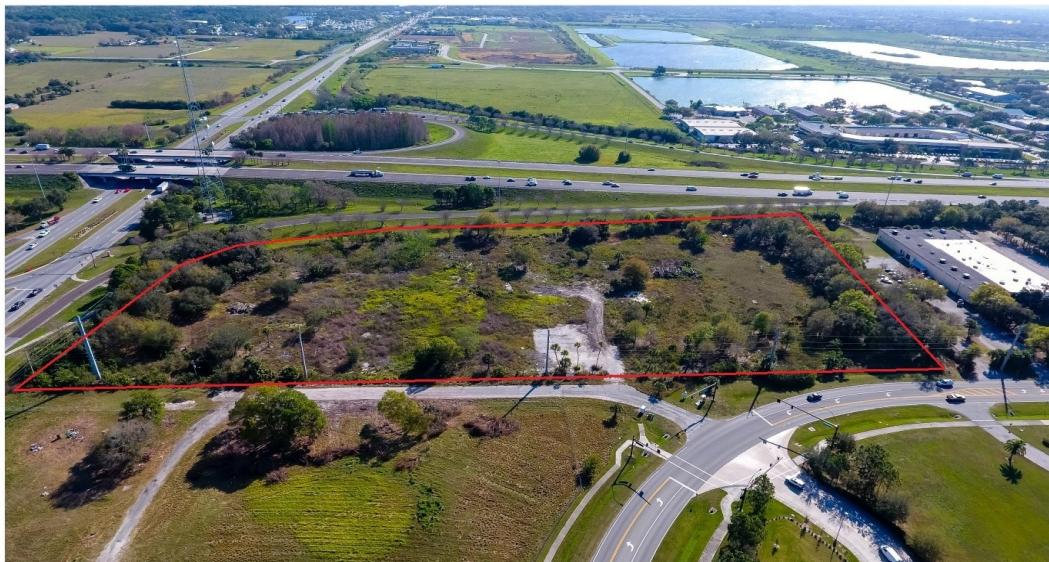


75 Packinghouse Rd

SARASOTA, FL 34232



PROPERTY DESCRIPTION

Located at the corner of I-75 and Fruitville. Surrounded by numerous developments consisting of townhomes, apartments, retail, commercial, office and industrial uses. This site is visible to over 180,000 vehicles per day. Wide range of zoning allows for commercial, industrial, multi-family, and hotel (variance of zoning change may be required). Seller will sub-divide with sites available from 1.5 acres to 8.8 acres. The owner is seeking a long term land lease with national retailers, apartment developers, hotel groups, and other compatible uses. Inquire today for details.

OFFERING SUMMARY

Lease Rate:	See Agent
Lot Size:	8.8 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,438	16,277	54,322
Total Population	3,625	40,009	128,862
Average HH Income	\$74,869	\$72,358	\$70,259



KEVIN ROBBINS

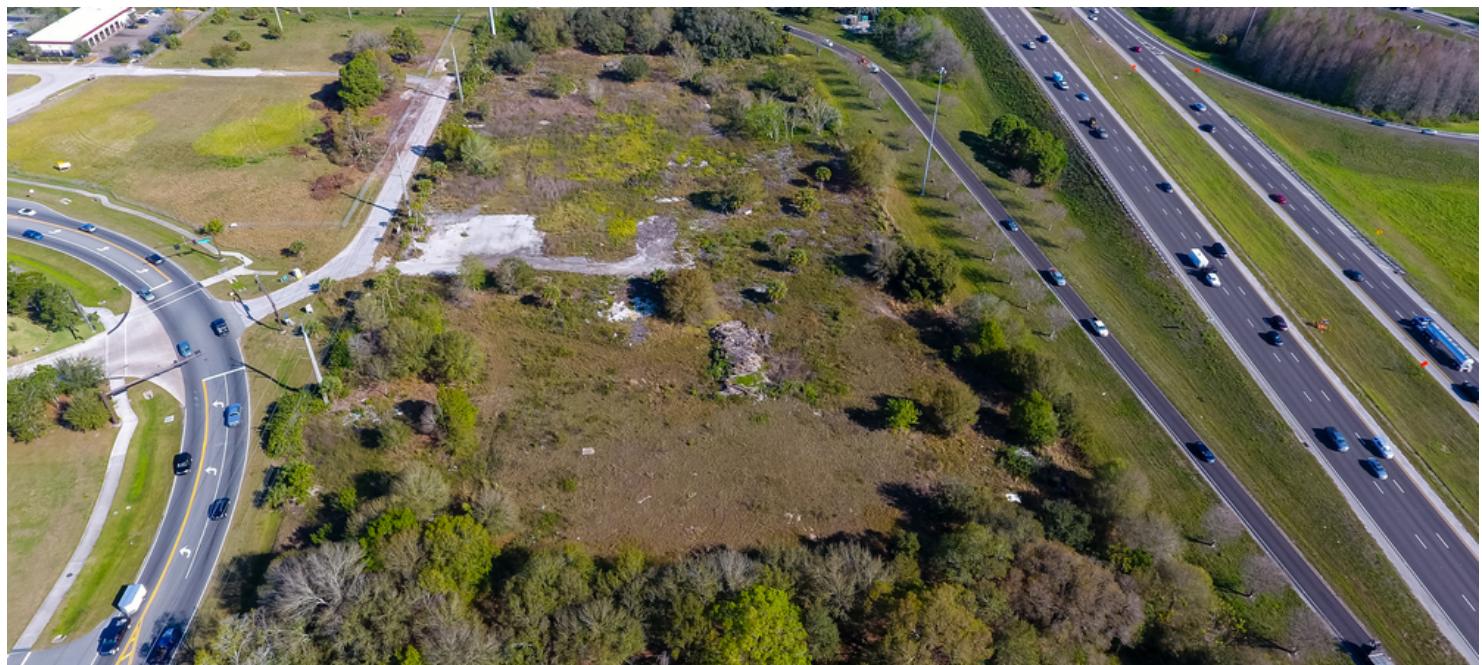
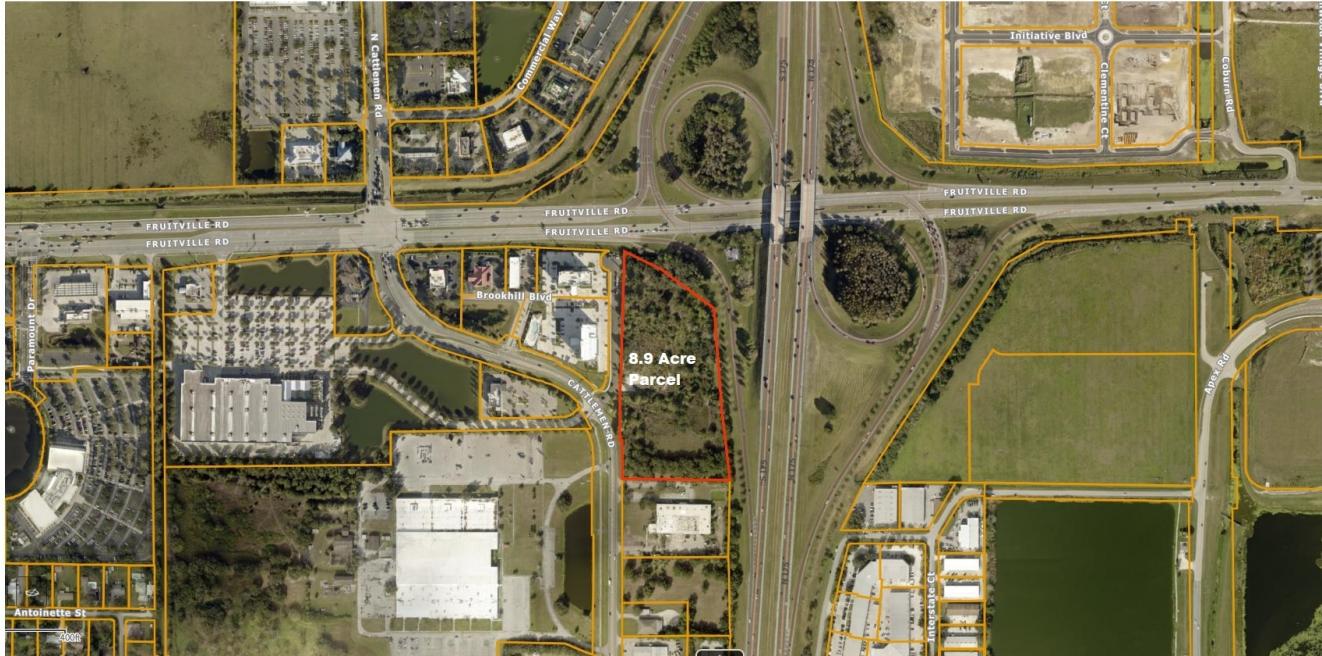
Sales Associate

941.724.2321

Kevin@RobbinsCommercial.com

75 Packinghouse Rd

SARASOTA, FL 34232



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HARRY E.
ROBBINS
 ASSOCIATES, INC. / REALTOR

75 Packinghouse Rd

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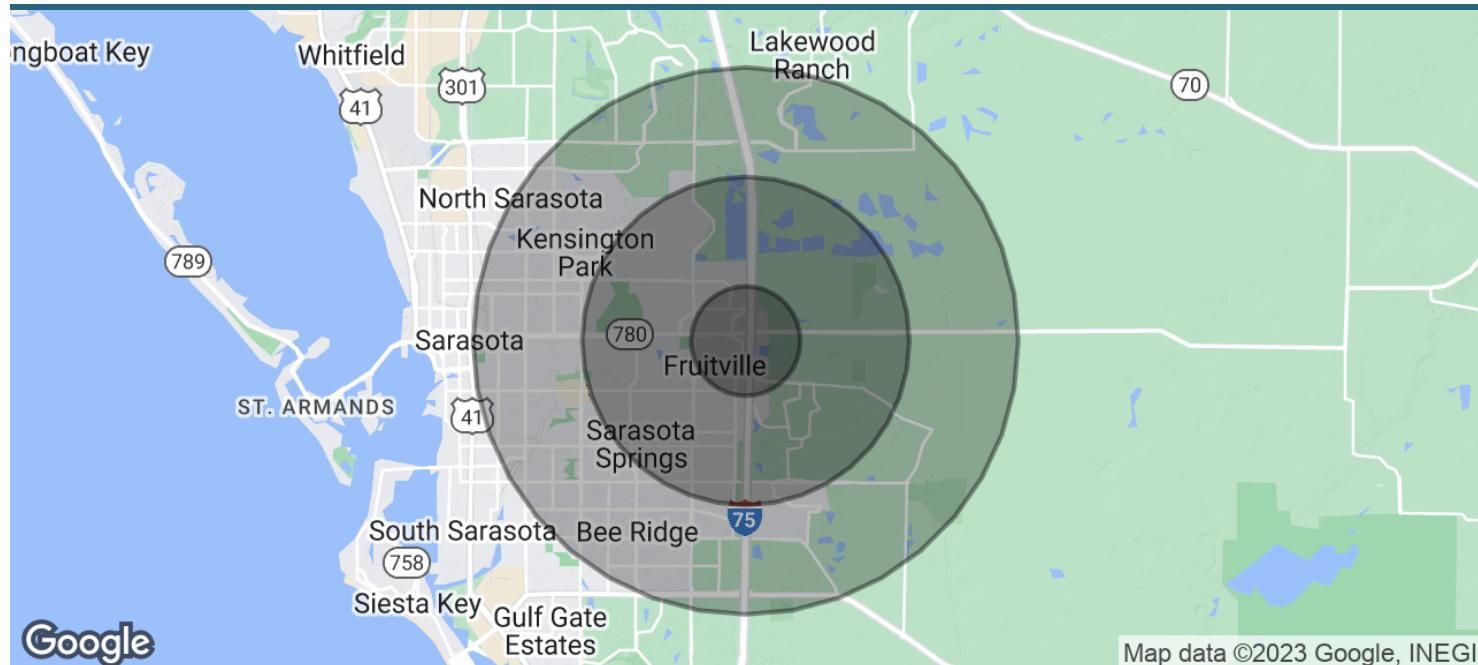
941.724.2321

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,625	40,009	128,862
Average Age	40.8	45.2	46.5
Average Age (Male)	37.6	44.2	44.8
Average Age (Female)	42.0	45.6	48.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,438	16,277	54,322
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$74,869	\$72,358	\$70,259
Average House Value	\$266,757	\$241,581	\$297,081

* Demographic data derived from 2020 ACS - US Census



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