

Fruitville Forum Fully Leased Retail Building

3520-3524 Fruitville Road, Sarasota, FL 34237

Retail
Property
For Sale



Property Description

Investment Opportunity

6,000 sf freestanding retail building located at the southwest quadrant of Fruitville Rd and Beneva Rd at the Fruitville Forum Center. All units are fully leased with long term tenants in place.

Unit breakdown:

2,500 SF, 1,500 SF, and 2,130 SF

All long term tenants with leases that pay a base rent + CAM.

OFFERING SUMMARY

Sale Price:	\$1,690,000
Number of Units:	3
Building Size:	7,928 SF
NOI:	\$118,721.00
Cap Rate:	7.02%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,342	44,292	83,489
Total Population	12,382	97,958	183,339
Average HH Income	\$89,818	\$93,550	\$100,905



Loyd Robbins

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



3580 S. Tuttle Ave
Sarasota FL 34239

www.rerobbins.com

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Lloyd Robbins
Principal Broker
(941)-356-9659
lloyd@rerobbins.com



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Heavy Daytime Traffic

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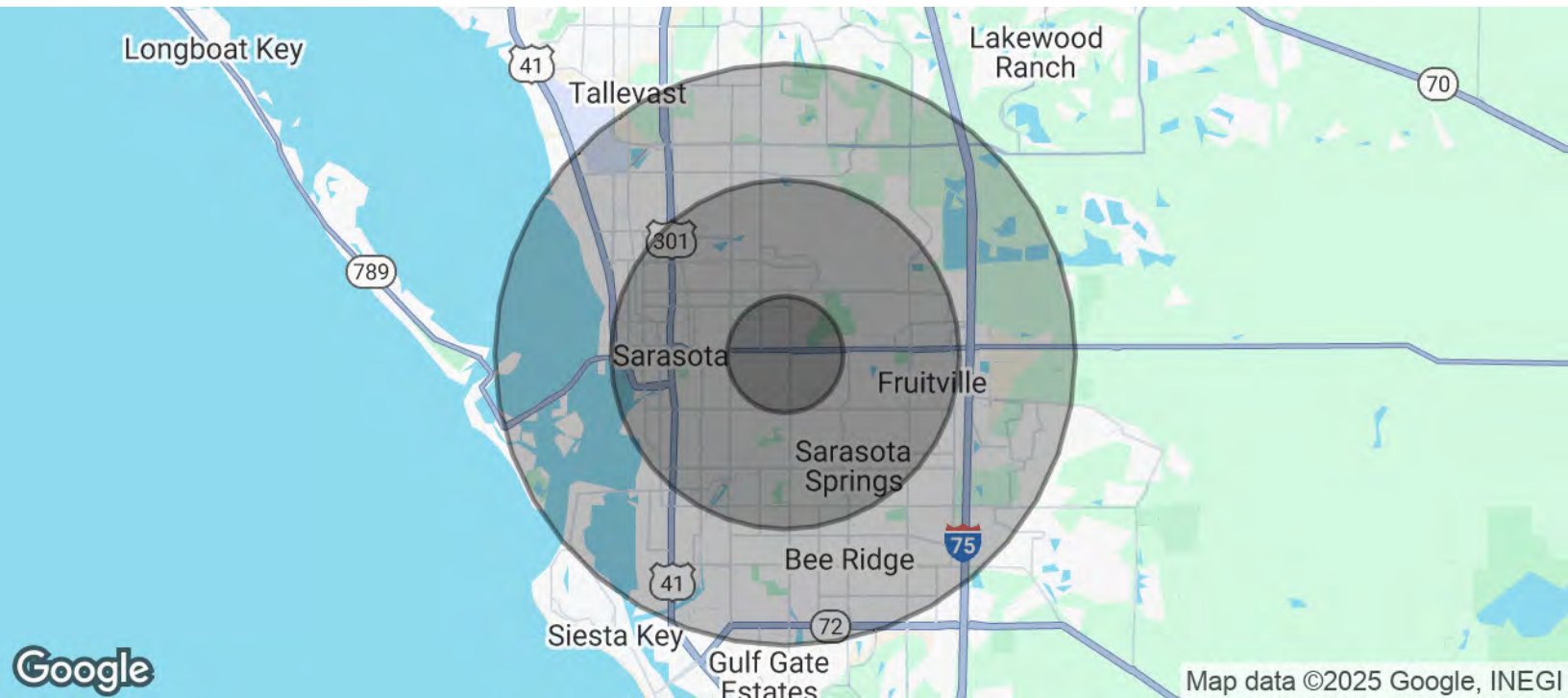
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Thriving Demographics for Sustained Success

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,382	97,958	183,339
Average Age	47	48	50
Average Age (Male)	45	47	48
Average Age (Female)	49	50	51
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,342	44,292	83,489
# of Persons per HH	2.3	2.2	2.2
Average HH Income	\$89,818	\$93,550	\$100,905
Average House Value	\$349,580	\$436,524	\$483,969

Demographics data derived from AlphaMap



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