

# Fruitville Forum Fully Leased Retail Building

3520-3524 Fruitville Road, Sarasota, FL 34237

Retail  
Property  
For Sale



## Property Description

### Investment Opportunity

6,000 sf freestanding retail building located at the southwest quadrant of Fruitville Rd and Beneva Rd at the Fruitville Forum Center. All units are fully leased with long term tenants in place.

This building is 1 of 3 buildings in a Land Condominium being created by the Seller.

Unit breakdown: 2,500 SF, 1,500 SF, and 2,130 SF. All long term tenants with leases that pay a base rent + CAM.

## OFFERING SUMMARY

Sale Price:	\$1,690,000
Number of Units:	3
Building Size:	7,928 SF
NOI:	\$107,845.00
Cap Rate:	6.38%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,982	47,437	93,805
Total Population	14,577	95,025	179,479
Average HH Income	\$58,943	\$68,500	\$73,205



## Loyd Robbins

Principal Broker  
(941)-356-9659  
loyd@rerobbins.com



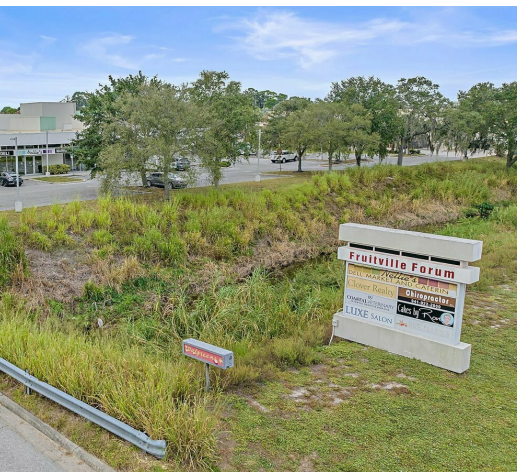
3580 S. Tuttle Ave  
Sarasota FL 34239

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# Fully Occupied

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# Heavy Daytime Traffic

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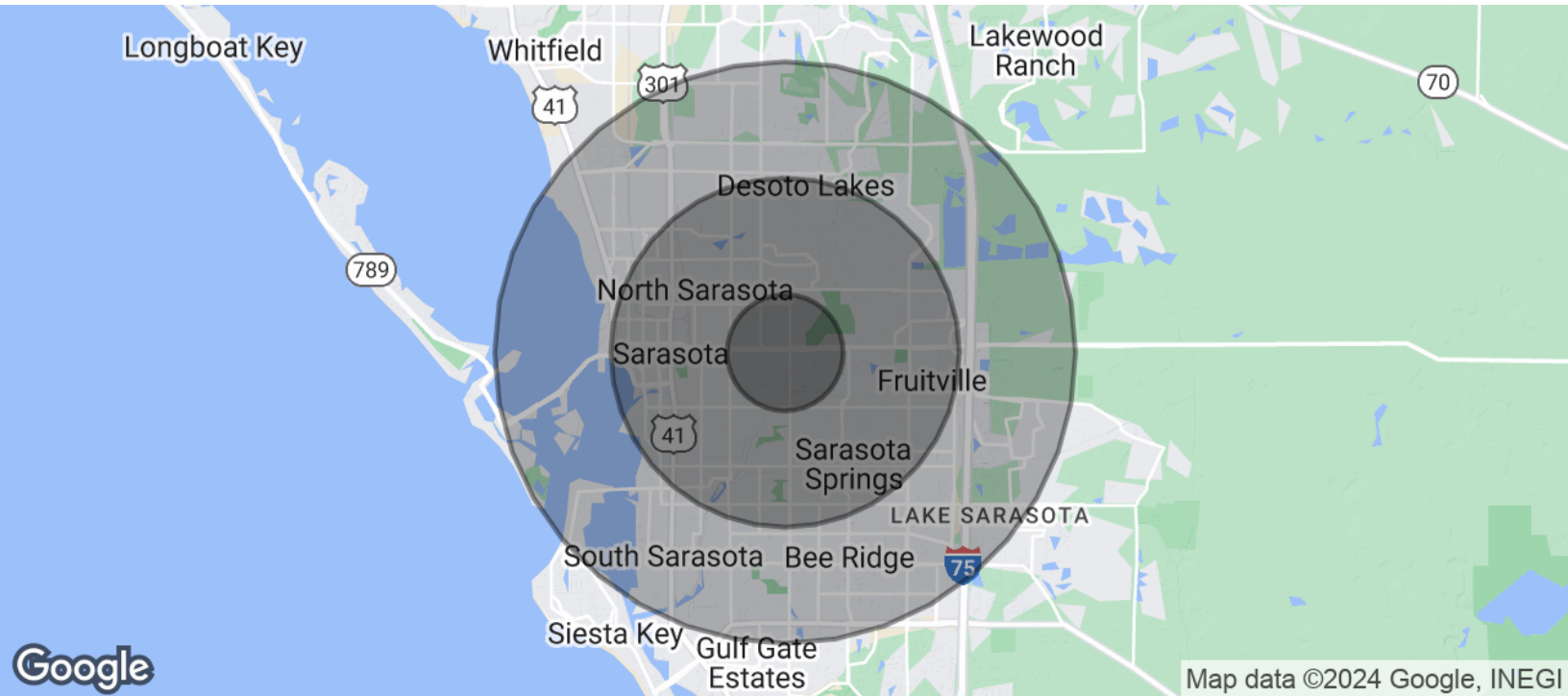
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# Thriving Demographics for Sustained Success

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,577	95,025	179,479
Average Age	43.0	47.3	49.0
Average Age (Male)	39.9	45.0	46.7
Average Age (Female)	47.0	49.8	51.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,982	47,437	93,805
# of Persons per HH	2.1	2.0	1.9
Average HH Income	\$58,943	\$68,500	\$73,205
Average House Value	\$190,821	\$259,080	\$311,990

2020 American Community Survey (ACS)



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