



Downtown Sarasota

Trader Joe's

Entrance
S School Ave

Bath & Racquet
Residences & Club

4101-4103 S SCHOOL AVE

4101-4103 S SCHOOL AVE, SARASOTA, FL 34237

LEE DELIETO JR.

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Michael Saunders & Company
LICENSED REAL ESTATE BROKER



LOCATION DESCRIPTION

The property is positioned on S School Avenue just east of the US-41/Bee Ridge Road corridor, one of Sarasota’s primary north–south and east–west arteries. This central location offers easy connectivity to downtown Sarasota, shopping and dining along Tamiami Trail, Sarasota Memorial Hospital, and the barrier islands including Siesta Key. The surrounding South Sarasota neighborhood is experiencing ongoing redevelopment and infill activity, with a mix of established single-family homes, multifamily communities, and neighborhood commercial uses. Residents at a future community here will benefit from proximity to parks, schools, and everyday services while remaining only a short drive from world-class beaches and cultural venues.

OFFERING SUMMARY

Sale Price:	Call Agent For Details
Lot Size:	4.77 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,949	33,709	73,333
Total Population	8,541	70,651	159,379
Average HH Income	\$115,575	\$130,362	\$122,592



PROPERTY DESCRIPTION

Fantastic residential development opportunity on 4.77± acres of contiguous land at 4101–4103 S School Ave in central Sarasota, ideal for a builder or infill residential developer. One parcel is zoned PUD and the adjoining parcel is zoned RSF3, providing flexibility for a low-density residential community with the potential to create a cohesive neighborhood plan (buyer to confirm entitlements and density during due diligence). The property is currently vacant land and can accommodate a meaningful single-family program under the existing zoning framework, offering rare scale in an established in-town location. Surrounded by established neighborhoods, schools, and retail, the site is well-positioned to capture strong builder demand.

PROPERTY HIGHLIGHTS

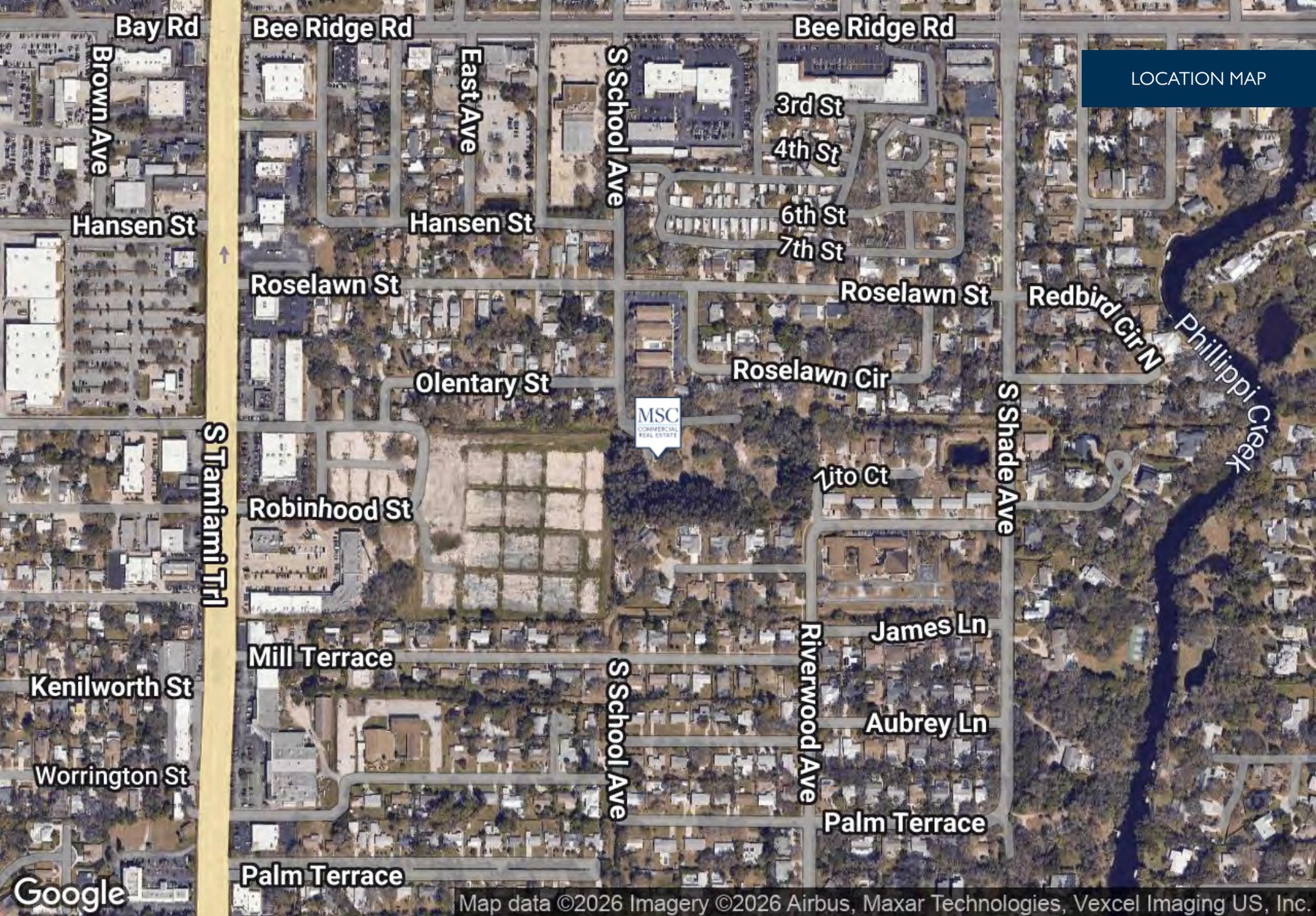
- 4.77± acres of vacant land
- Just east of US-41/Tamiami Trail with convenient access to Bee Ridge Rd and Siesta Key
- One parcel zoned PUD, adjacent parcel zoned RSF3
- Area undergoing active redevelopment and infill supporting long-term value
- Close to shopping, restaurants, medical facilities, parks, and beaches



ADDITIONAL PHOTOS







LOCATION MAP

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Google

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RETAILER MAP



CHASE TRUIST

BANK OF AMERICA

CINÉBISTRO LAIFITNESS. Connors ALDI

Publix ENSTEIN BROS. PAGES

T.J. Maxx

BEST BUY IHOP

Westgate Mall

Cucina Italiana

le macaron french pastries

ACHIEVA BANKING FOR GOOD

REGIONS

TRADER JOE'S

Wal-Mart's Fish Market

the Breakfast company

WELLS FARGO SYNOVUS

Olive Garden DaRuma Starbucks

EoS FITNESS

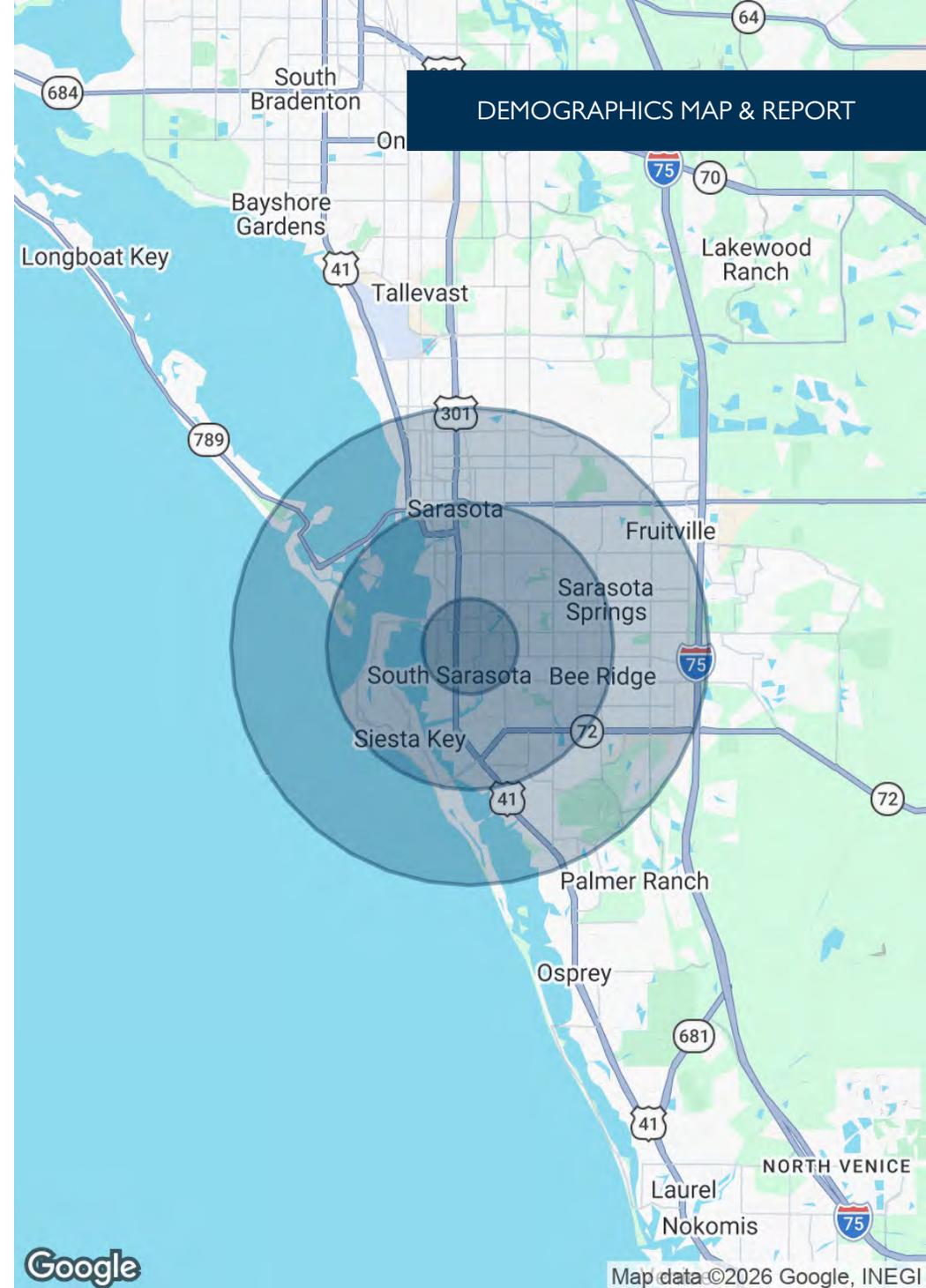
PURA VIDA miami

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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,541	70,651	159,379
Average Age	49.9	54.3	51.3
Average Age (Male)	48.5	51.9	48.6
Average Age (Female)	51.1	56.1	53.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,949	33,709	73,333
# of Persons per HH	2.2	2.1	2.2
Average HH Income	\$115,575	\$130,362	\$122,592
Average House Value	\$610,614	\$635,417	\$577,520

2023 American Community Survey (ACS)





LEE DELIETO JR.

Broker Associate

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FL #BK702292

PROFESSIONAL BACKGROUND

A real estate sales and commercial specialist for 20+ years, Lee DeLieto Jr. offers a uniquely informed perspective on the Sarasota market, helping clients to make the right decisions about their investment strategies.

In 2005, Lee joined his father, a seasoned Michael Saunders associated, to form the Company’s top producing Commercial team. To date, this exceptional duo has closed on millions of dollars of commercial property, working diligently to achieve the objectives of clients and investors. Lee’s Commercial real estate services include commercial investment property, site and land acquisition, office space and retail leasing, 1031 exchanges, and asset disposition.

The DeLieto Team has the proven ability to make every investment, lease, and acquisition/sale a profitable experience.

Committed to the community they serve, both Lee Jr. and Sr. are actively involved in local organizations, both civic and charitable.

Lee Jr. has formerly sat on various boards, including the Greater Sarasota Chamber of Commerce, RASM Commercial Investment Division and Public Policy, Sarasota School of Arts and Sciences, and Plymouth Harbor Board of Trustees as Secretary.

Lee is a graduate of the University of Florida and has lived in Sarasota since 2005.

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**WILL MARTIN**

Commercial Advisor

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PROFESSIONAL BACKGROUND

A Sarasota native with a wealth of area knowledge, Will Martin brings a strong finance background to his commercial real estate career. After graduating Magna Cum Laude from the esteemed Rollins College with a degree in Economics, he went on to work in mutual funds for T Rowe Price in Tampa. He returned to his Sarasota roots in 2016, and quickly realized that his education and professional experience would translate well to the world of commercial real estate.

Will believes in giving back to the community and has enjoyed involvement with Habitat for Humanity, Give Kids the World Foundation, Rollins Immersion Program, and the Special Olympics. He studied abroad in London while in college which sparked his passion for travel, and in his free time you can also find him watching the Tampa Bay Lightning, fishing or playing Ultimate Frisbee.

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**SPENCER BRANNEN**

Commercial Advisor

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PROFESSIONAL BACKGROUND

Spencer Brannen is a Sarasota native whose roots run deep in the community. With a passion for real estate, he's excited to bring his local knowledge to the industry. An admirer of his mother's commitment to improving lives through The Salvation Army, Spencer values compassion, trust, and honesty. He's pursuing a business degree and draws inspiration from his grandfather, a respected realtor. Spencer loves Sarasota's charm, beautiful beaches, and tight-knit community. Embarking on his real estate career, he aims to make a positive impact. He joined Michael Saunders & Company due to their reputation for professionalism and integrity and adds to this his core values of authenticity, honesty and hard work. Spencer's goal is to enhance Sarasota's allure and become an essential part of its real estate landscape.

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VALARIE WADSWORTH

Commercial Advisor

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FL #BK702292

PROFESSIONAL BACKGROUND

With over 25 years of local expertise and a reputation for excellence, Valarie Wadsworth-DeLieto is a powerhouse in the Sarasota real estate market. Recently transitioning to the commercial division of the DeLieto Team at Michael Saunders & Company, Valarie brings a sophisticated, data-driven approach to every transaction.

Professional Profile
Deep Local Roots: Originally from upstate New York, Valarie has been a Sarasota specialist since 2000, focusing on high-value areas including Downtown Sarasota, St. Armands Circle, and the Barrier Keys.
Award-Winning Performance: Before joining Michael Saunders & Company, she was ranked in the top 3.3% of real estate professionals nationwide at her previous firm.
Elite Service: Her business thrives on longevity, with 90% of her clients coming from repeat business or direct referrals—a testament to her commitment to communication and tenacity.
Strategic Insight: Valarie leverages her deep knowledge of the Sarasota lifestyle and economy to help investors and business owners make informed decisions. She oversees every facet of the transaction to ensure a seamless experience.

Market Expertise
Commercial Sales & Leasing: Serving the Sarasota and Manatee regions through the MS&C Commercial.
Investment Strategy: Utilizing her background in high-end residential and hospitality investments—including her own Airbnb ventures—to guide clients through complex market landscapes.
Digital Connectivity: Valarie stays ahead of market trends via an informative monthly e-newsletter and advanced technology tools, ensuring her clients always have the latest intelligence. If you are looking for specific market data or want to discuss a property valuation, I can help you find those details next.

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COMMERCIAL OFFERING MEMORANDUM/BROCHURES DISCLOSURE

MS&C Commercial, a Division of Michael Saunders & Company

MS&C Commercial as the Property Owner's representative has been authorized to provide select persons/entities with materials to assess any interest in pursuing further discussions with the Property Owner. Only a fully signed contract will bind the Owner and you. Acceptance of the materials serves as your confirmation of the following conditions: the information cannot be duplicated or provided to a third party; no materials, records, or representations offered, to include but not limited to financial, environmental, zoning, use or income, are warranted or guaranteed to be accurate, current or complete. Prior to executing any purchase contract you assume all responsibility to independently verify any representation relied upon, whether verbal or written, and you agree to hold Owner and MSC harmless from any error or inaccuracy.