

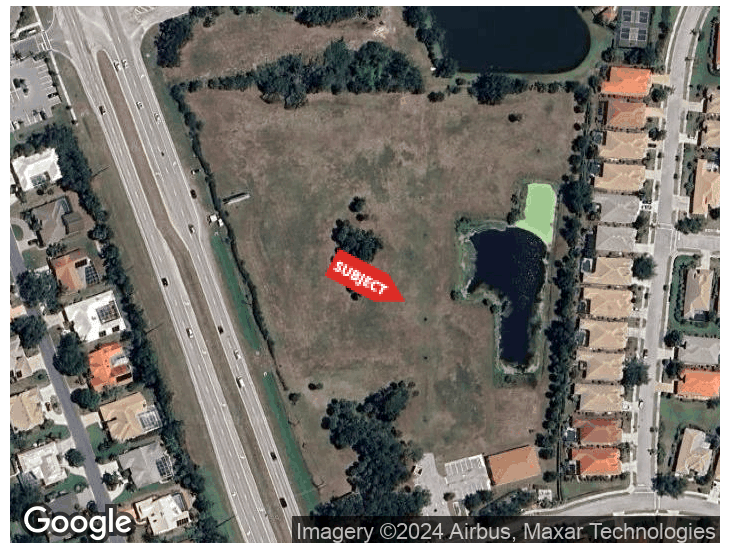


**10 ACRES ACROSS
FROM NEW
PUBLIX IN
OSPREY**

505 LUMINARY BLVD
OSPREY, FLORIDA 34229

PROPERTY HIGHLIGHTS

- 9 Unit per Acre for Assisted Living Facility (ALF)
- 900' +/- Frontage on US41/S. Tamiami Trail
- Directly across the street from new Publix
- 46,000 SF of Office space allowable
- Electric, Water & Sewer in place
- Shovel Ready
- Easy access to Tamiami Trail from both ends of the property



For More Information

ADAM SEIDEL

941 923 0535

adam@americanpropertygroup.com

10 ACRES ACROSS FROM NEW PUBLIX IN OSPREY!



OFFERING SUMMARY

Sale Price:	\$7,499,000
Lot Size:	10 Acres
Zoning:	OPI - Office, Professional, Institutional
Market:	Sarasota, FL
Submarket:	Sarasota, Tampa, Charlotte

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 505 Luminary Blvd, Osprey, Sarasota

Property Type: Commercial Land with Existing Office Building

Property Size: 10 Acres

Discover this exceptional opportunity with over 900 feet of frontage on Tamiami Trail/US41 in Osprey, FL! This is one of the last substantial parcels available in Sarasota County with a Tamiami address. Positioned directly in the path of progress, this 10-acre parcel is ready for development with all entitlements in place.

Property Features:

- Existing Office Building: 4,000 SF Freestanding Office Building with water, sewer, and electricity
- Development Potential: Density for Assisted Living Facility/Memory Care at 9 units per acre
- Office Space Allowable: Up to 46,000 SF of office space
- Prime Location: Directly across from the new Publix and adjacent to massive new developments, including shopping plazas, restaurants, apartments/condos, and single-family homes
- Infrastructure: Electric, water, and sewer in place, making the property shovel-ready
- Accessibility: Easy access to Tamiami Trail from both ends of the property with simple median cuts at Southbay Drive/Luminary Blvd
- Strategic Positioning: Located at the northeast side of the intersection of Luminary Blvd and Tamiami Trail in Osprey, FL

Visit us online at www.AmericanPropertyGroup.com to see all our listings or call (941) 923-0535 at your convenience.

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505 Luminary Blvd

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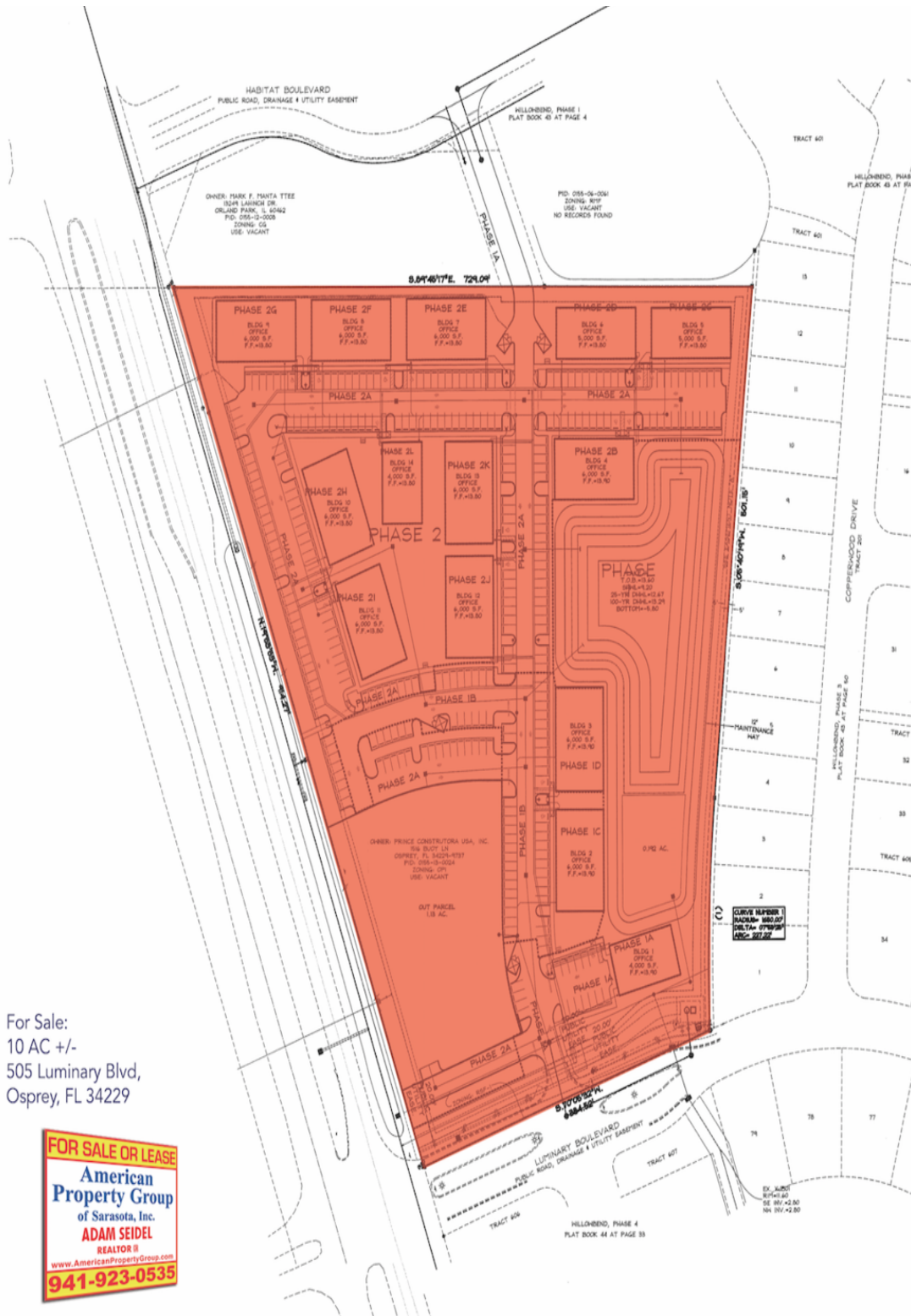
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For Sale:
10 AC +/-
505 Luminary Blvd,
Osprey, FL 34229



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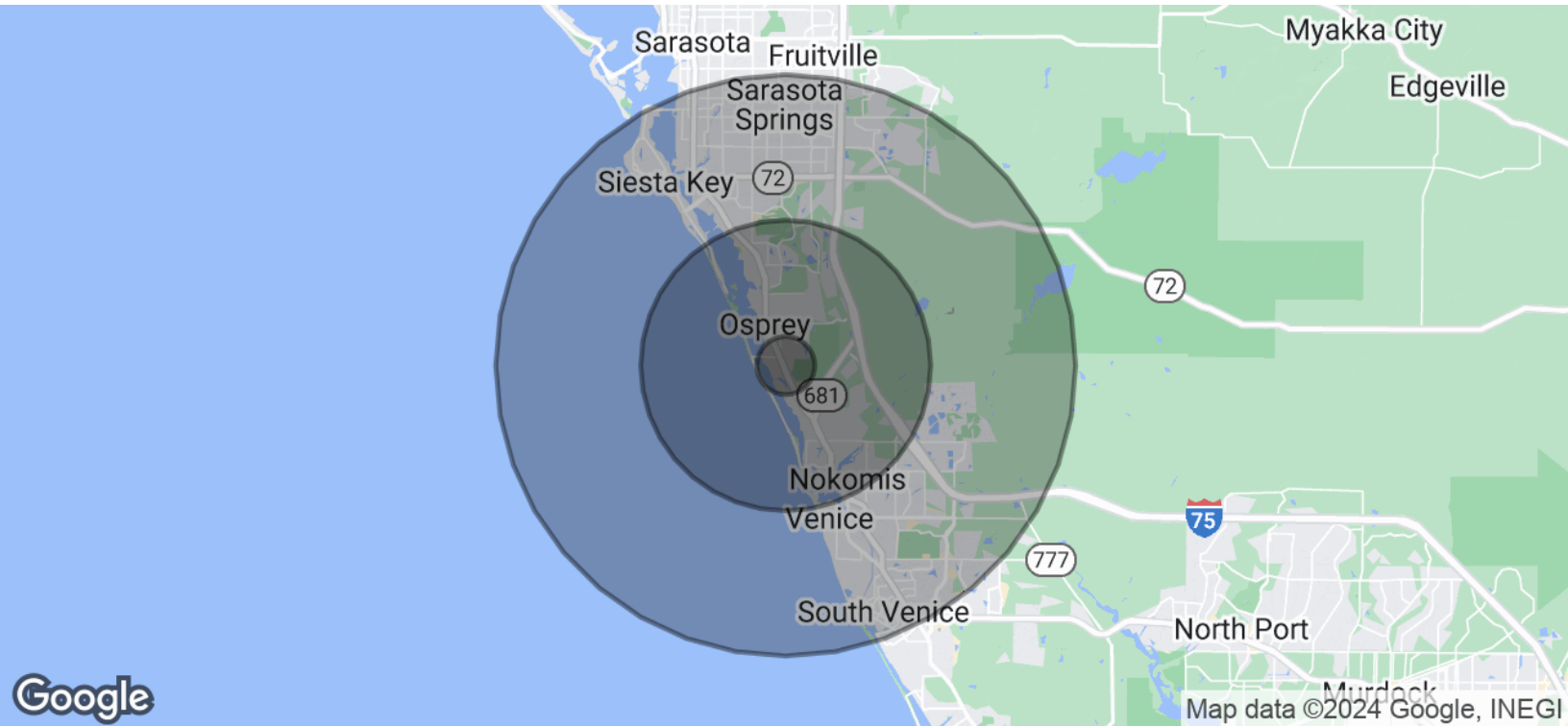
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,475	49,678	208,339
Average Age	59	61	58
Average Age (Male)	59	60	57
Average Age (Female)	59	61	58

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,094	25,495	101,318
# of Persons per HH	2.1	1.9	2.1
Average HH Income	\$142,099	\$130,098	\$116,318
Average House Value	\$746,296	\$610,184	\$533,331

Demographics data derived from AlphaMap

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