



SALE

Freestanding Building

2314 FRUITVILLE RD

Sarasota, FL 34237

PRESENTED BY:

BEN GRAHAM

O: 941.928.1546

ben.graham@svn.com

GAIL BOWDEN

O: 941.223.1525

gail.bowden@svn.com

PROPERTY SUMMARY



VIDEO

OFFERING SUMMARY

SALE PRICE:	\$2,100,000
LOT SIZE:	0.46 Acres
BUILDING SIZE:	2,240 SF
ZONING:	CI
APN:	2029030008

PROPERTY HIGHLIGHTS

- Excellent visibility of Fruitville Road (SR 780)
- Zoned CI
- Strong daily traffic exposure
- Signalized hard corner location
- Convenient ingress and egress
- Near Downtown and I-75
- Minutes to Downtown Sarasota and major corridors
- Surrounded by dense residential and commercial uses
- Redevelopment or repositioning opportunity

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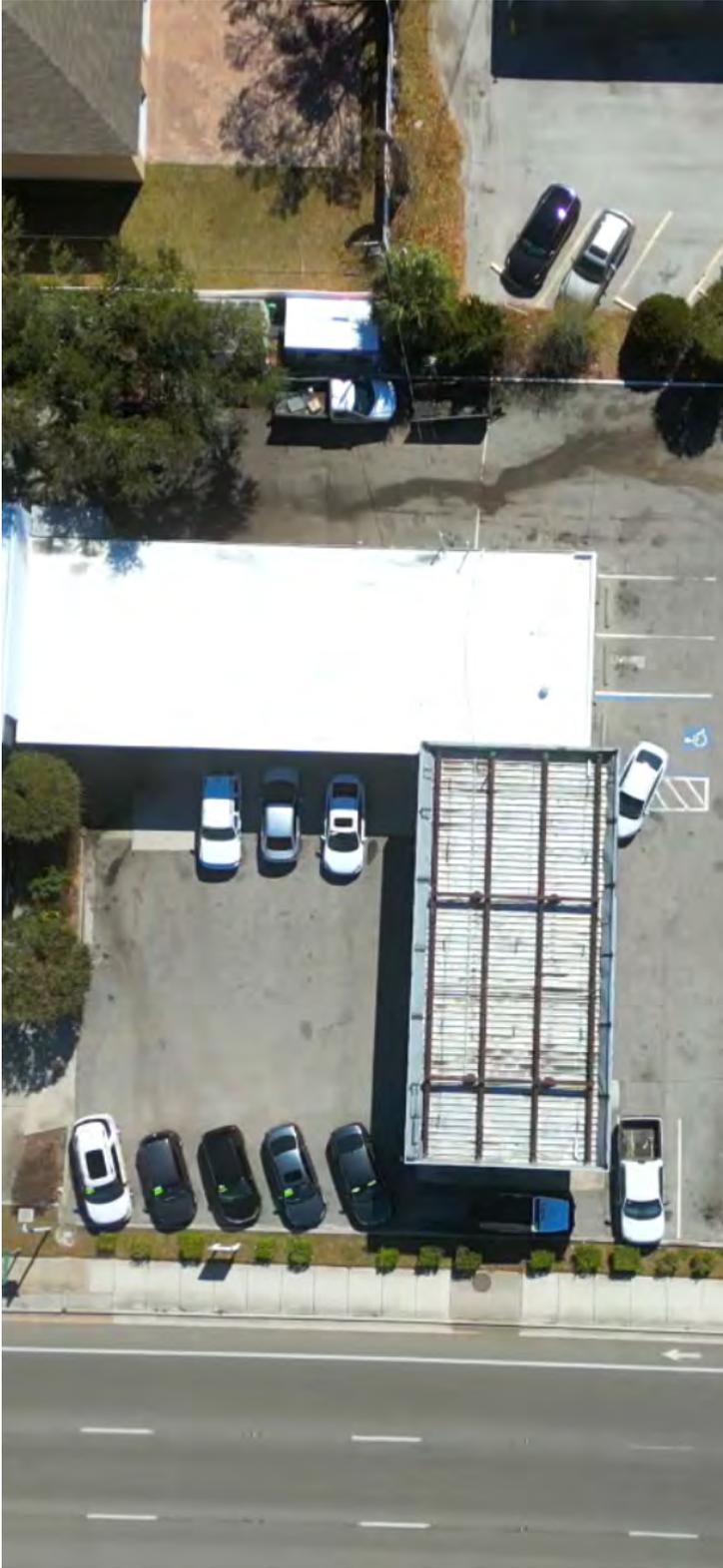
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PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

Highly visible freestanding commercial building located on a signalized corner along heavily traveled Fruitville Road (SR 780) in the heart of Sarasota. This standout location offers exceptional exposure and convenient access along one of Sarasota's primary east-west corridors.

The property is ideally suited for retail, showroom, professional office, medical, or service users seeking strong street presence and branding opportunity. In addition to its current use potential, the site also presents a compelling redevelopment opportunity, allowing an investor or owner-user to reposition or reimagine the property in a thriving and evolving commercial corridor.

Surrounded by established residential neighborhoods, professional offices, and retail amenities, and located just minutes from Downtown Sarasota and U.S. 41, this is a rare opportunity to control a prominent corner in one of Sarasota's most desirable submarkets.

LOCATION DESCRIPTION

Positioned along one of Sarasota's primary east-west corridors, 2314 Fruitville Road offers exceptional visibility, accessibility, and proximity to the region's most active commercial and medical hubs. Fruitville Road serves as a major arterial connecting Downtown Sarasota, Interstate 75, and the surrounding residential neighborhoods. The property benefits from strong daily traffic counts, direct road frontage and signed corner, and convenient ingress/egress—making it ideal for professional office, medical, retail, or service-oriented users.

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PROPERTY DETAILS

SALE PRICE	\$2,100,000
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LOCATION INFORMATION

BUILDING NAME	Freestanding Building
STREET ADDRESS	2314 Fruitville Rd
CITY, STATE, ZIP	Sarasota, FL 34237
COUNTY	Sarasota
MARKET	Sarasota
SUB-MARKET	Bradenton
CROSS-STREETS	Fruitville Rd & Lime St.
TOWNSHIP	36
RANGE	18
SECTION	20
SIDE OF THE STREET	South
SIGNAL INTERSECTION	Yes
ROAD TYPE	Other
MARKET TYPE	Large
NEAREST AIRPORT	Sarasota International Airport - 5.1 miles

PROPERTY INFORMATION

PROPERTY TYPE	Retail
PROPERTY SUBTYPE	Free Standing Building
ZONING	CI
LOT SIZE	0.46 Acres
APN #	2029030008
LOT FRONTAGE	150 ft
LOT DEPTH	150 ft
CORNER PROPERTY	Yes
TRAFFIC COUNT	58500
TRAFFIC COUNT STREET	Fruitville
WATERFRONT	No
THOMAS GUIDE PAGE #	79
POWER	Yes

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BUILDING INFORMATION

BUILDING SIZE	2,240 SF
NUMBER OF FLOORS	1
AVERAGE FLOOR SIZE	2,240 SF
YEAR BUILT	1966
YEAR LAST RENOVATED	2012
GROSS LEASABLE AREA	3,970 SF
LOAD FACTOR	1730.0
CONSTRUCTION STATUS	Existing
ROOF	LOW PITCH SHED ROOF - BUILT-UP TAR & GRAVEL 2012
FREE STANDING	Yes
NUMBER OF BUILDINGS	2
FOUNDATION	Slab

PARKING & TRANSPORTATION

STREET PARKING	No
PARKING TYPE	Surface

UTILITIES & AMENITIES

SECURITY GUARD	No
FREIGHT ELEVATOR	No
CENTRAL HVAC	Yes
LEED CERTIFIED	No
RESTROOMS	2.0

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AERIAL MAP



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AERIAL MAP



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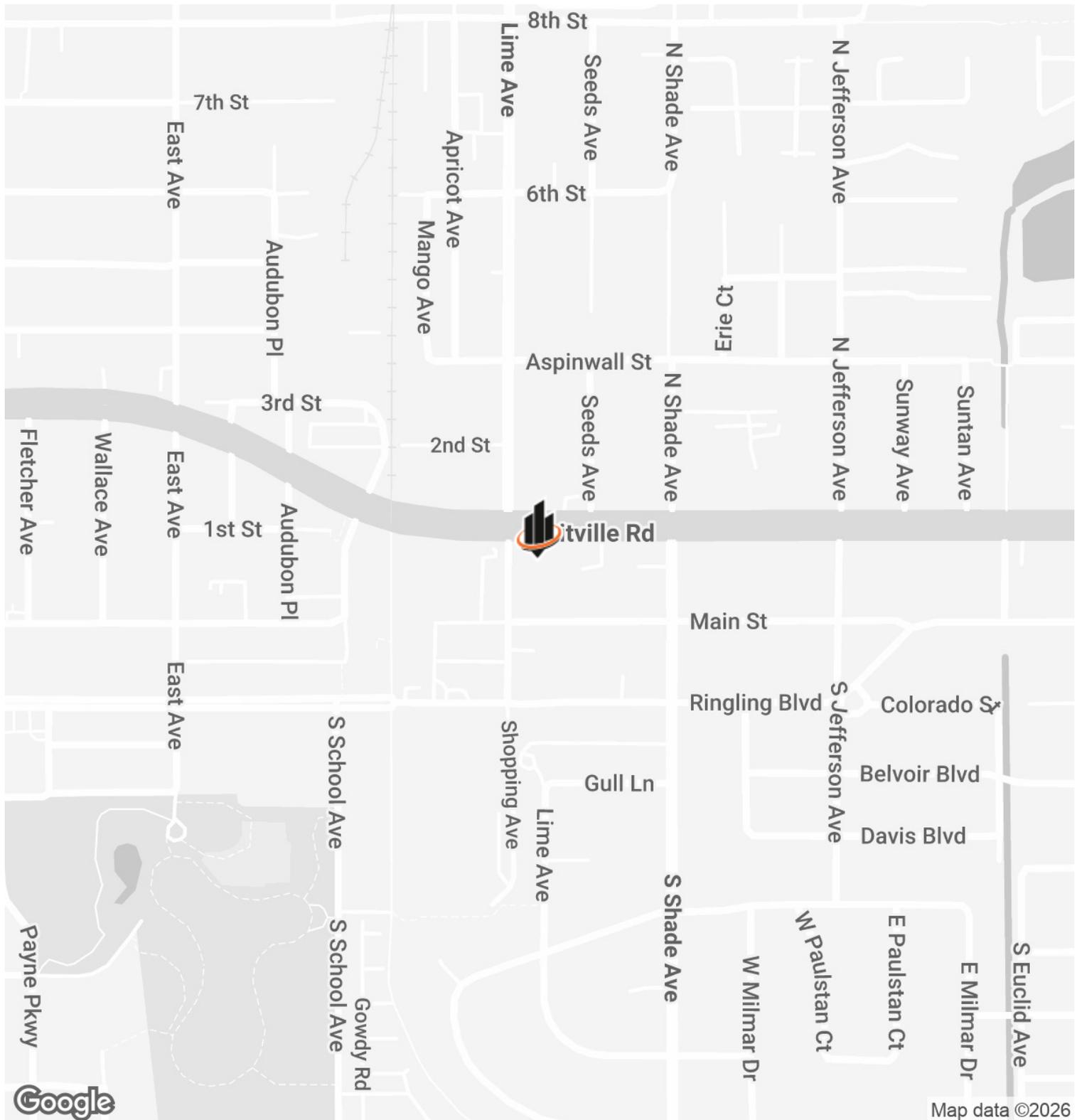
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LOCATION MAP



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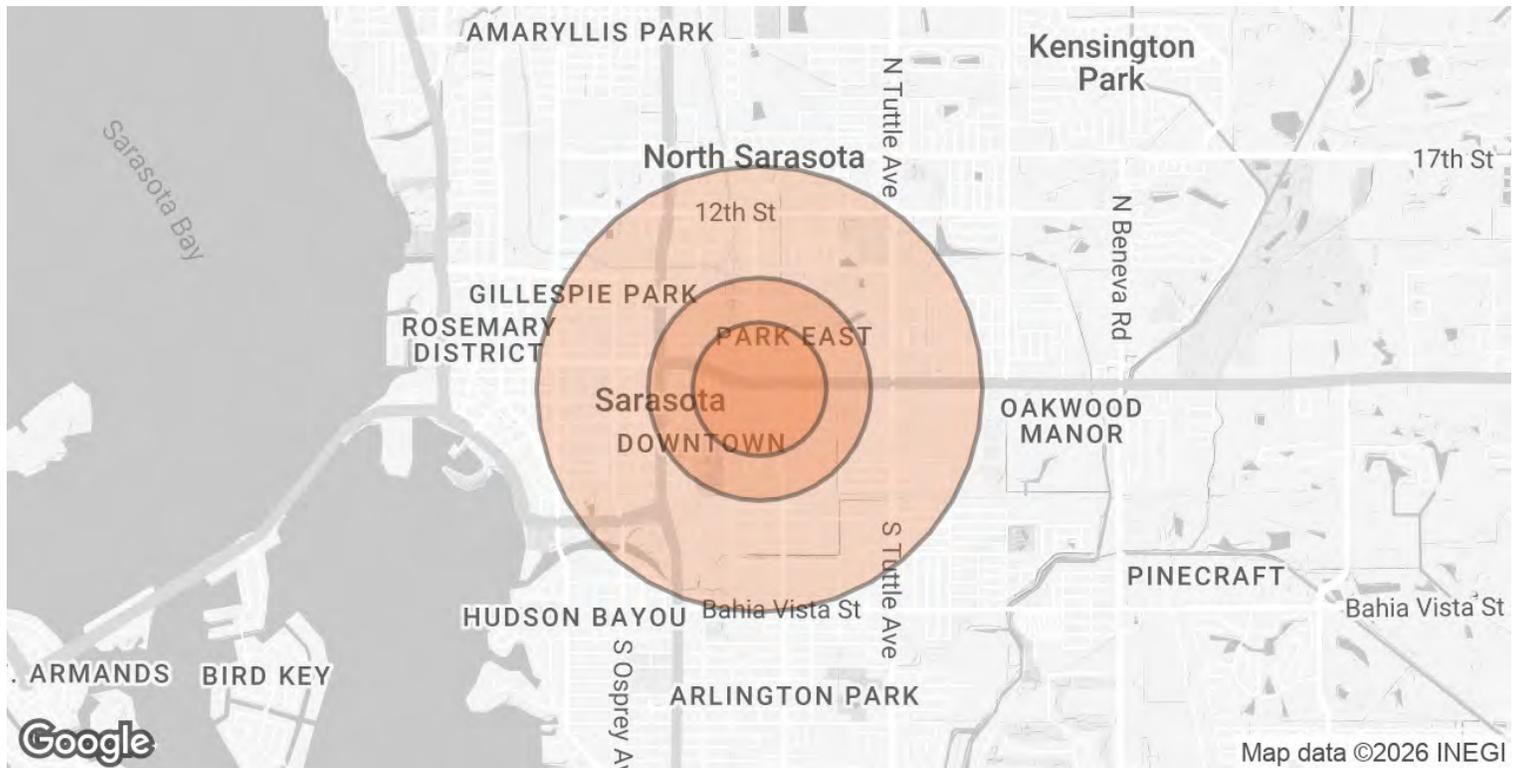
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DEMOGRAPHICS MAP & REPORT



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,408	4,528	13,477
AVERAGE AGE	46	45	46
AVERAGE AGE (MALE)	44	43	45
AVERAGE AGE (FEMALE)	48	47	48

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	627	2,067	6,133
# OF PERSONS PER HH	2.2	2.2	2.2
AVERAGE HH INCOME	\$85,369	\$82,202	\$87,016
AVERAGE HOUSE VALUE	\$667,483	\$579,499	\$589,092

Demographics data derived from AlphaMap

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BEN GRAHAM

Senior Advisor

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Direct: **941.928.1546** | Cell: **941.928.1546**

PROFESSIONAL BACKGROUND

As a United States Marine Corps Veteran, Ben learned the value of honor, courage, and commitment early in life and these core values have influenced all aspects of his business career. His passion for client care and providing the highest levels of service create a genuine trust in his business relationships.

In addition to his service in the military, Ben has excelled in several of Florida's top firms. The Ritz Carlton, PGA Fed-Ex Tour VIP - Sponsorship Sales, Executive Level Advertising Sales and was consistently in the Top Sales Agents for Michael Saunders & Co.

His honest and professional approach to the clientele he works with creates a sense of confidence that translates into continued business and mutually beneficial relationships.

Travel, friends, volunteering, golf, beaches, and musical entertainment are a few of his favorite pastimes. Living in Southwest Florida for the past 21 years, and working throughout the state of Florida, gives his clients a unique advantage and understanding of the Florida market.

SVN | Commercial Advisory Group

1626 Ringling Boulevard, Suite 500

Sarasota, FL 34236

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Senior Investment Advisor

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PROFESSIONAL BACKGROUND

Gail Bowden, Senior Investment Advisor and founder of Global Medical Team, brings a unique blend of strategic creativity and expertise to the SVN Commercial Advisory Group team. Drawing on over thirty years of experience, Bowden is well known for her business ingenuity and ability to navigate the complexities of venture capital, project finance, construction, and development. Her project list is extensive, as well as her list of accomplishments as an expert and industry leader.

SVN Certified Specialist in Office, Self-Storage, Industrial, and Retail
Real Estate Forum's Women of Influence 2020 & 2016
SVN's prestigious honor "Partners Circle" 2022, 2021, 2019, 2015 & 2014
MS&C Commercial Presidents Circle, Top Team Outstanding Performance 2018 & 2017
Four-time Top CRE Advisor; Top Producer; Top Sale Transaction
Ranked #11 worldwide & #2 in Florida with SVN 2019
Ranked #3 worldwide & #1 in Florida with SVN 2015

Ms. Bowden is well-known for closing complex and varied commercial investment projects, specializing in medical office, self-storage, retail, and industrial properties. Gail's propensity for guiding clients to appropriate financing and her skill for identifying the most suitable investors for each deal has contributed to her career sales total of over \$600 million.

From contract to closing, Gail handles each client with exceptional care, ensuring that every transaction element is presented clearly and logically. Known for thorough research, stamina, and patience, Gail's ability to communicate clearly with all sides in any negotiation has established her as a true professional. A passion for travel has enhanced Gail's ability to develop and cultivate long-standing relationships with real estate and development professionals worldwide.

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