

FOR SALE

2040 6TH ST

Sarasota, FL 34237



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PROPERTY DESCRIPTION

Situated just east of 301 near Downtown Sarasota, this highly desirable location presents an array of opportunities for a multi-purpose building. Under DTN Zoning, the property can be utilized as an office, school, religious institution, and other permissible uses. Additionally, the property offers the potential for redevelopment as a 3-story residential development with a capacity of up to 35 units. Currently leased to a single tenant through July 2026, this property provides a secure investment opportunity with the potential for future development or adaptive reuse.

PROPERTY HIGHLIGHTS

- DTN Zoning
- Opportunity Zone
- The property offers the potential for redevelopment as a 3-story residential development with a capacity of up to 35 units

OFFERING SUMMARY

Sale Price:	\$1,850,000
Lot Size:	1.04 Acres
Building Size:	7,257 SF
Zoning:	DTN

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,682	35,562	78,275
Total Population	15,664	78,518	170,834
Average HH Income	\$96,157	\$93,327	\$101,044



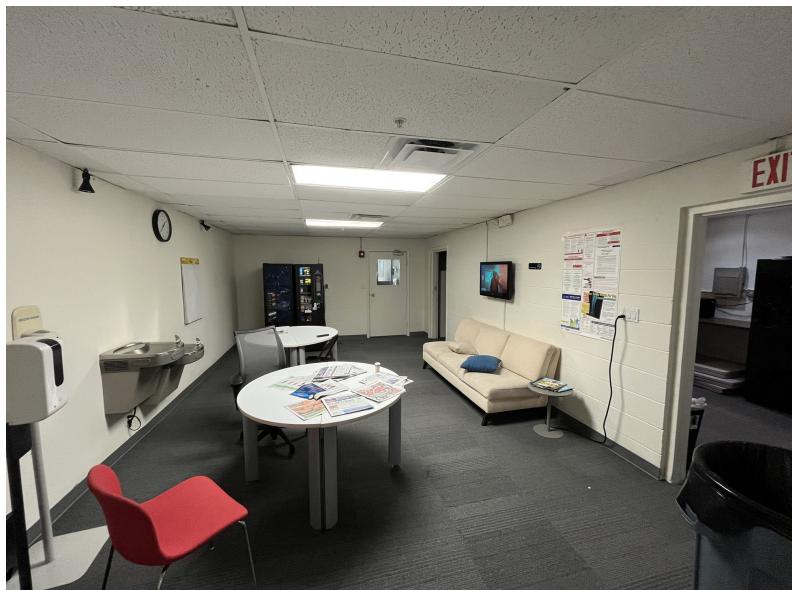
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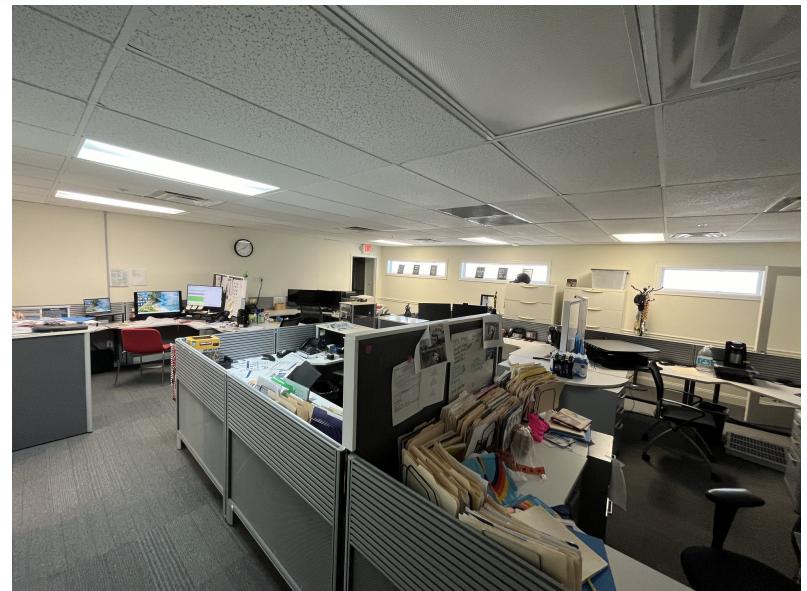
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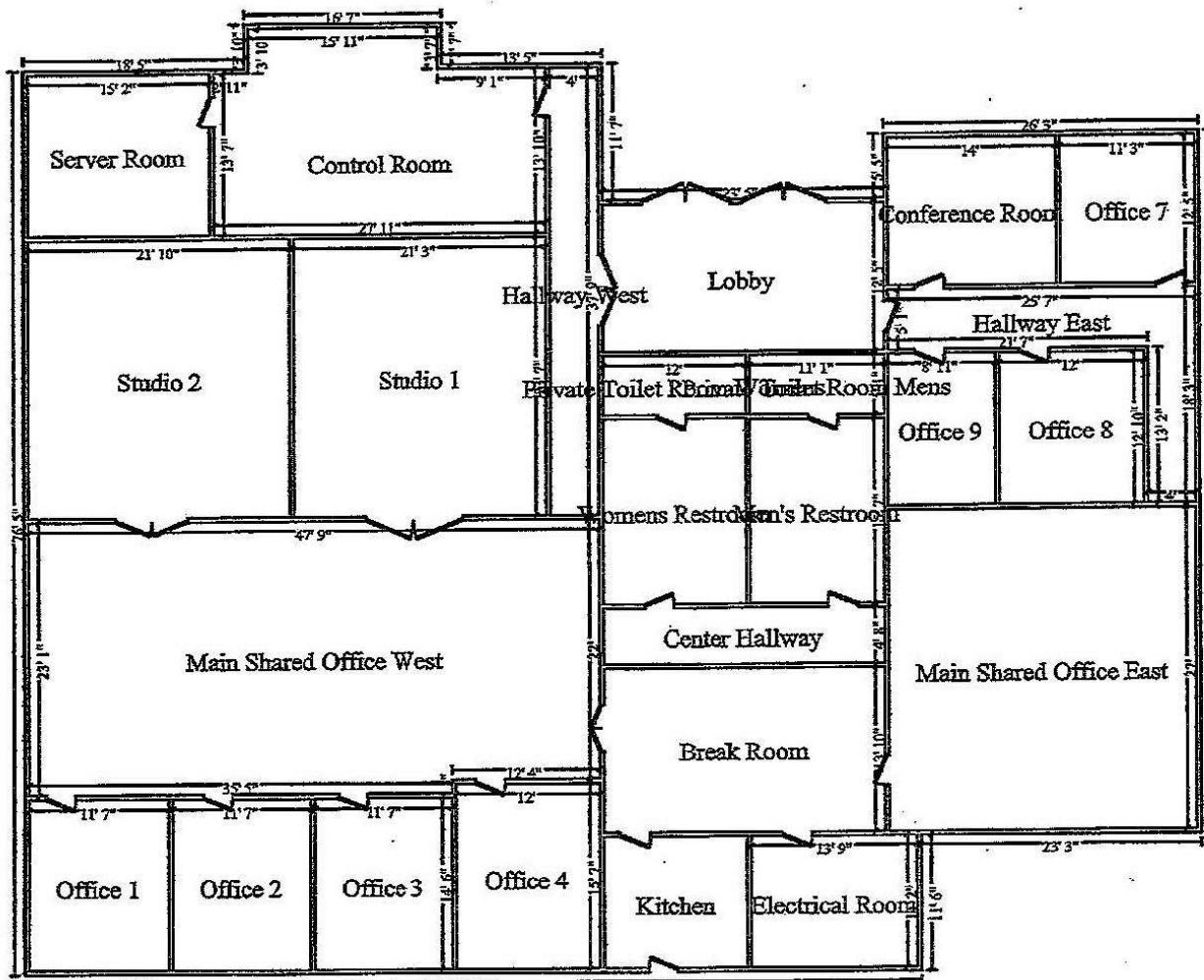
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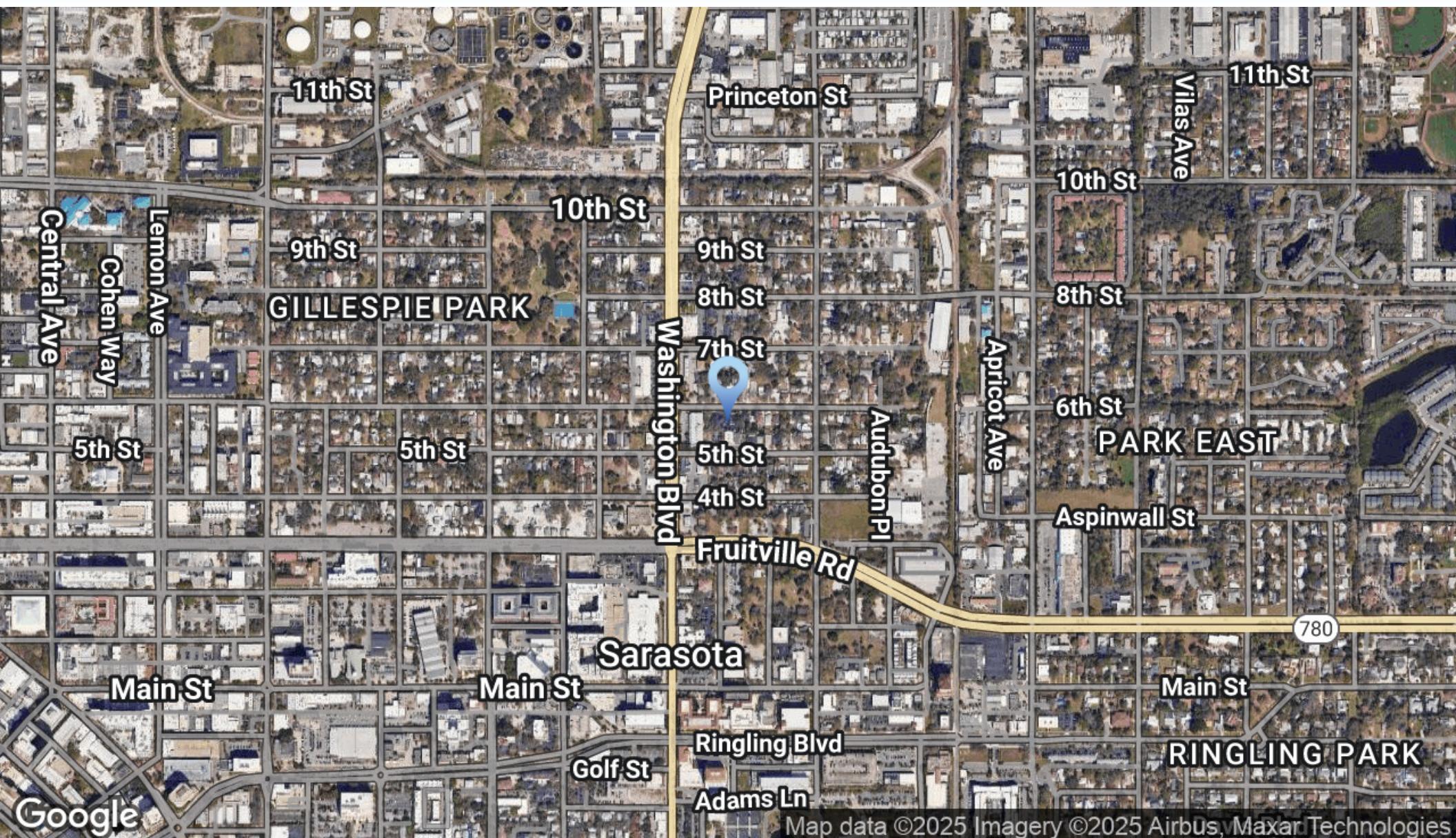
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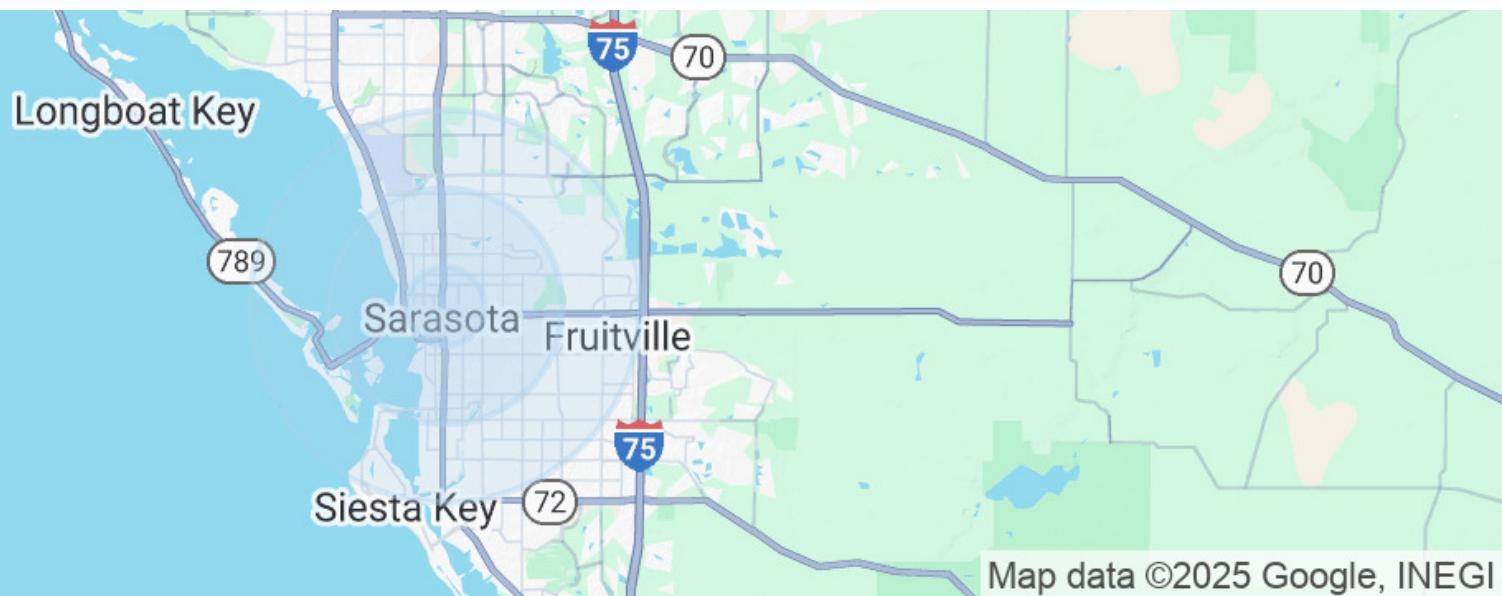
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Google

POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	15,664	78,518	170,834
Average Age	49	49	50
Average Age (Male)	48	47	49
Average Age (Female)	51	50	51

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	7,682	35,562	78,275
# of Persons per HH	2	2.2	2.2
Average HH Income	\$96,157	\$93,327	\$101,044
Average House Value	\$667,076	\$496,976	\$497,812

Demographics data derived from AlphaMap



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THE PLACE FOR SPACE