

FOR SALE

2040 6TH ST

Sarasota, FL 34237



IAN BLACK
REALESTATE
THE PLACE FOR SPACE

2040 6TH ST
Sarasota, FL 34237



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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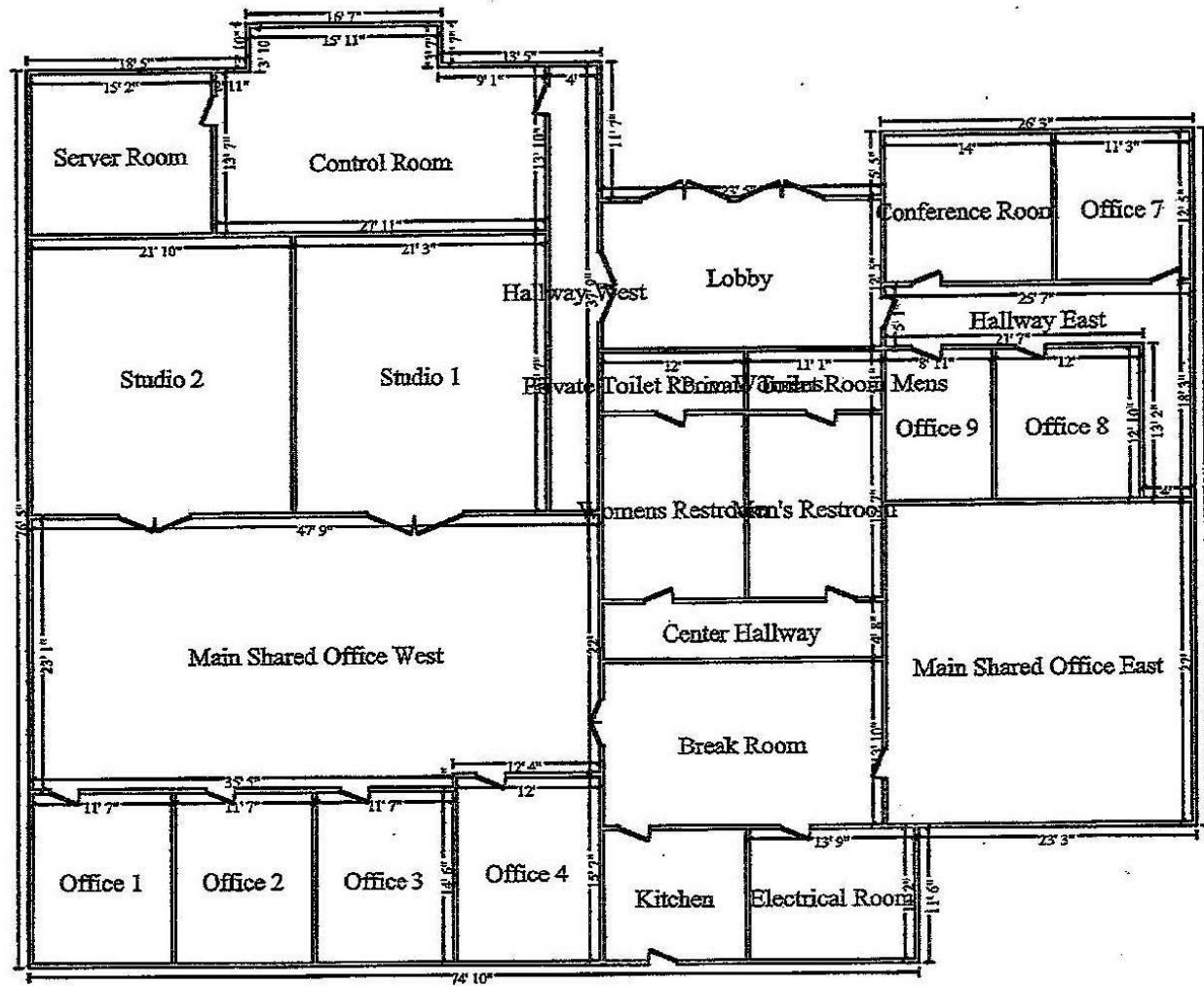
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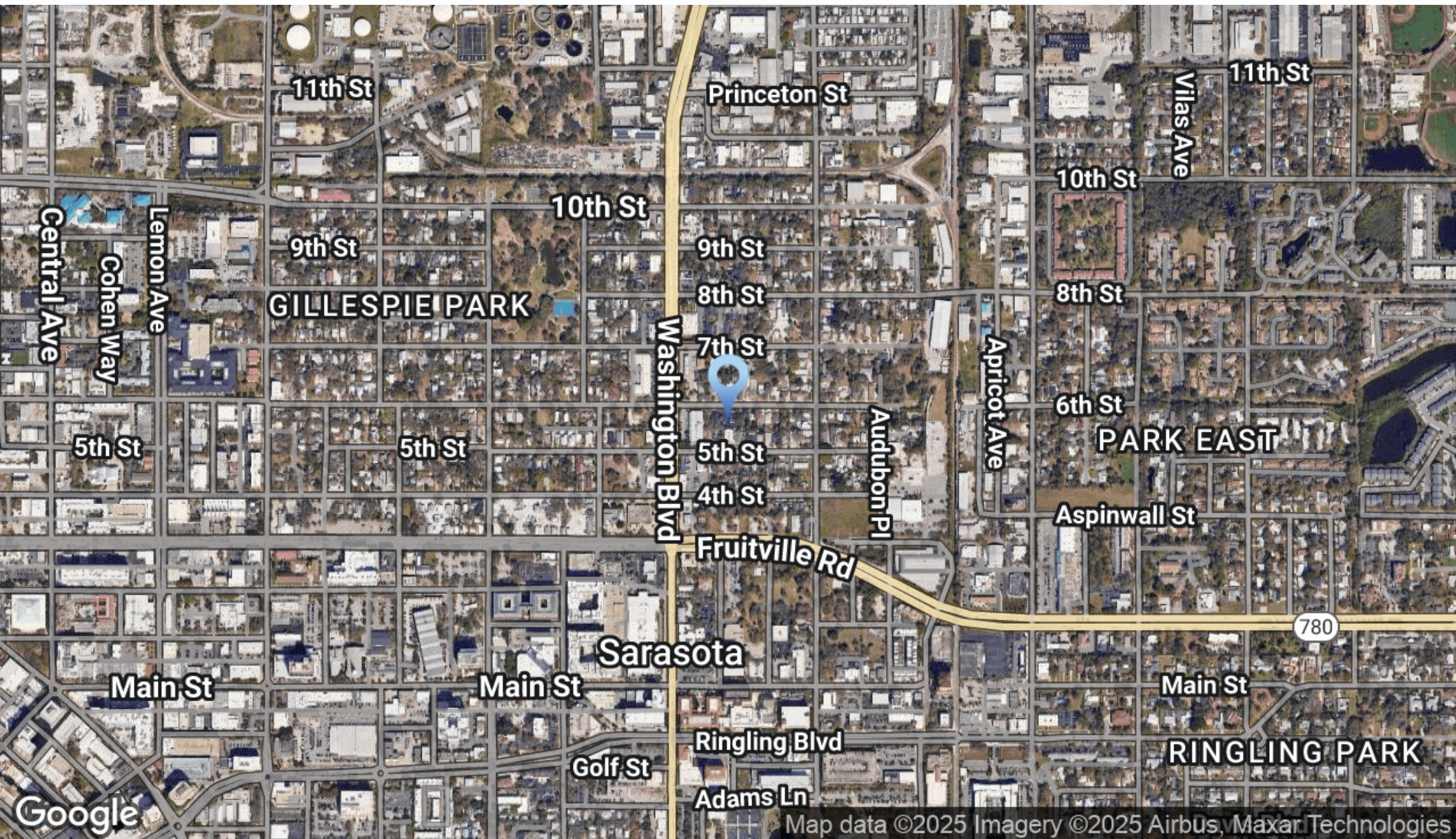
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POPULATION

	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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