

Residential Development Opportunity

4101 & 4103 S SCHOOL AVE SARASOTA, FL 34231



PROPERTY DESCRIPTION

Residential Development Opportunity in the heart of central Sarasota. Approximately 4.77 +/- acres of vacant land space ready to be developed. The site can hold approximately 20 residential single family homes. Located in a highly desirable area off of US-41, just minutes away from Siesta Key and easy access to downtown Sarasota. The site is unique due to the size and scope of the land. Property is located in an area seeing multiple re-developments.

The site offers easy access to shops, restaurants, malls, parks, beaches, downtown Sarasota, Siesta Key, I-75, and excellent schools.

OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	4.77 +/- acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,517	44,947	91,810
Total Population	8,331	72,931	160,606
Average HH Income	\$82,688	\$75,421	\$73,733



KEVIN ROBBINS

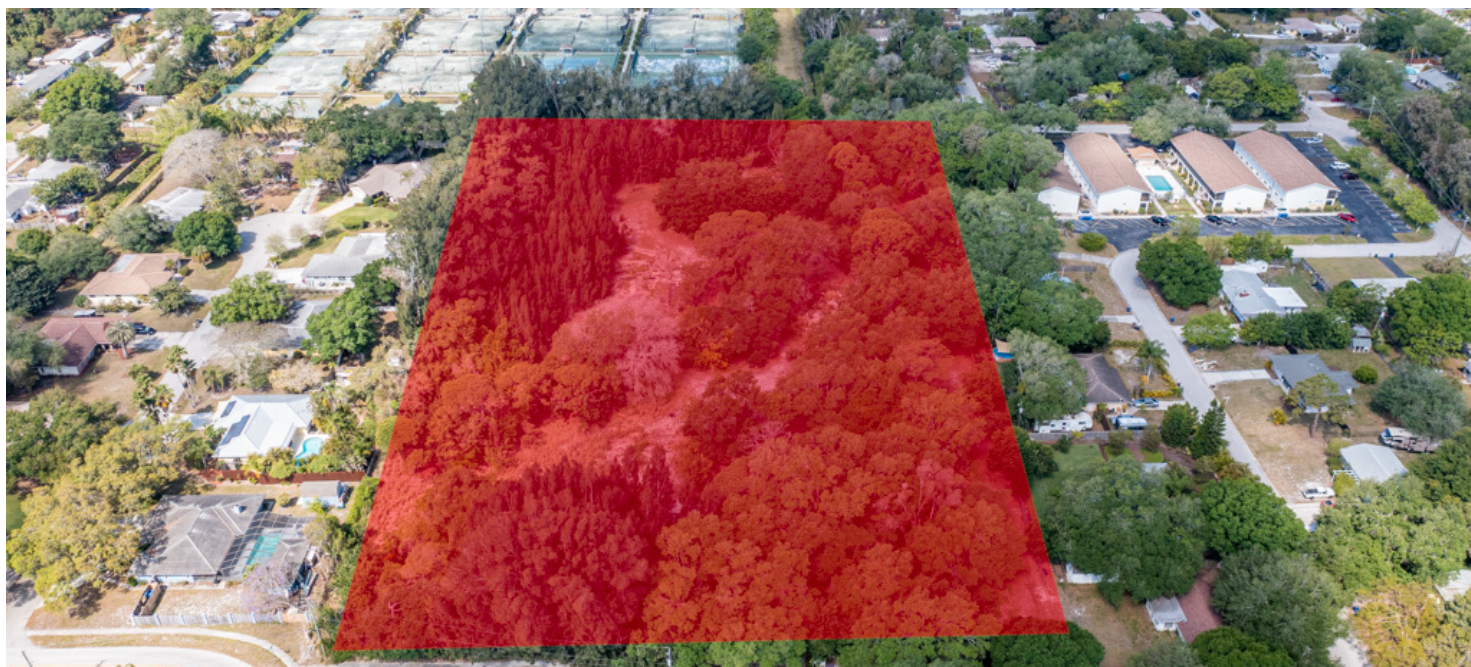
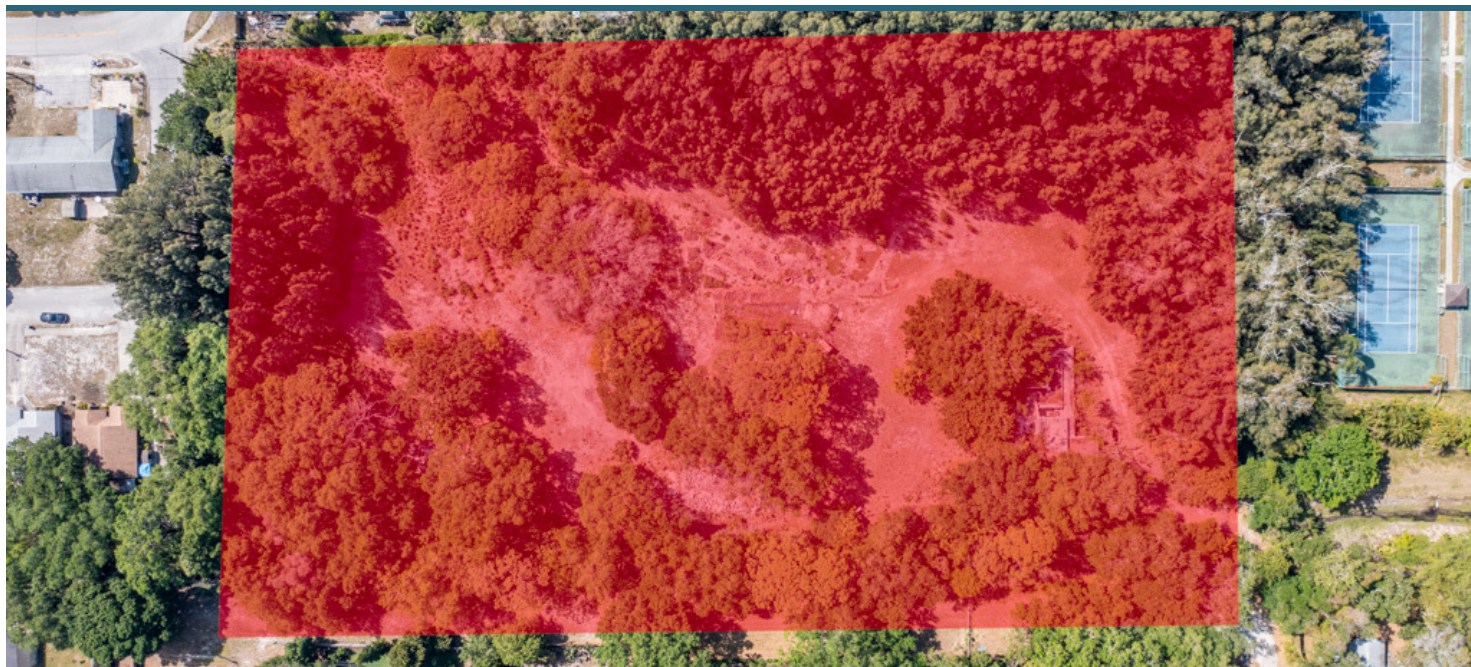
Sales Associate

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4101 & 4103 S School Ave

SARASOTA, FL 34231



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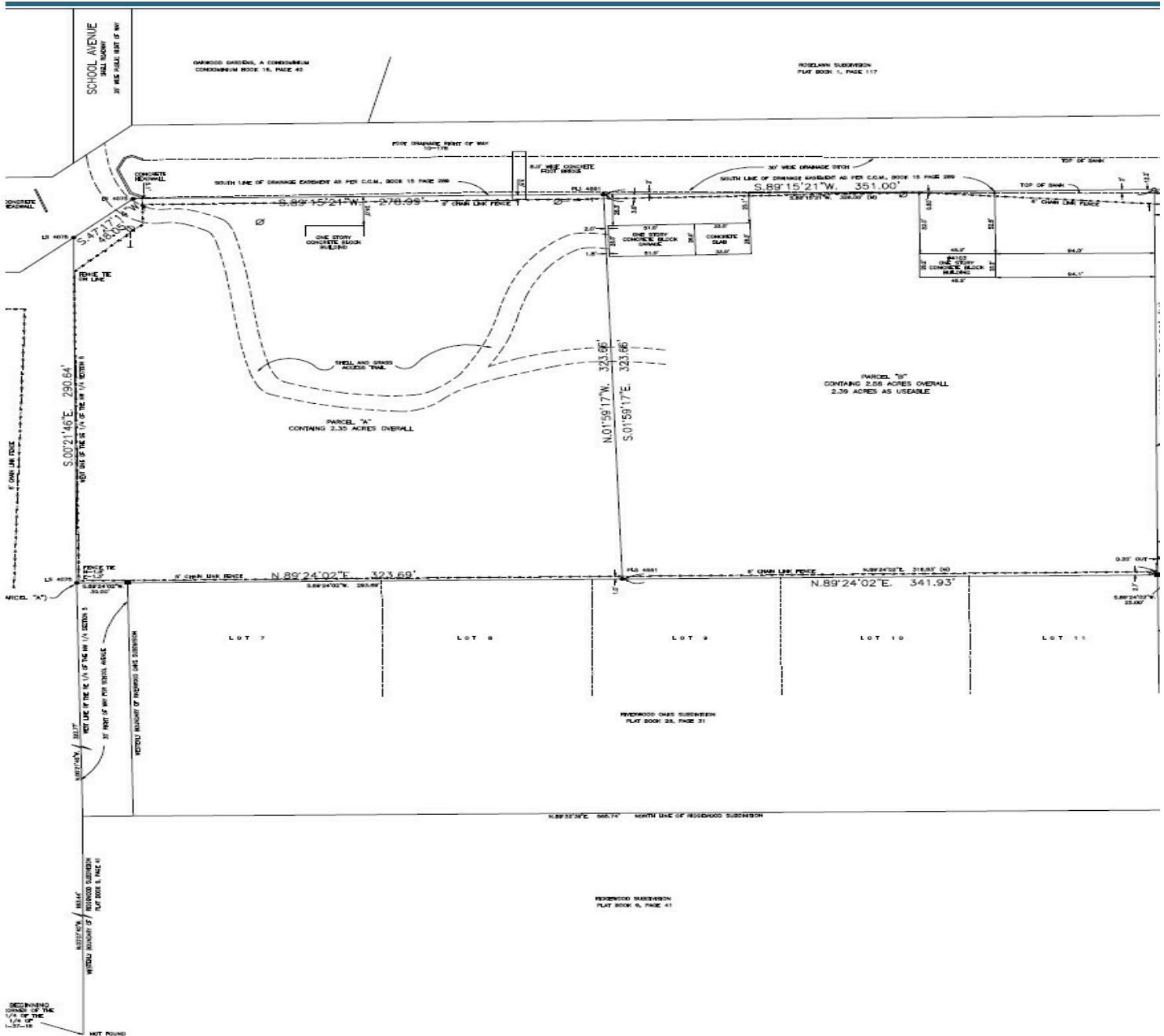
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4.77 Acres

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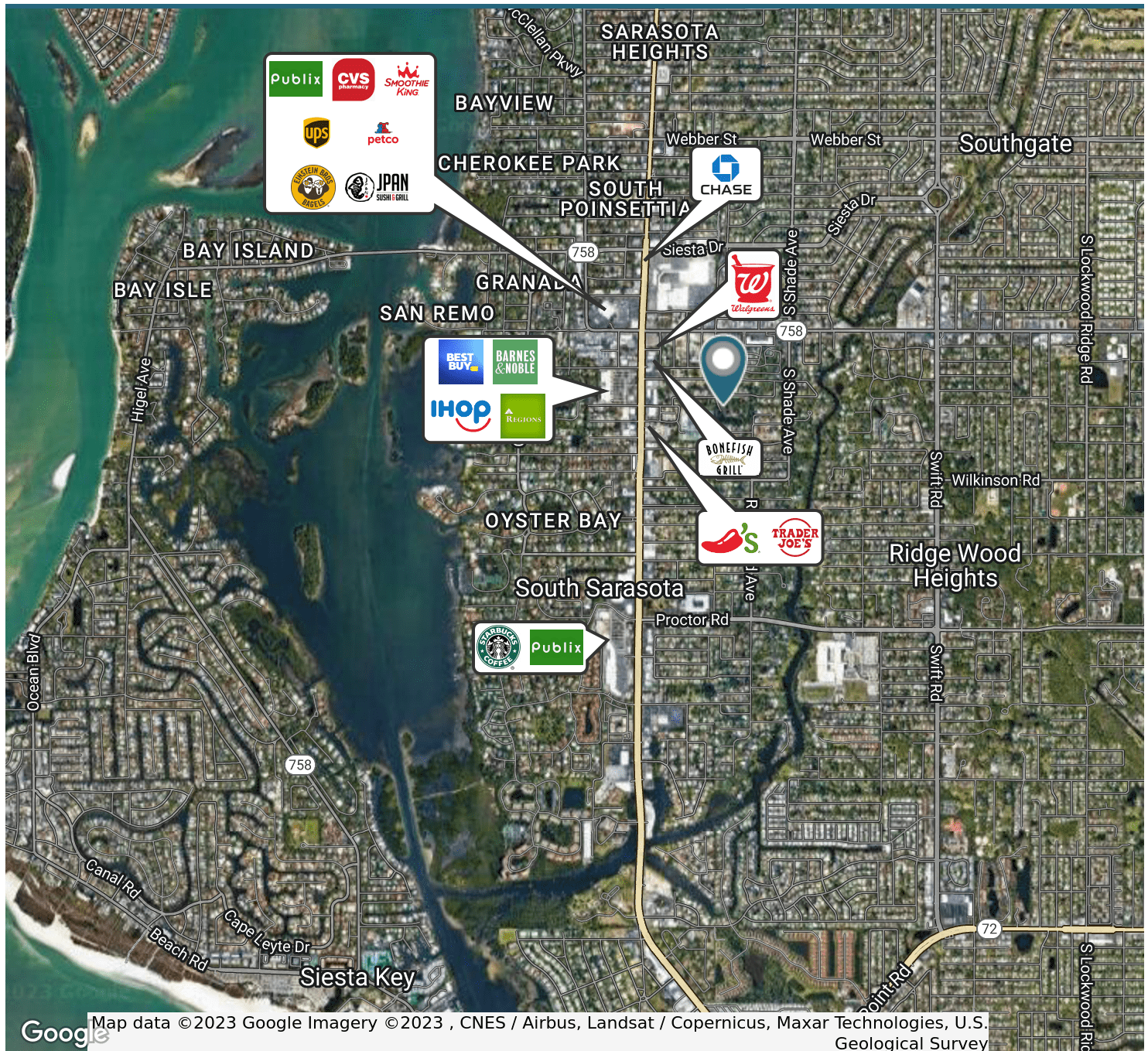
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Centrally Located Near Beaches, Shopping & More

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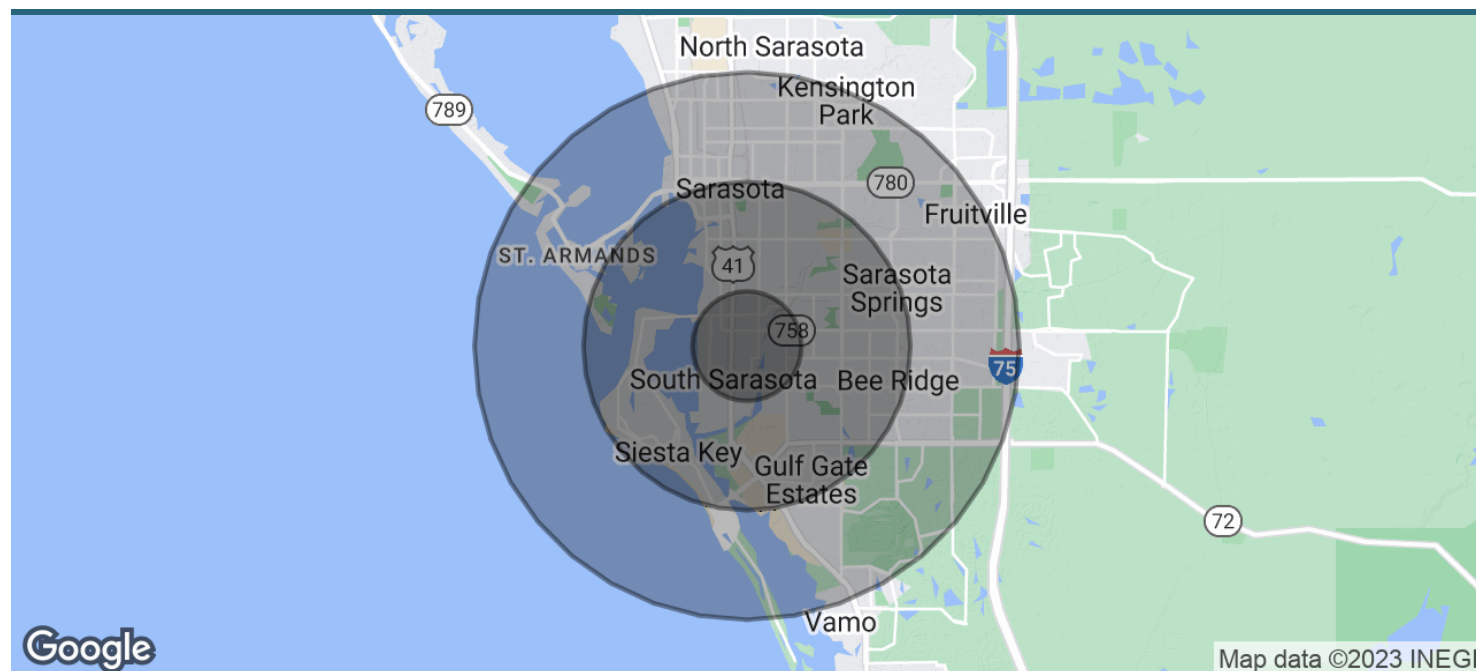
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Exemplary Demographics for Development

SARASOTA, FL 34231



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,331	72,931	160,606
Average Age	48.9	52.4	50.0
Average Age (Male)	45.9	49.5	47.6
Average Age (Female)	50.4	54.8	52.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,517	44,947	91,810
# of Persons per HH	1.8	1.6	1.7
Average HH Income	\$82,688	\$75,421	\$73,733
Average House Value	\$405,413	\$402,347	\$349,800

* Demographic data derived from 2020 ACS - US Census



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