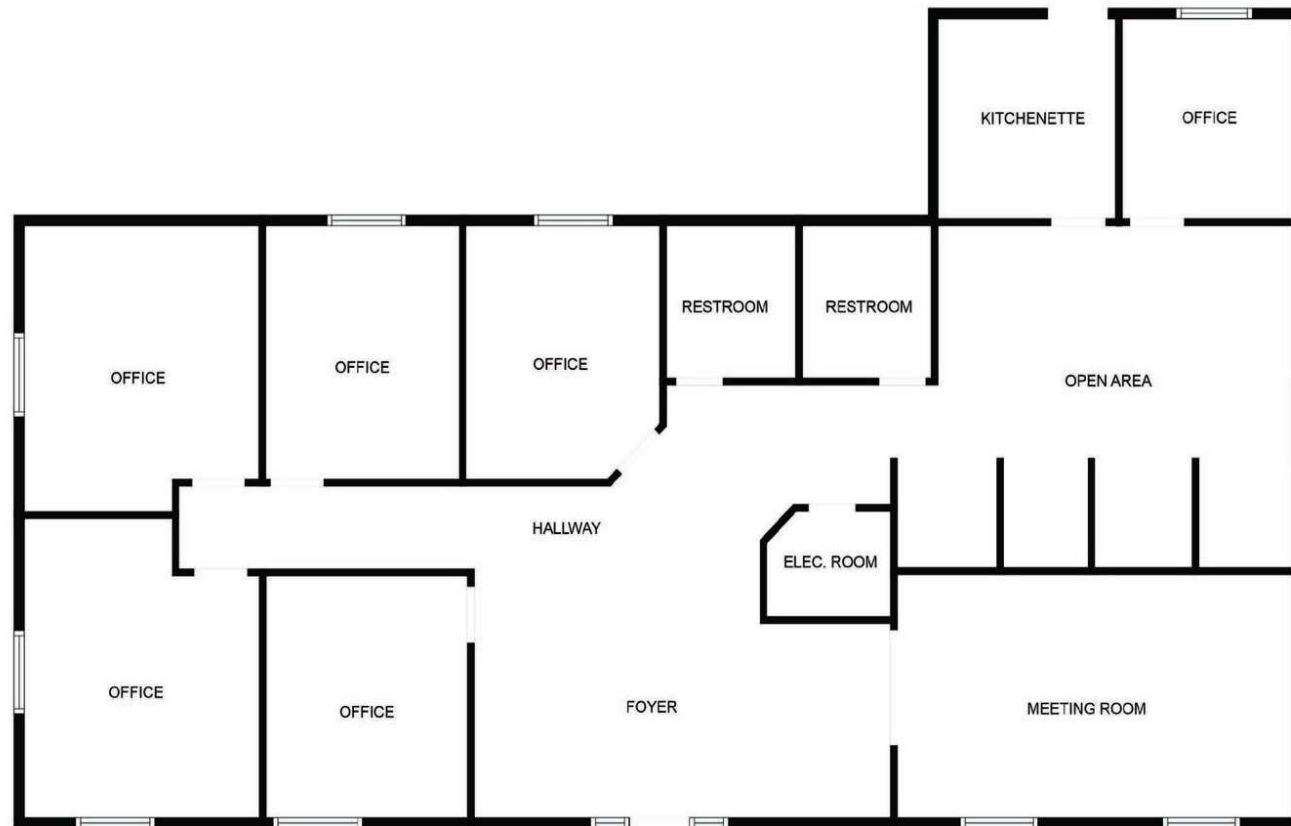
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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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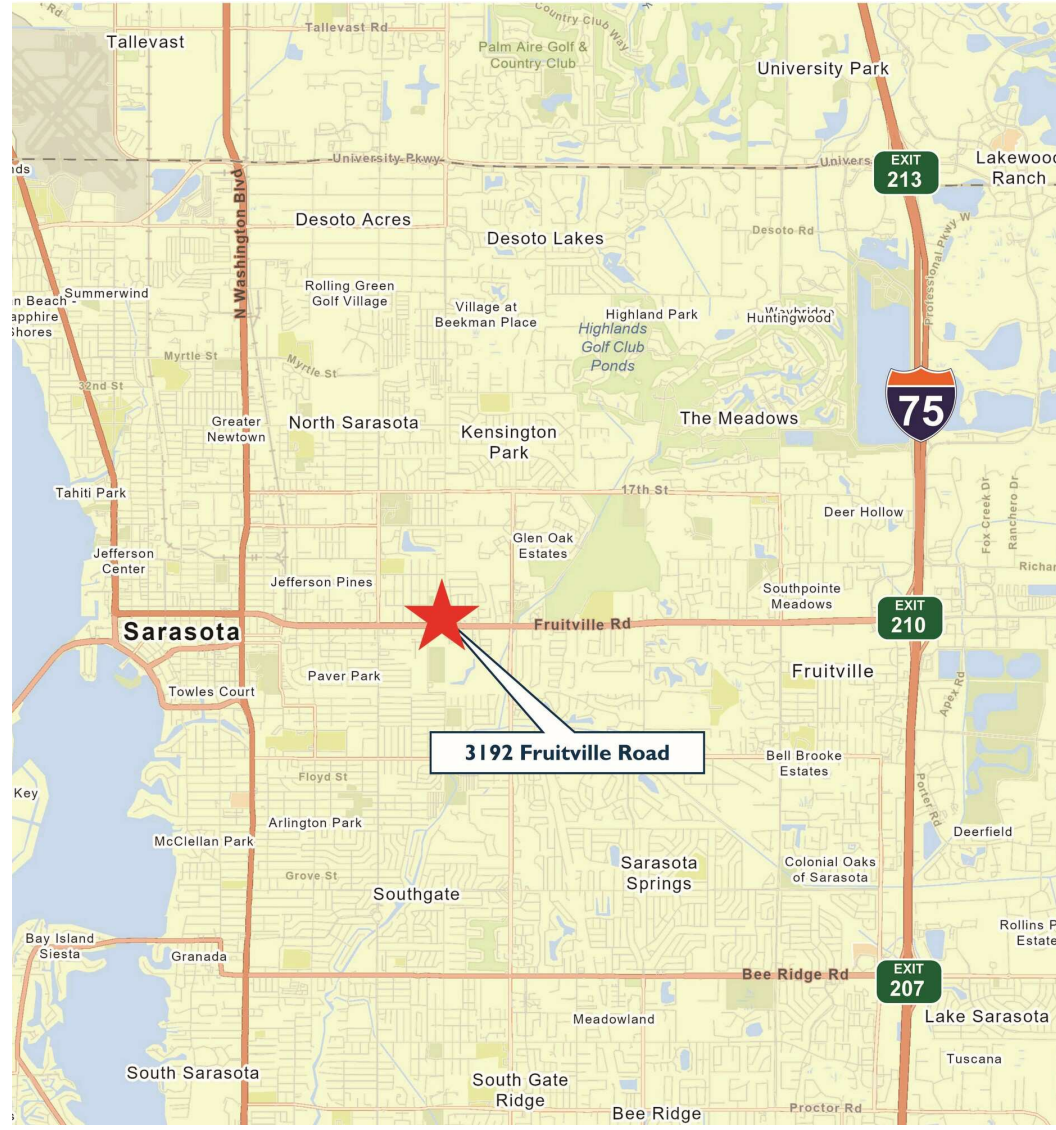
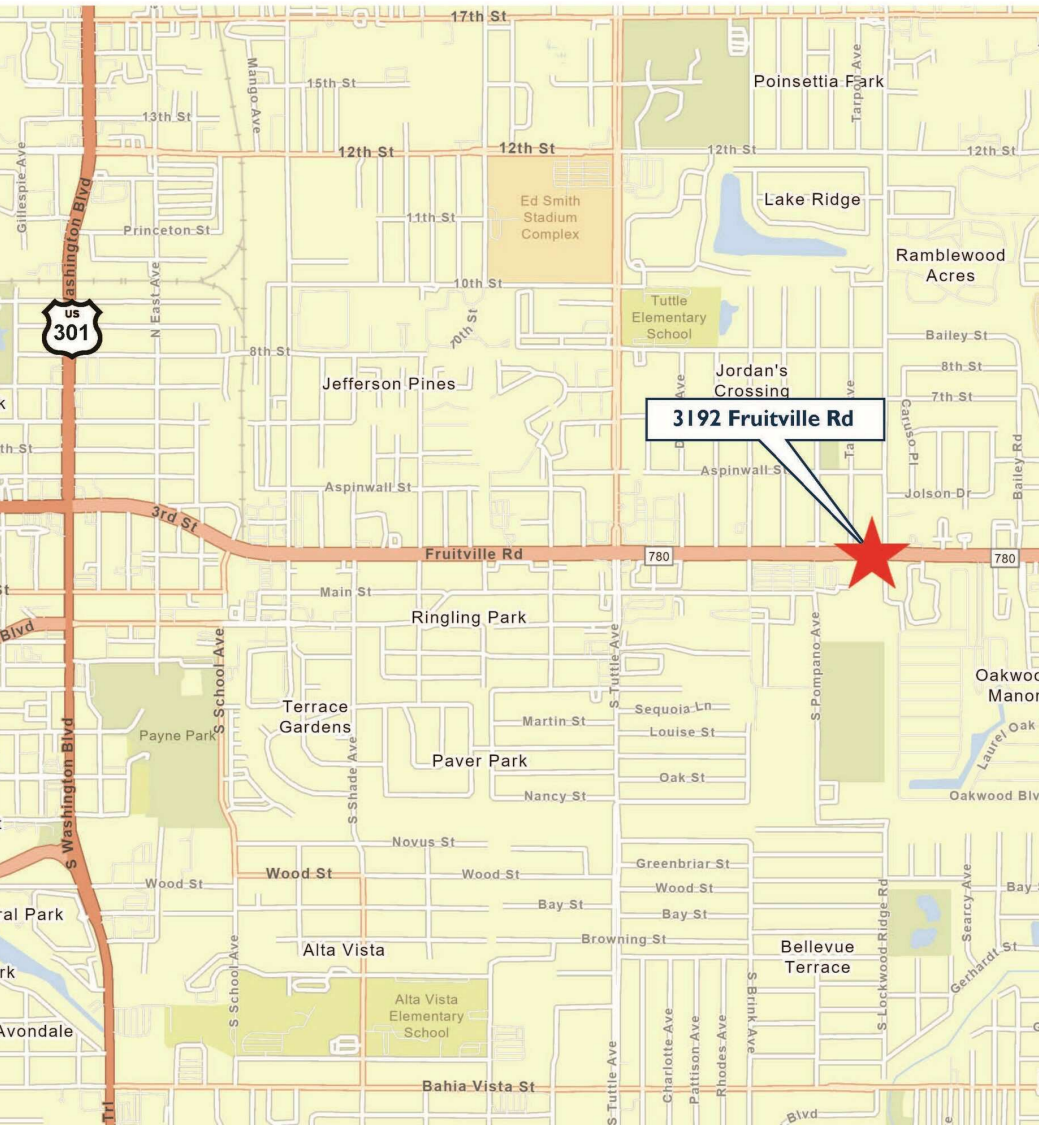
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## DEMOGRAPHIC SUMMARY

3192 Fruitville Rd, Sarasota, Florida, 34237

Ring of 5 miles

## KEY FACTS

181,562

Population



84,107

Households

51.9

Median Age

\$66,131

Median Disposable Income

## EDUCATION

6.1%

No High  
School  
Diploma

26.7%

High School  
Graduate

24.7%

Some College/  
Associate's  
Degree

42.5%

Bachelor's/Grad/  
Prof Degree

## INCOME



\$79,250

Median Household  
Income

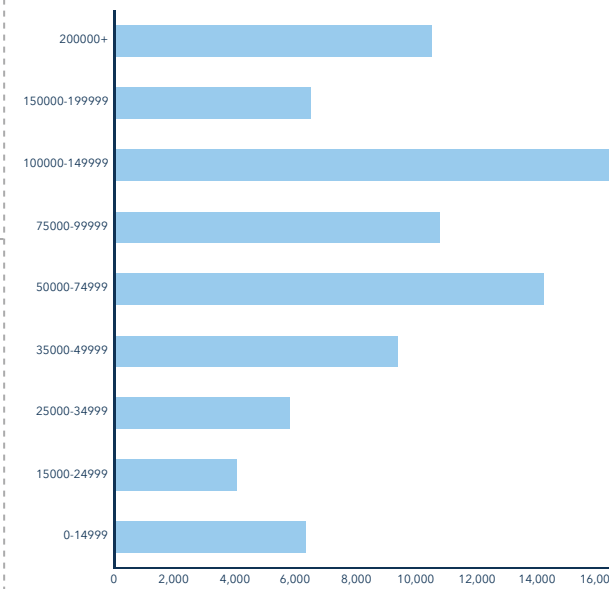
\$55,590

Per Capita Income

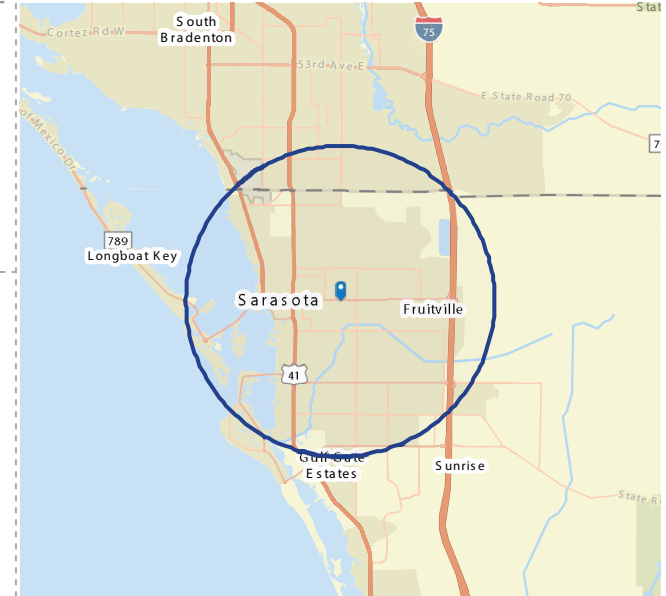


\$285,946

Median Net Worth



HOUSEHOLD INCOME



## EMPLOYMENT



65.1%

White Collar



17.0%

Blue Collar



21.9%

Services

3.4%

Unemployment  
Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2025 Esri

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FL #3125850

## **PROFESSIONAL BACKGROUND**

Susan Goldstein has repeatedly earned the position of MS&C's Top Producing Commercial Agent. She focuses on sales and leasing in the Sarasota and Manatee County marketplace. Susan provides superior service to her clients.

Balancing an understanding of client needs and objectives with dynamics of the market, the financial realities of all parties, and a willingness to work hard to get the job done contribute to Susan's success. Susan has been involved in a multitude of transactions with clients ranging from national corporations to local businesses and developers. Susan is considered an important player in the vibrant commercial real estate arena.

With an MBA from Columbia University, strong marketing experience with companies such as American Express and Proctor & Gamble, along with the CCIM Designation, the highest level of Commercial Realtor educational achievement, Susan ensures her clients the most professional and profitable real estate transaction.

## **EDUCATION**

CCIM Designation  
Columbia University Business School MBA  
Duke University BA

## **MEMBERSHIPS & AFFILIATIONS**

The Commercial Real Estate Association (CREA) of the Realtor Association of Sarasota and Manatee, 2019 President, Board Member  
Lakewood Ranch Business Alliance Governmental Affairs Committee Chair and Executive Committee Member  
Columbia University Alumni Club Past President  
Realtor Association of Sarasota & Manatee: Past Public Policy Chair, Attorney/ Realtor Committee Chair  
The Sarasota and Manatee County Economic Development Corporation Real Estate Office Oversight Committee

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## COMMERCIAL OFFERING MEMORANDUM/BROCHURES DISCLOSURE

MS&C Commercial, a Division of Michael Saunders & Company

MS&C Commercial as the Property Owner's representative has been authorized to provide select persons/entities with materials to assess any interest in pursuing further discussions with the Property Owner. Only a fully signed contract will bind the Owner and you. Acceptance of the materials serves as your confirmation of the following conditions: the information cannot be duplicated or provided to a third party; no materials, records, or representations offered, to include but not limited to financial, environmental, zoning, use or income, are warranted or guaranteed to be accurate, current or complete. Prior to executing any purchase contract you assume all responsibility to independently verify any representation relied upon, whether verbal or written, and you agree to hold Owner and MSC harmless from any error or inaccuracy.