

2250 FRUITVILLE RD. DEVELOPMENT SITE

2250 FRUITVILLE RD, SARASOTA, FL



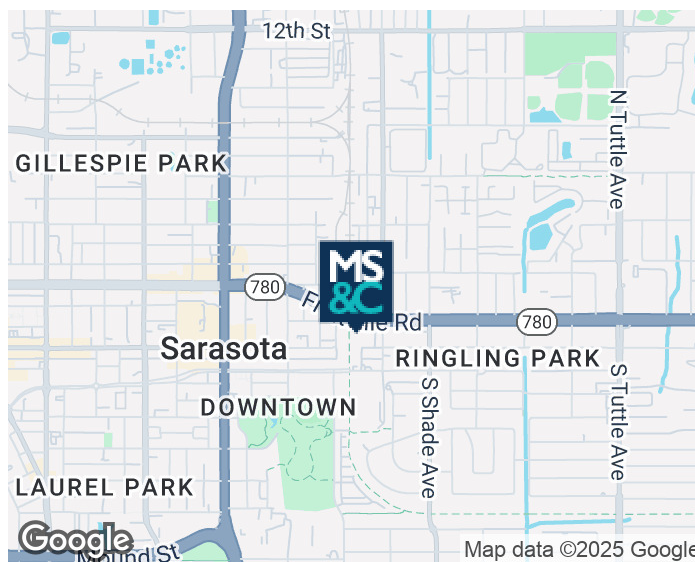
ADDRESS

2250 Fruitville Rd
Sarasota, FL 34237

PROPERTY FEATURES

- 1.92 Acre site with 280 feet of Fruitville Rd frontage
- 41,000 ADT (Fruitville Rd)
- Currently CG zoning however Owner is rezoning to DTE
- Potential for multi-family and mixed use developments
- Great location minutes from Downtown Core
- The Legacy Trail runs along the western side of this property
- Seller Financing Available

	1 Mile	3 Miles	5 Miles
Total Households:	6,558	37,458	79,341
Total Population:	14,116	82,360	173,219
Average HH Income:	\$90,335	\$93,748	\$101,058



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OFFERING SUMMARY

Sale Price:	\$8,750,000
Lot Size:	83,747 SF
Price / Acre:	\$4,551,208
Zoning:	CG
Market:	Downtown
Submarket:	Fruitville Corridor
Traffic Count:	41,000

PROPERTY OVERVIEW

Price reduced and seller financing available! Presenting a prime development opportunity, this property at 2250 Fruitville Rd, Sarasota, FL, 34237 boasts a 1.92 acre site fronting directly along Fruitville Rd. just minutes from the Downtown Core. Located in the bustling Downtown area, this strategic location benefits from high visibility and access to urban amenities. With a rich history and significant square footage, this property is primed for transformation and presents a promising prospect for Retail/Multifamily developers seeking to capitalize on the vibrant Sarasota market. The property is currently zoned Commercial General, however the Owner is going through the process of rezoning to Downtown Edge which will allow for larger multi-family density. This property offers an ideal foundation for a multifamily development or a versatile mixed-use project and could accommodate townhomes, low-rise apartments, and a variety of other potential projects. By having the Owner going through the rezone process, a buyer/developer can plug in with their specific site plans to speed up their development timeline significantly.

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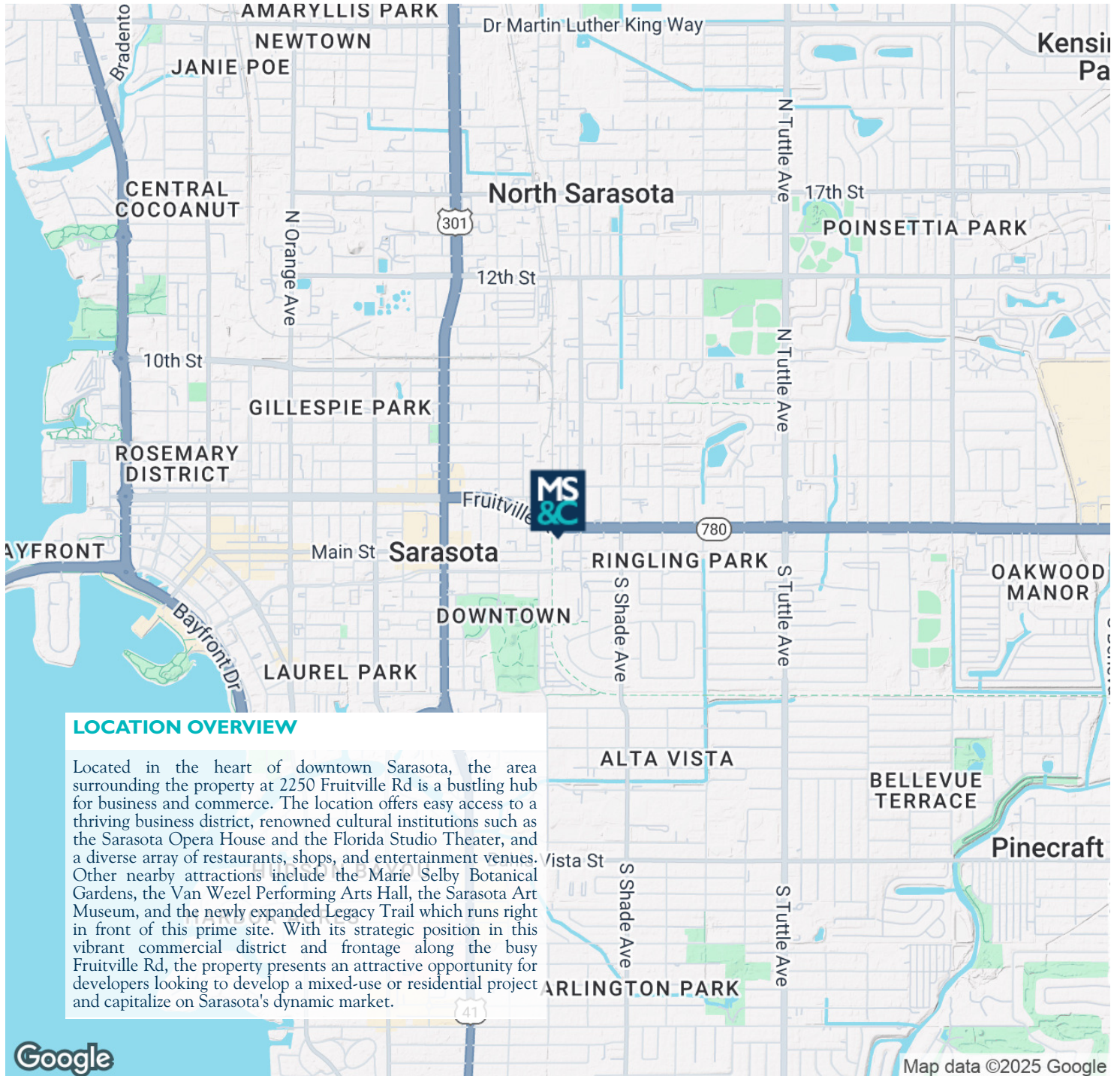
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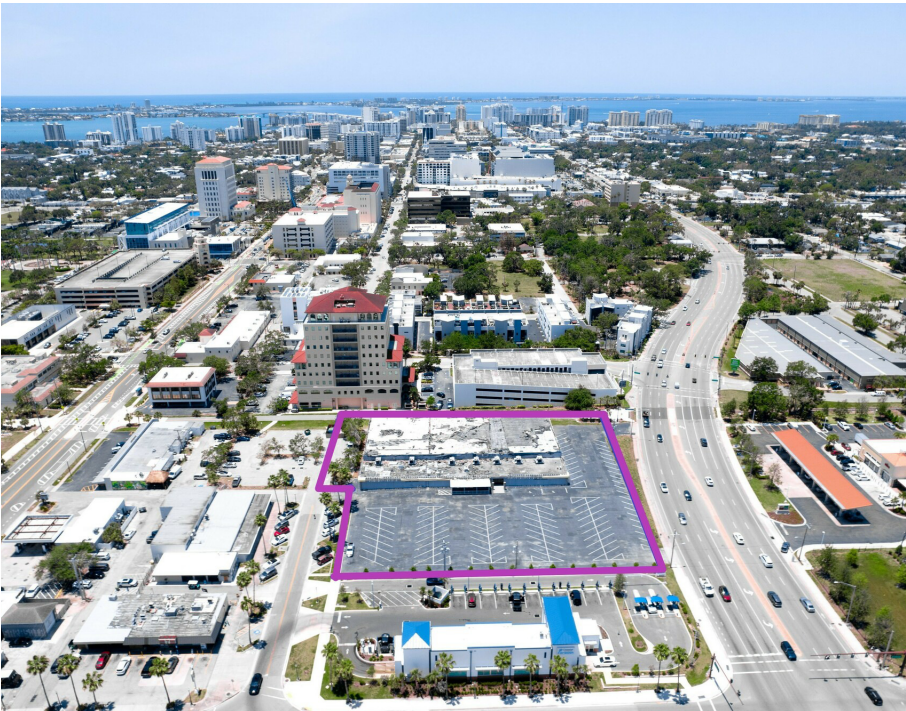
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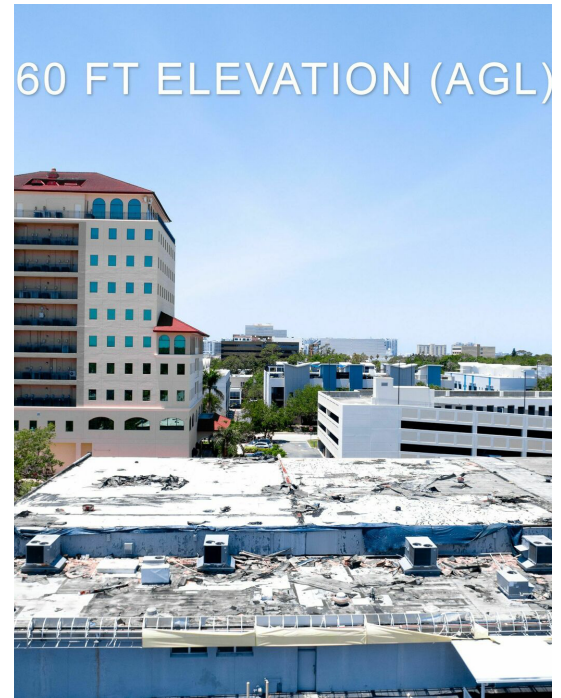
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60 FT ELEVATION (AGL)



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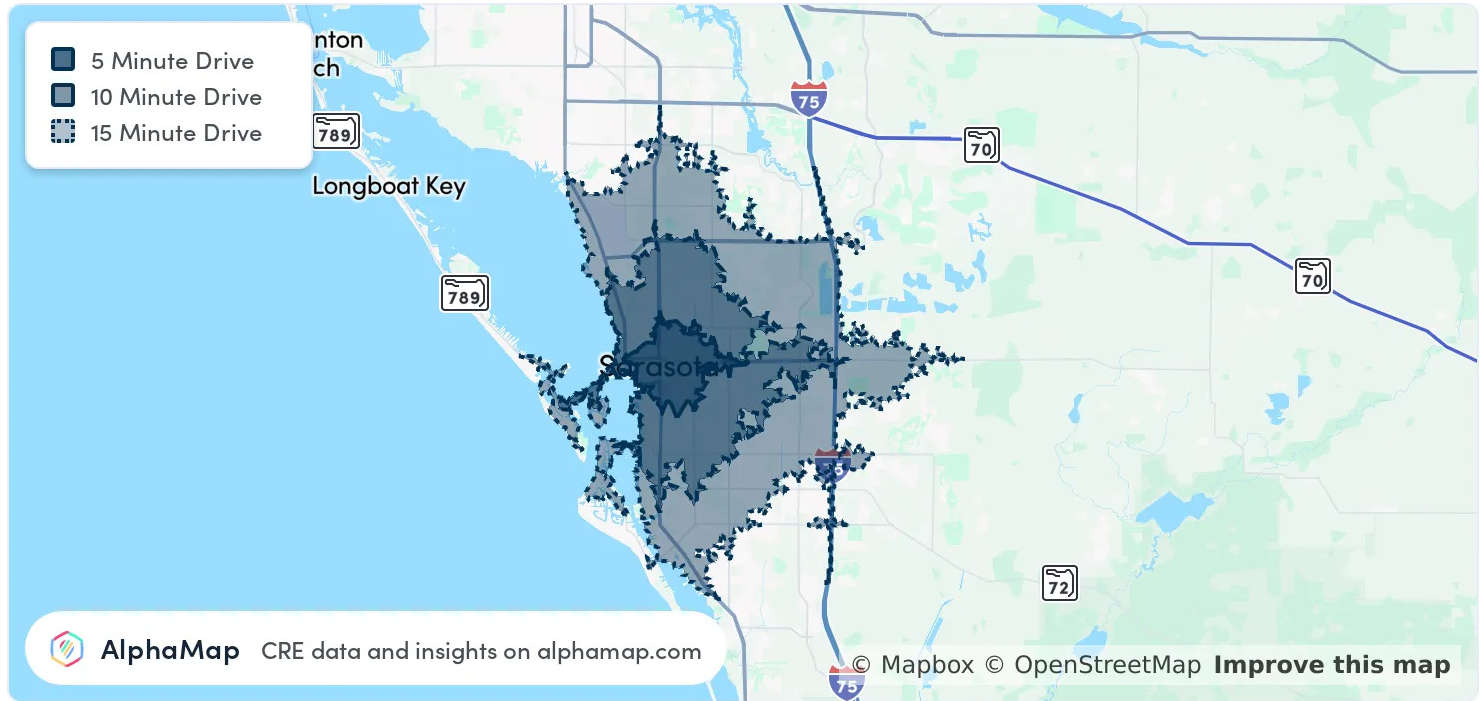
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POPULATION

	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	21,265	89,487	161,962
Average Age	48	48	49
Average Age (Male)	46	47	48
Average Age (Female)	50	50	50

HOUSEHOLD & INCOME

	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	9,714	40,626	73,094
Persons per HH	2.2	2.2	2.2
Average HH Income	\$92,000	\$92,601	\$96,191
Average House Value	\$572,523	\$475,094	\$446,012
Per Capita Income	\$41,818	\$42,091	\$43,723

Map and demographics data derived from AlphaMap



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PROFESSIONAL BACKGROUND

A real estate sales and commercial specialist for 20+ years, Lee DeLieto Jr. offers a uniquely informed perspective on the Sarasota market, helping clients to make the right decisions about their investment strategies.

In 2005, Lee joined his father, a seasoned Michael Saunders associated, to form the Company's top producing Commercial team. To date, this exceptional duo has closed on millions of dollars of commercial property, working diligently to achieve the objectives of clients and investors. Lee's Commercial real estate services include commercial investment property, site and land acquisition, office space and retail leasing, 1031 exchanges, and asset disposition.

The DeLieto Team has the proven ability to make every investment, lease, and acquisition/sale a profitable experience.

Committed to the community they serve, both Lee Jr. and Sr. are actively involved in local organizations, both civic and charitable.

Lee Jr. has formerly sat on various boards, including the Greater Sarasota Chamber of Commerce, RASM Commercial Investment Division and Public Policy, and the Sarasota School of Arts and Sciences. Lee Jr currently sits on the Plymouth Harbor Board of Trustees as Secretary.

Lee is a graduate of the University of Florida and has lived in Sarasota since 2005.

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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.