

Vacant Land Development Opportunity

75 S Beneva Road, Sarasota, FL 34232

Land
For Sale



Property Description

Exceptional retail outparcel opportunity with 42,919 SF of prime commercial real estate. Strategically located on Beneva Road, adjacent to the bustling Fruitville Forum Retail Center, this property offers unparalleled visibility and access. With over 135 feet of frontage along Beneva Rd, it presents an ideal setting for retail or commercial development. Ingress and Egress to the parcel is by a driveway off Beneva Road, which is shared with the Fruitville Forum Center, south of Fruitville.

Access to the site from Fruitville Road by crossing easements through the Fruitville Forum parking lot. Parcel is ideal for Neighborhood Retail, Casual Dining or Quick Serve Restaurant.

Don't miss the chance to acquire this highly sought-after parcel, offering lucrative potential in Sarasota's thriving market.

OFFERING SUMMARY

| | |
|-------------|-----------|
| Sale Price: | \$950,000 |
| Lot Size: | 42,919 SF |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Households | 7,006 | 47,609 | 94,377 |
| Total Population | 14,594 | 95,599 | 180,661 |
| Average HH Income | \$72,477 | \$81,169 | \$89,450 |



Loyd Robbins

Principal Broker
(941)-356-9659
loyd@rerobbins.com



3580 S. Tuttle Ave
Sarasota FL 34239

www.rerobbins.com

Exceptional Location

Land
For Sale

75 S Beneva Road, Sarasota, FL 34232



Loyd Robbins

Principal Broker
(941)-356-9659
loyd@rerobbins.com



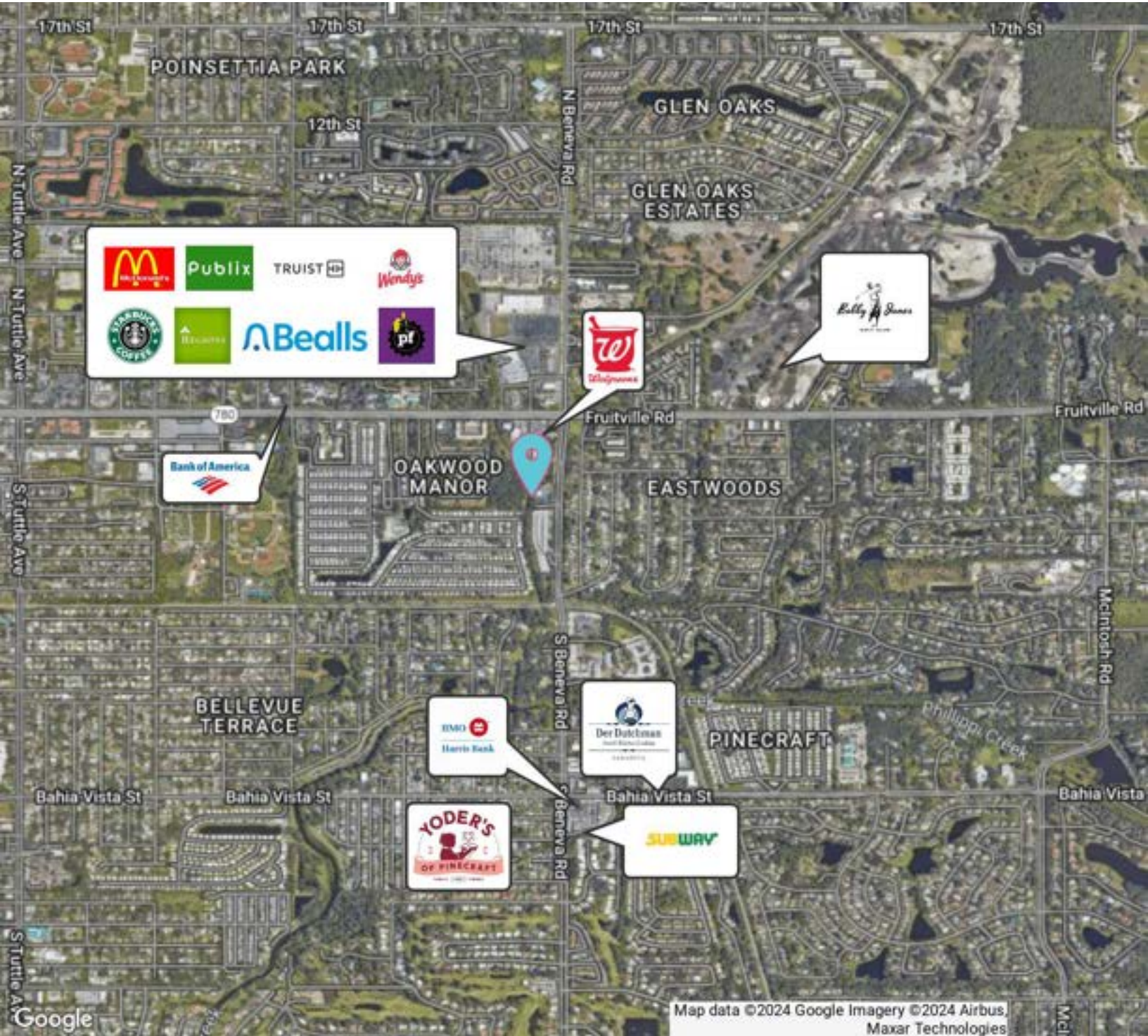
3580 S. Tuttle Ave
Sarasota FL 34239

www.rerobbins.com

Bustling Shopping & Dining Area

75 S Beneva Road, Sarasota, FL 34232

Land
For Sale



Loyd Robbins

Principal Broker
(941)-356-9659
loyd@rerobbins.com



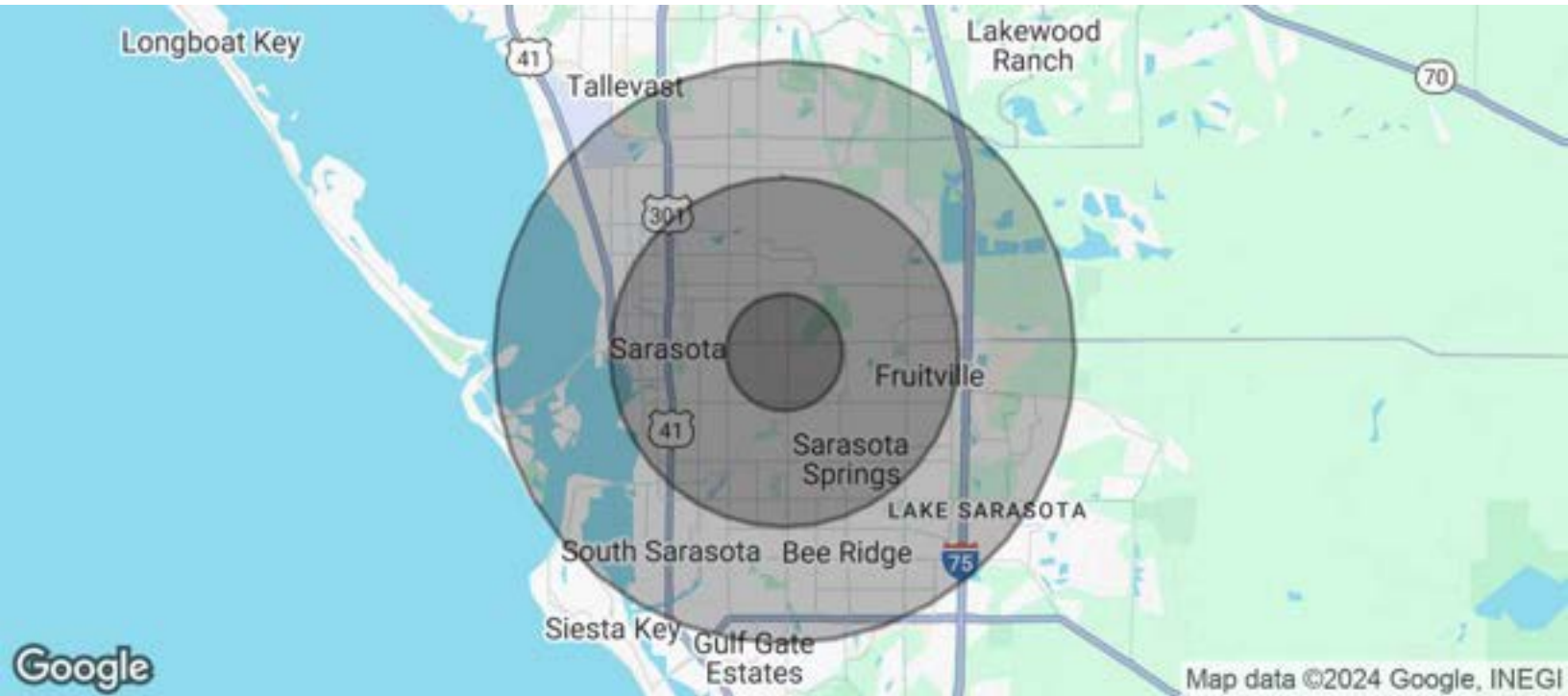
3580 S. Tuttle Ave
Sarasota FL 34239

www.rerobbins.com

Rapidly Growing Area

Land
For Sale

75 S Beneva Road, Sarasota, FL 34232



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|-----------|-----------|-----------|
| Total Population | 14,594 | 95,599 | 180,661 |
| Average Age | 43.2 | 47.1 | 49.0 |
| Average Age (Male) | 40.0 | 44.8 | 46.7 |
| Average Age (Female) | 47.3 | 49.7 | 51.0 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 7,006 | 47,609 | 94,377 |
| # of Persons per HH | 2.1 | 2.0 | 1.9 |
| Average HH Income | \$72,477 | \$81,169 | \$89,450 |
| Average House Value | \$218,978 | \$260,744 | \$284,116 |

2020 American Community Survey (ACS)



Loyd Robbins

Principal Broker
(941)-356-9659
loyd@rerobbins.com



3580 S. Tuttle Ave
Sarasota FL 34239

www.rerobbins.com