

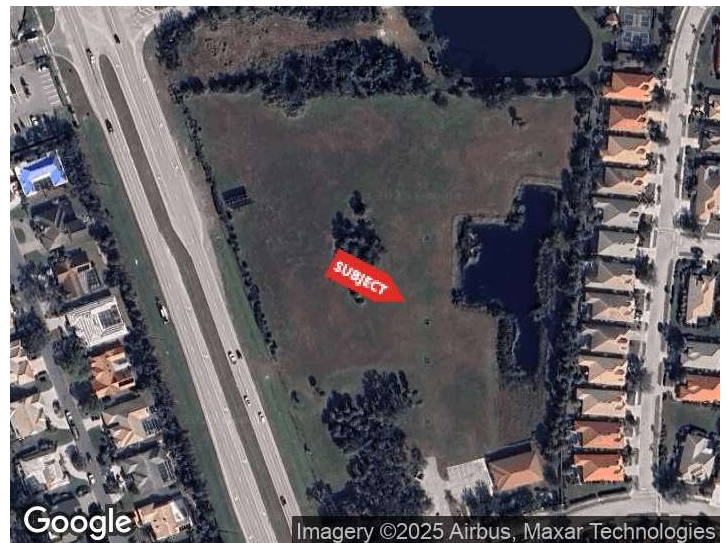


10+/- ACRES ACROSS FROM NEW PUBLIX IN OSPREY

505 LUMINARY BLVD
OSPREY, FLORIDA 34229

PROPERTY HIGHLIGHTS

- 9 Unit per Acre for Assisted Living Facility (ALF)
- 900' +/- Frontage on US41/S. Tamiami Trail
- Directly across the street from new Publix
- 46,000 SF of Office space allowable
- Electric, Water & Sewer in place
- Shovel Ready
- Easy access to Tamiami Trail from both ends of the property



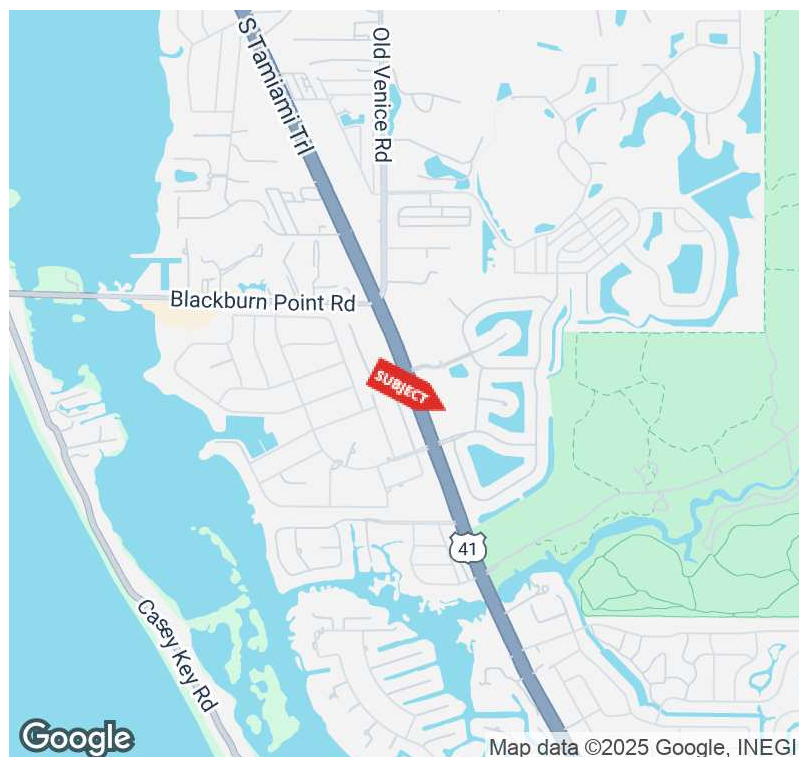
For More Information

ADAM SEIDEL

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OFFERING SUMMARY

Sale Price:	\$8,499,000
Lot Size:	10 Acres
Zoning:	OPI - Office, Professional, Institutional
Market:	Sarasota, FL
Submarket:	Sarasota, Tampa, Charlotte

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 505 Luminary Blvd, Osprey, Sarasota

Property Type: Commercial Land with Existing Office Building

Property Size: 10 Acres

Discover this exceptional opportunity with over 900 feet of frontage on Tamiami Trail/US41 in Osprey, FL! This is one of the last substantial parcels available in Sarasota County with a Tamiami address. Positioned directly in the path of progress, this 10-acre parcel is ready for development with all entitlements in place.

Property Features:

Existing Office Building: A 4,000 SF freestanding office building equipped with water, sewer, and electricity.

Development Potential: Zoned for an Assisted Living Facility/Memory Care development with a density allowance of 9 units per acre.

Office Space Capacity: Potential to expand up to 46,000 SF of office space.

Prime Location: Ideally situated directly across from the new Publix and surrounded by significant new developments, including shopping centers, restaurants, residential apartments/condos, and single-family homes.

Infrastructure: Fully equipped with electric, water, and sewer connections, ensuring the property is shovel-ready for immediate development, Phase 1 already approved.

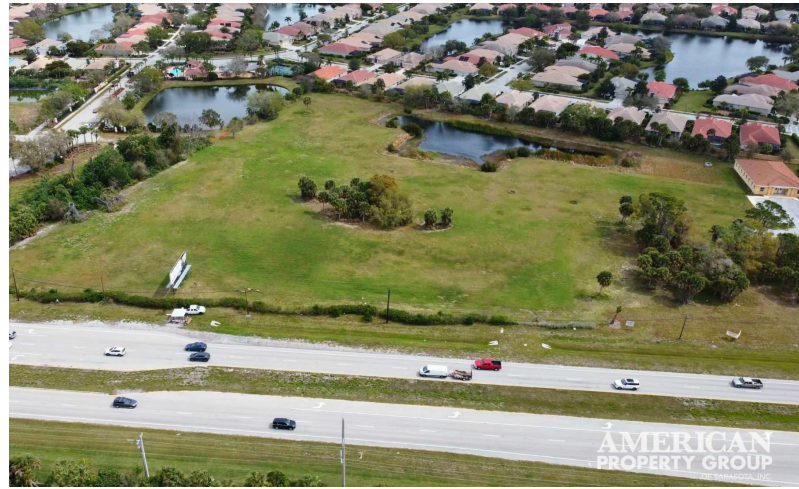
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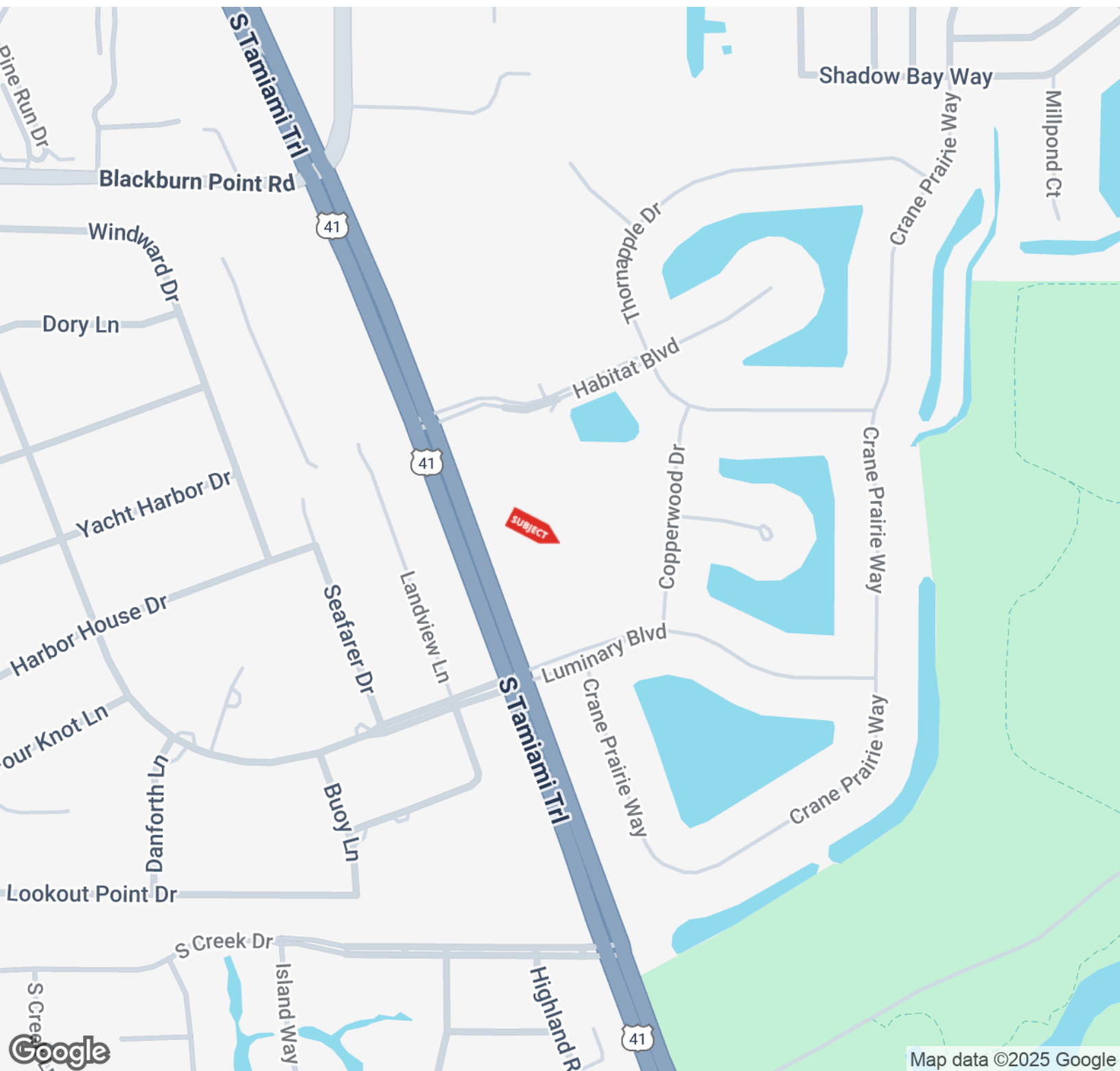
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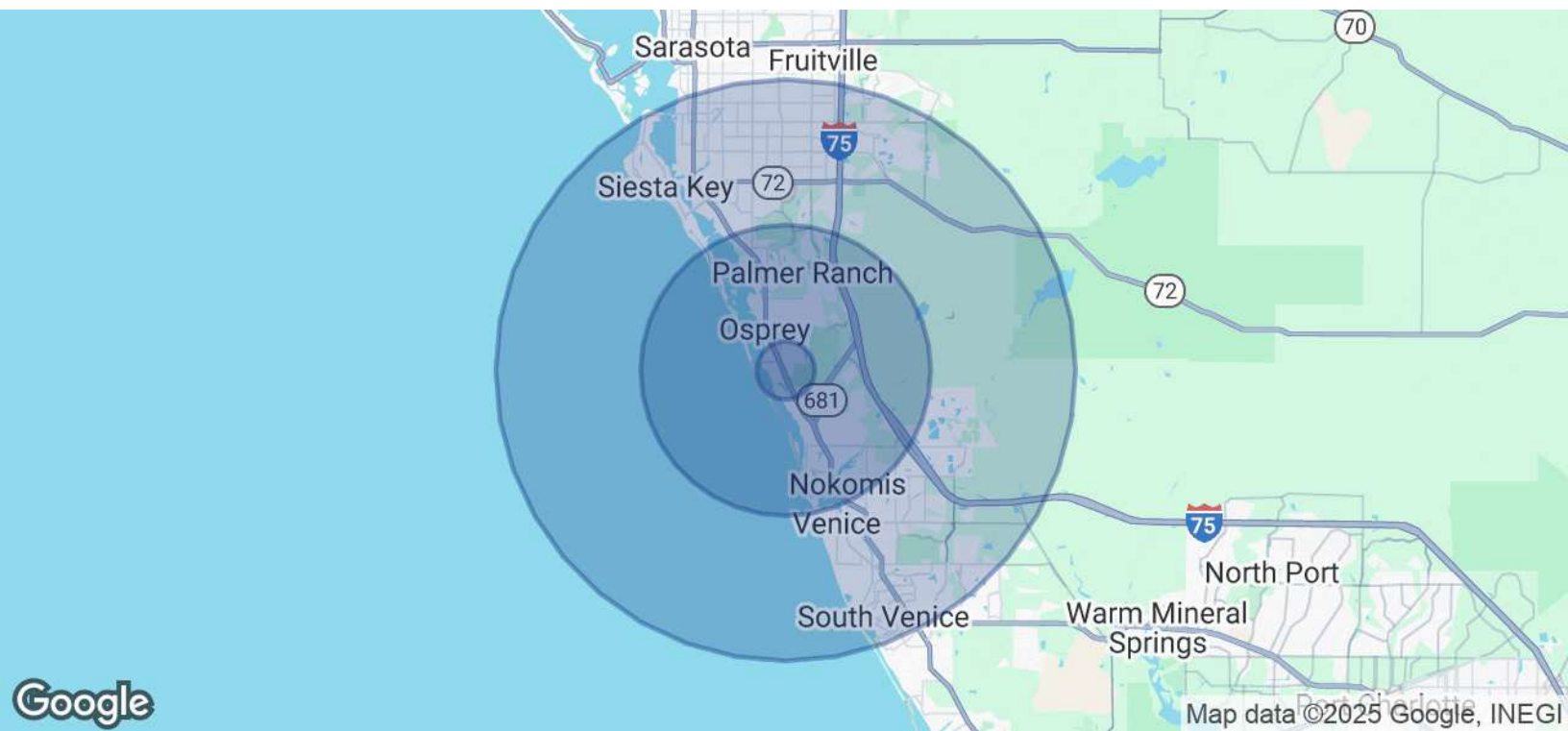
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,475	49,678	208,339
Average Age	59	61	58
Average Age (Male)	59	60	57
Average Age (Female)	59	61	58

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,094	25,495	101,318
# of Persons per HH	2.1	1.9	2.1
Average HH Income	\$142,099	\$130,098	\$116,318
Average House Value	\$746,296	\$610,184	\$533,331

Demographics data derived from AlphaMap

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