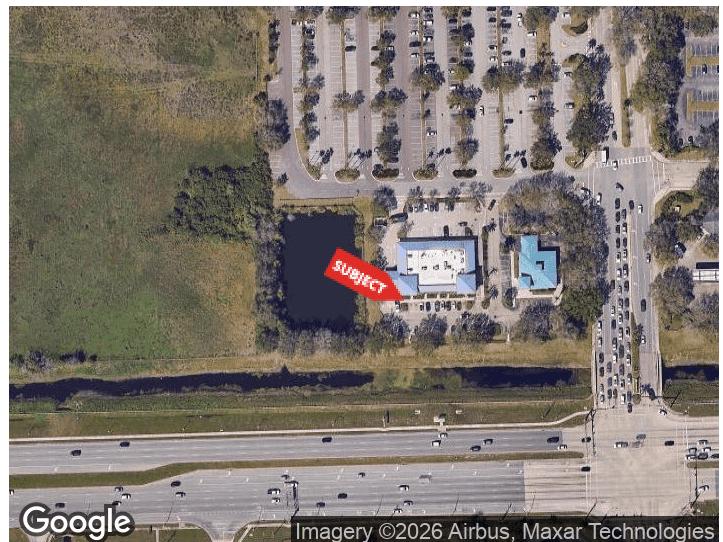




**5851 FRUITVILLE ROAD
SARASOTA, FLORIDA 34232**

PROPERTY HIGHLIGHTS

- ±2,800 SF end-cap retail space
- Double drive-thru setup (rare opportunity)
- Prime corner exposure at Fruitville Rd & Cattlemen Rd
- 60,000+ daily traffic count
- CHI (Commercial Highway Intensive) zoning near I-75
- Strong neighboring tenants: Dunkin', Jersey Mike's, salon + nail salon
- Adjacent to Sam's Club with excellent shared parking and steady traffic
- Ideal for a wide range of drive-thru or high-visibility retail/service users
- Available May 1, 2026



For More Information

TYLER SLUMAN

Commercial Specialist
941 840 3954
tyler@americanpropertygroup.com

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	196	537	2,762
Total Population	487	1,319	6,439
Average HH Income	\$91,279	\$91,225	\$94,860

SARASOTA, FL 34232



OFFERING SUMMARY

Lease Rate:	\$35.00 SF/yr (NNN)
Building Size:	12,396 SF
Available SF:	2,800 SF
Lot Size:	51,420 SF
Year Built:	2004
Zoning:	CHI

PROPERTY OVERVIEW

American Property Group presents 5855 Fruitville Road, Sarasota, FL 34232

This 2,800 SF END CAP comes equipped with a double drive thru. The retail strip center is well positioned on Fruitville and Cattlemen Road boasting a car count of 60,000+. Zoned CHI (Commercial Highway Intensive) due to its proximity to I-75, this retail center has Dunkin Donuts, Jersey Mikes, Musart salon and a nail salon, leaving the end cap unit with a double drive thru open for a variety of uses. With Sam's Club directly contiguous to this property, parking will never be an issue for your use.

Available: May 1st, 2026

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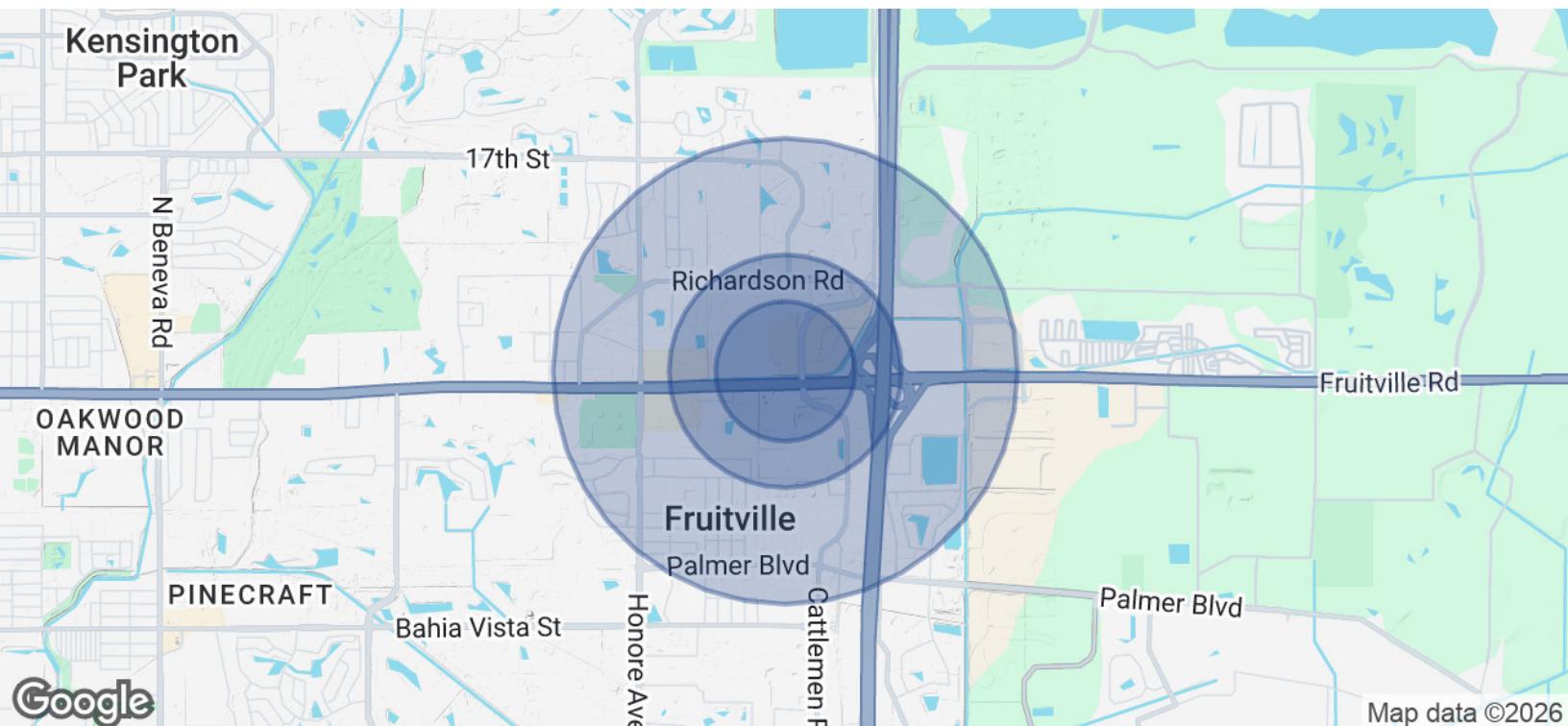


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OF SARASOTA, INC.

SARASOTA, FL 34232



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	487	1,319	6,439
Average Age	42	42	43
Average Age (Male)	42	41	42
Average Age (Female)	42	42	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	196	537	2,762
# of Persons per HH	2.5	2.5	2.3
Average HH Income	\$91,279	\$91,225	\$94,860
Average House Value	\$395,236	\$395,655	\$414,989

Demographics data derived from AlphaMap

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