

Property Summary



PROPERTY DESCRIPTION

This strategic location offers unparalleled visibility with frontage on US-41, just north of the 14th Street roundabout and features 3 existing access points from both 15th and 16th street. The site is 7 minutes to SRQ International Airport, blocks for the Bay Park and close to all that downtown Sarasota has to offer.

With numerous multifamily development happening nearby the site, this location presents a great opportunity to serve the explosive growth in the area.

PROPERTY HIGHLIGHTS

- Opportunity zone
- MU-2 allows for up to 45 units on site with attainable housing
- Excellent frontage and visibility on US-41
- Three access points
- Ideal for many uses - retail, office, mixed-use or multi-family

OFFERING SUMMARY

Sale Price:	\$1,749,000
Lot Size:	0.64 Acres
Building Size:	0 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	571	1,488	5,890
Total Population	1,059	3,260	12,447
Average HH Income	\$116,419	\$92,247	\$87,876

Diane Lawson

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Ryan Edwards

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Property Description



LOCATION DESCRIPTION

Located just minutes from the heart of Downtown Sarasota and walking distance from the new Bayfront Park, this 0.64 acre property presents a prime development opportunity for investors in the thriving Sarasota community. Zoned Commercial General, this property is a great opportunity for retail, office, mixed-use, or multifamily with up to 45 units with MU2 zoning and attainable housing.

Diane Lawson

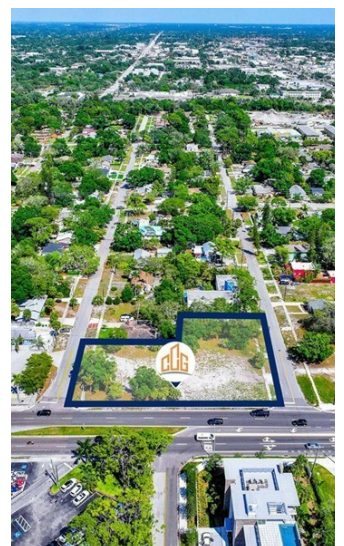
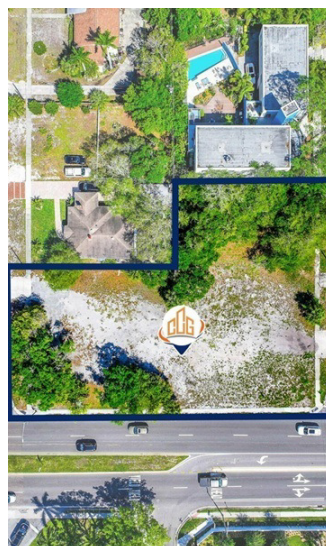
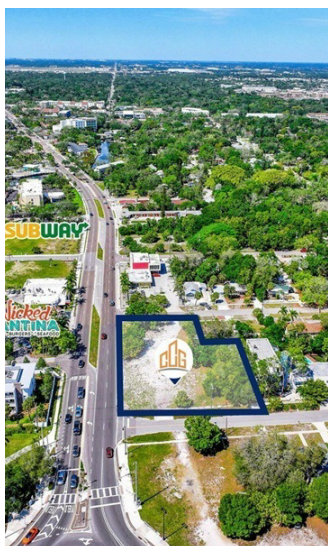
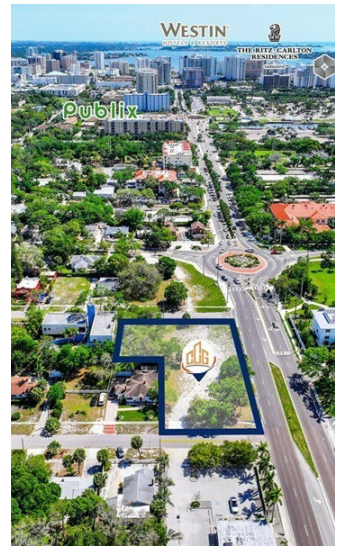
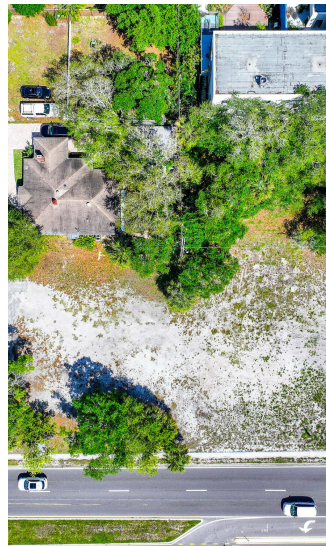
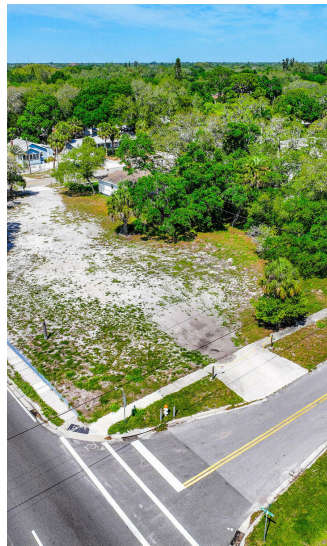
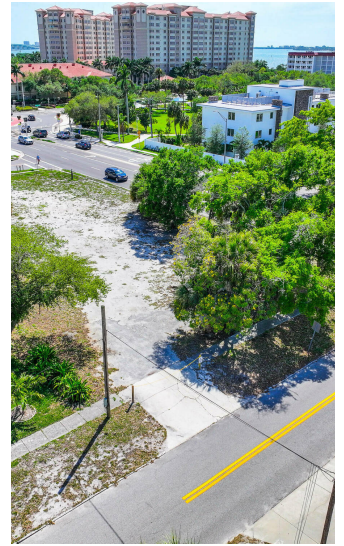
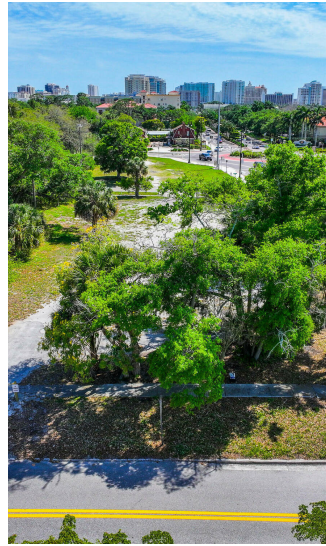
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Additional Photos

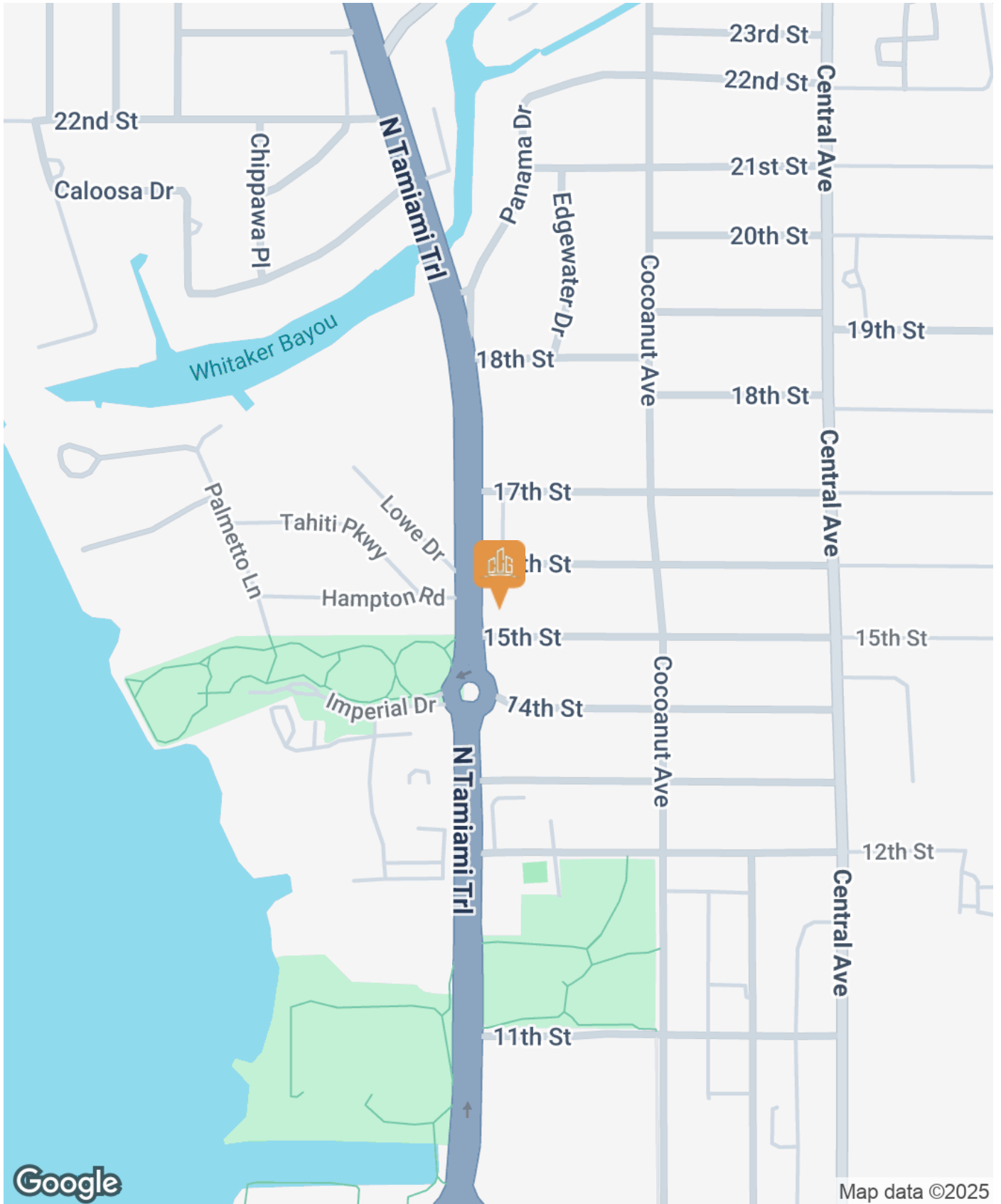


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Location Map

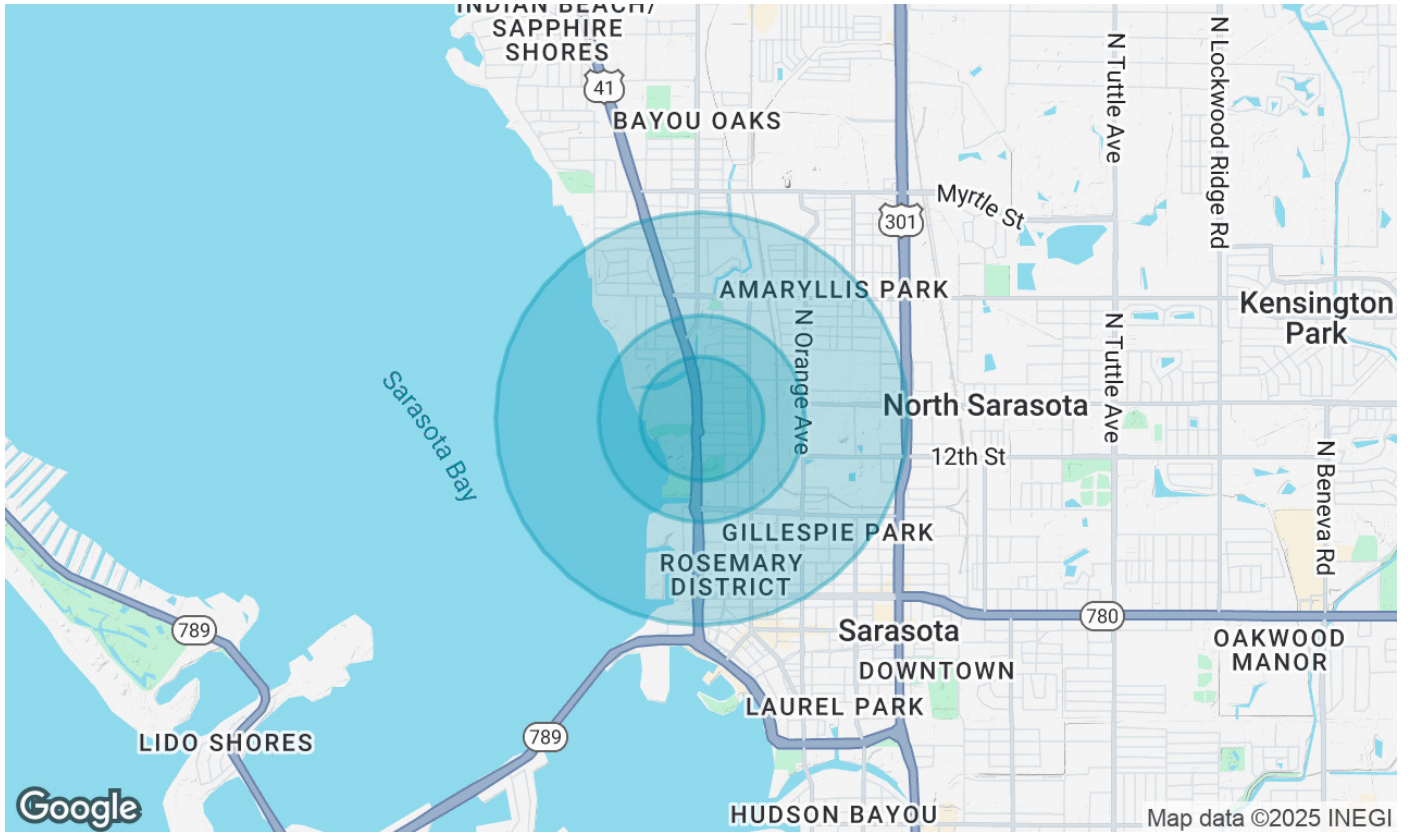


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Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,059	3,260	12,447
Average Age	57	50	48
Average Age (Male)	53	47	47
Average Age (Female)	59	52	49

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	571	1,488	5,890
# of Persons per HH	1.9	2.2	2.1
Average HH Income	\$116,419	\$92,247	\$87,876
Average House Value	\$676,573	\$525,364	\$558,510

Demographics data derived from AlphaMap

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Bios



DIANE LAWSON

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Direct: 941.780.6136

PROFESSIONAL BACKGROUND

Diane Lawson has been in the commercial real estate industry for 35 years, specializing in the sales and leasing of office and retail space. Starting out in property management and leasing she has extensive experience in the office market providing consult to both property buyers and sellers with their acquisition and disposition requirements. Diane takes a forensic approach to her analysis all the while keeping a keen eye on the big picture. Her ability to challenge and be challenged, her attention to detail while welcoming creativity, to listen and to be heard are just a few qualities that brings successful results to her clients. Diane holds a broker's license and is one of only 6% of commercial brokers nationwide to have earned and be honored as a Certified Commercial Investment Member (CCIM) designee.

Diane lives in Bradenton and enjoys spending time with family, traveling and enjoying the gulf waters and beaches.

MEMBERSHIPS

Certified Commercial Investment Member (CCIM) designee

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Bios



RYAN EDWARDS

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PROFESSIONAL BACKGROUND

Ryan Edwards is an Advisor with Core Commercial Group in Sarasota, FL, specializing in the sales and leasing of retail, office, medical, and industrial properties across Southwest Florida. Over the past four years, Ryan has successfully represented a diverse range of landlords, tenants, buyers, and sellers—consistently helping clients maximize value through strategic marketing, data-driven insights, and hands-on deal execution. Known for his persistence, integrity, and results-driven mindset, Ryan takes pride in getting deals across the finish line and building long-term relationships rooted in trust and performance.

Before launching his career in commercial real estate, Ryan spent eight years in 3rd party logistics and technology sectors, where he honed a consultative approach to business and developed a sharp understanding of operational efficiency and client service.

Originally from Northfield, Illinois, Ryan earned his bachelor's degree in Political Science from the University of Dayton. He now resides in Sarasota's Arlington Park neighborhood and enjoys golf, fishing, and exploring Florida's Gulf Coast.

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