

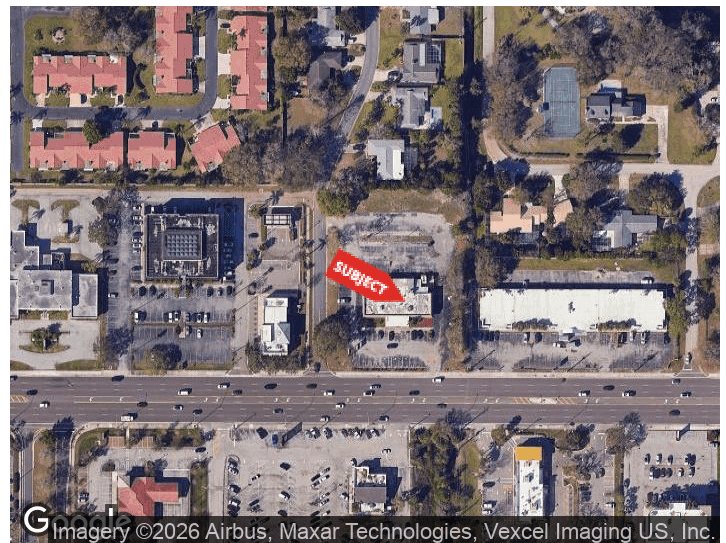


**RARE PARCEL
FREESTANDING BUILDING
AVAILABLE ON MAIN ROAD**

**3701 BEE RIDGE ROAD
SARASOTA, FLORIDA 34233**

PROPERTY HIGHLIGHTS

- ±6,200 SF freestanding restaurant building
- 1.6-acre parcel with direct Bee Ridge Road frontage
- Approximately 100 parking spaces
- High-visibility location with strong daily traffic counts
- Excellent ingress and egress
- Ideal for restaurant, retail, or redevelopment opportunity



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DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	346	1,393	6,042
Total Population	714	2,815	13,033
Average HH Income	\$87,031	\$89,553	\$91,543

For More Information

TYLER SLUMAN

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RARE PARCEL / FREESTANDING BUILDING AVAILABLE ON MAIN ROAD



OFFERING SUMMARY

Ground Lease Rate:	Negotiable
Building Size:	6,200 SF
Available SF:	6,200 SF
Lot Size:	1.59 Acres
Zoning:	CN

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 3701 Bee Ridge Road, Sarasota, FL

Property Type: Freestanding Retail (Current Denny's)

Property Size: ±6,200 SF Building on 1.6 Acres

Positioned along one of Sarasota's busiest commercial corridors, this ±6,200 SF freestanding restaurant offers exceptional frontage and visibility on Bee Ridge Road. Currently operating as Denny's, this high-profile commercial real estate opportunity provides a turnkey restaurant layout with ample parking and outstanding accessibility.

Situated on approximately 1.6 acres, the property includes roughly 100 parking spaces, making it ideal for national brands, franchise operators, or established restaurateurs seeking a dominant presence in a strong retail trade area.

- Ground Lease opportunity is available. Single or Multi-tenant

- Addition of SF / Redevelopment of the current building to create a drive thru / end-cap is available.

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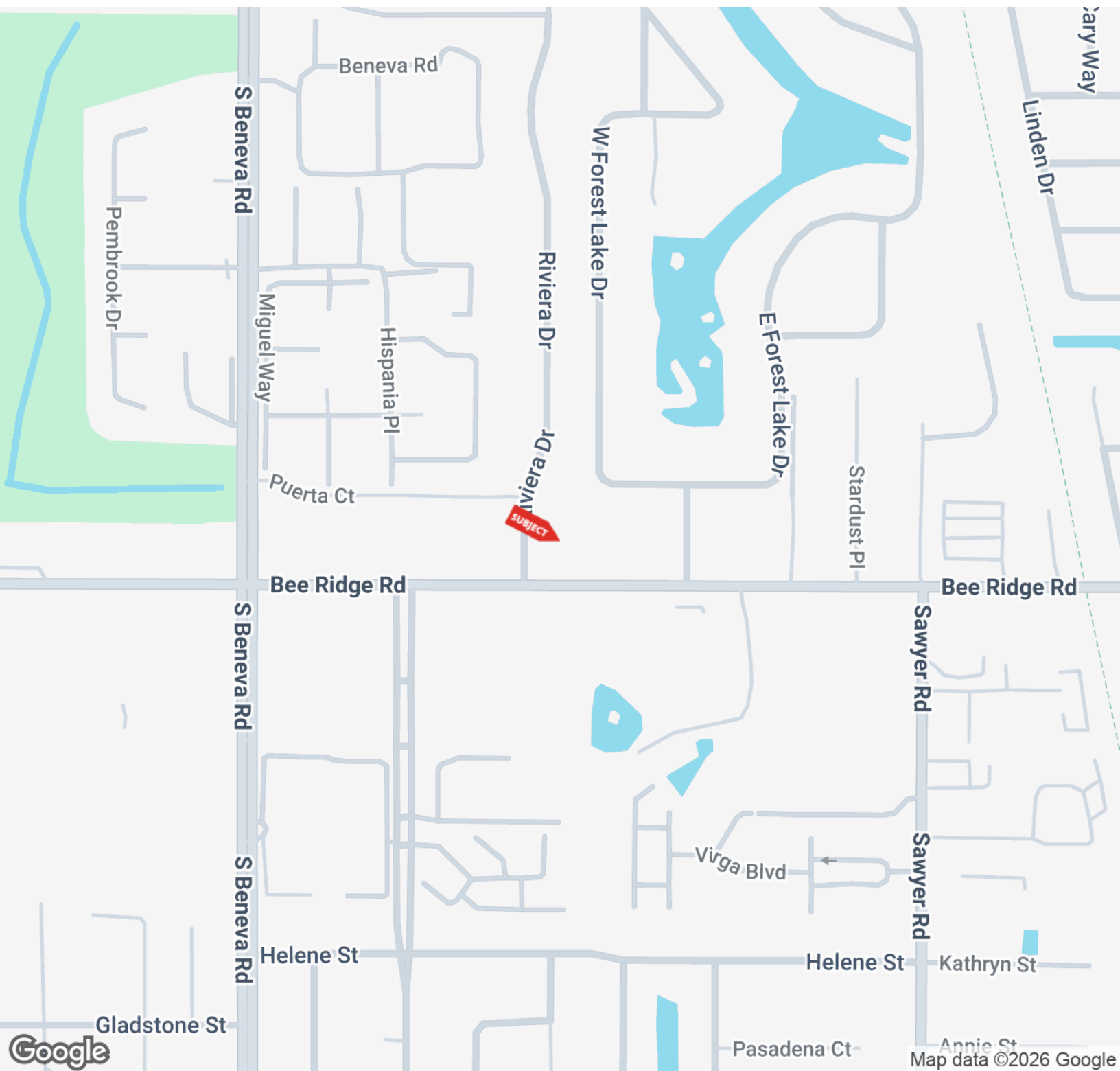
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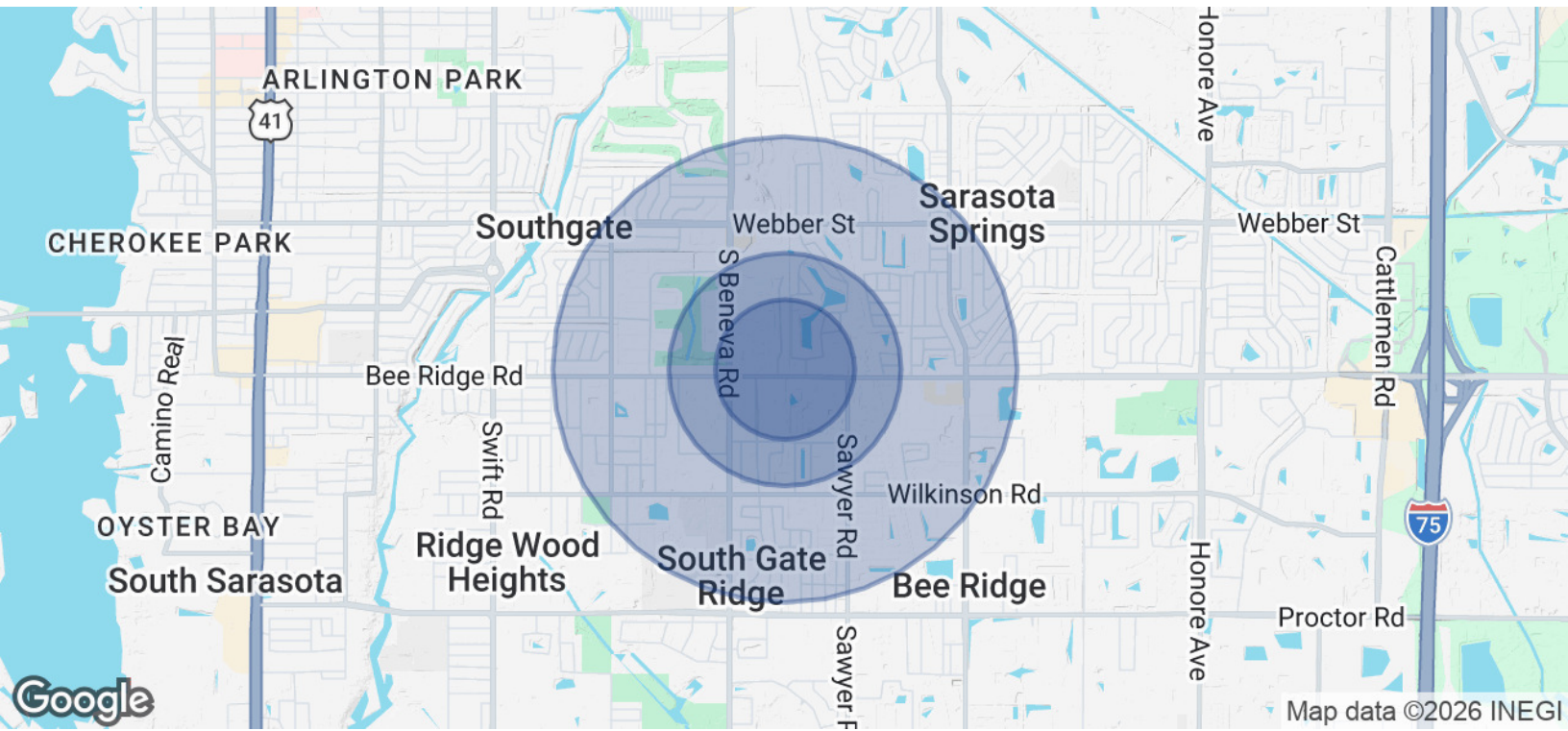


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	714	2,815	13,033
Average Age	49	50	48
Average Age (Male)	47	49	47
Average Age (Female)	50	51	49

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	346	1,393	6,042
# of Persons per HH	2.1	2	2.2
Average HH Income	\$87,031	\$89,553	\$91,543
Average House Value	\$397,119	\$369,948	\$366,284

2020 American Community Survey (ACS)

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