



# 4020 BEE RIDGE RD Sarasota, FL

**Subject Property**



**PENDING**



# *Table of Contents*

04. Executive Overview

08. Property Survey

09. Area Overview

14. Agent & Conclusion





**Pending**

**Subject Property**

# Executive Overview



**Address:** 4020 BEE RIDGE RD SARASOTA

**Year Built:** 1986, Eff Yr Built 1995

**Land Area:** 44,521 Sqft

**Building Square Feet:** 2,812

**Roof Structure and Material:** Flat Pitch Elastomeric Membrane

**Frame:** Masonry or poured concrete load-bearing wall

**Zoning:** CI - COMMERCIAL, INTENSIVE

**Taxes 2024:** \$17,042.35

**Subdivision:** 0075 - BEE RIDGE FARMS SUB

**Property Use:** 2710 - Auto sales (used)

**Municipality:** Sarasota County

## Zoning Info

The property's Commercial Intensive (CI) zoning—Sarasota County's most flexible commercial designation—provides an expansive range of high-impact redevelopment options. Under this classification, the site is permitted by right for intensive retail, including fast-food and QSR concepts with drive-thru service, as well as high-turnover retail centers and automotive services. Furthermore, the CI district supports essential professional and community uses such as medical clinics, veterinary hospitals, financial institutions, and professional offices.

# Zoning Potential: Sarasota County Commercial Intensive (CI)

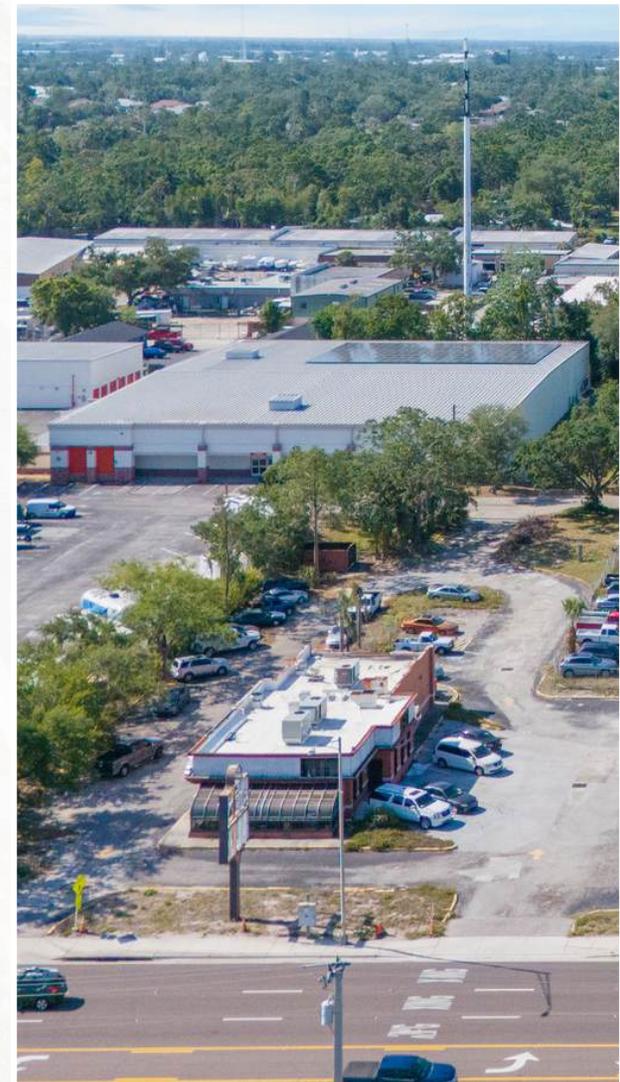
The CI designation is Sarasota County's most flexible and permissive commercial classification. It is specifically engineered for high-visibility, high-traffic corridors, providing "By-Right" approval for a wide spectrum of intensive redevelopment options.

## Strategic Use Categories

- Quick Service & Dining
  - QSR / Fast Food: High-impact concepts with drive-thru service.
  - Fast Casual: Standalone or multi-tenant restaurant configurations.
- Automotive & High-Turnover
  - Car Wash: (Prior plans and survey already available for this site).
  - Automotive Services: Tire centers, repair shops, and parts retail.
  - Gas/Convenience: High-volume fuel and retail hubs.
- Professional
  - Veterinary: Full-service veterinary hospitals and animal clinics.
  - Professional Office: Law firms, insurance, and corporate headquarters.
- Financial & Retail
  - Banking: Financial institutions with multi-lane drive-thru capacity.
  - Intensive Retail: High-turnover shopping centers and "Big Box" retail.

## The CI Competitive Edge

- Permitted "By-Right": Eliminates the need for costly and time-consuming Special Exceptions for drive-thrus and high-intensity uses.
- Development Ready: Existing surveys and car wash plans demonstrate the site's capacity for complex drainage and traffic stacking requirements.
- Maximum Versatility: Allows for a seamless pivot between retail, medical, and automotive uses as market demands shift.
- Speed to Market: The broad range of allowed uses ensures a faster path from site acquisition to ribbon cutting



# Executive summary

## 4020 Bee Ridge Road

Strategically situated within one of Sarasota's most high-traffic commercial corridors, 4020 Bee Ridge Road offers a premier investment opportunity across a substantial 44,521-square-foot site. Commanding an impressive 150 feet of direct frontage on Bee Ridge Road, the property benefits from exceptional visibility and a high-velocity traffic count of approximately 44,000 vehicles daily. This expansive footprint and superior exposure provide a dominant market presence for any high-volume commercial enterprise.

The property is currently improved with a 2,812-square-foot building and holds the highly versatile Commercial Intensive (CI) zoning designation. This zoning supports an extensive range of intensive commercial uses, making it an ideal candidate for medical, professional, or retail redevelopment.

A critical value-add is the site's proven, existing drive-thru infrastructure, as the building was previously operated as a drive-thru restaurant. The property remains fully configured and optimized for such use today, offering a significant competitive advantage for "fast-food" concepts, coffee houses, or pharmacy retailers seeking to bypass the complexities of new drive-thru permitting. The site was previously planned for a car wash prior plans and survey available

With 30 dedicated parking spaces already in place, the site is well-equipped to manage high turnover and dense customer volume. Whether through the adaptive reuse of the existing structure or a complete ground-up redevelopment, 4020 Bee Ridge Road offers the scale, zoning, and strategic location necessary to support a flagship operation. This is a rare chance to secure a sizable, flexible asset in a supply-constrained market characterized by robust demographics and consistent economic growth.

**Total Sale Price - \$2,995,000**  
**Monthly Lease Price - \$15,000 NNN**



**SUBWAY**

**Walmart**  
Neighborhood Market

**HomeGoods**

**Publix**

**CRUNCH**  
FITNESS

**KFC**

**McDonald's**

**Public Storage**

Sawyer Road

Sawyer Road

Sawyer Road

**SUNOCO**

> 44,000 Vehicles Every Day  
(2022)

Bee Ridge Rd

**ExtraSpace Storage**



# Area Overview



# SARASOTA OVERVIEW

## Sarasota: A Thriving Hub of Development

Sarasota is experiencing significant growth, with construction cranes now a common sight. The city has been named a top home market by Insurify, with 218.37 new residential units under construction per 100,000 residents. Recent updates reveal eight new downtown projects adding 573 residential units and 3,692 square feet of financial space. Additionally, 14 projects in key areas like Fruitville Road and U.S. 301 are adding 1,457 residential units, 104 assisted living units, 37 independent living units, 20 memory care units, 156 transient lodging units, and substantial commercial and office spaces.



### DIVERSIFYING ECONOMY

Infotech, life sciences, professional services and clean technology are some of the growing sectors propelling the economy.



### MANUFACTURING

The Sarasota metro is home to many manufacturing companies including PGT Innovations, Sun Hydraulics Corp., Helios Technologies and Tervis.



### TOURISM INDUSTRY

A warm year-round climate, miles of beaches and an abundance of activities and attractions draw millions of tourists to the region during a typical year.

## Economy



In addition to manufacturers, other major employers in the metro include SMH Healthcare, Venice HMA, Doctors Hospital of Sarasota, Florida Resource Management, Ritz-Carlton and FCCI Insurance Group.



Some of the top export products that the metro produces are fabricated metal products, computer and electronic products, and transportation equipment.



The Baltimore Orioles and the Pittsburgh Pirates conduct spring training in the metro, contributing to a robust and expanding tourism sector. Other sporting events include polo, powerboat racing and BMX.



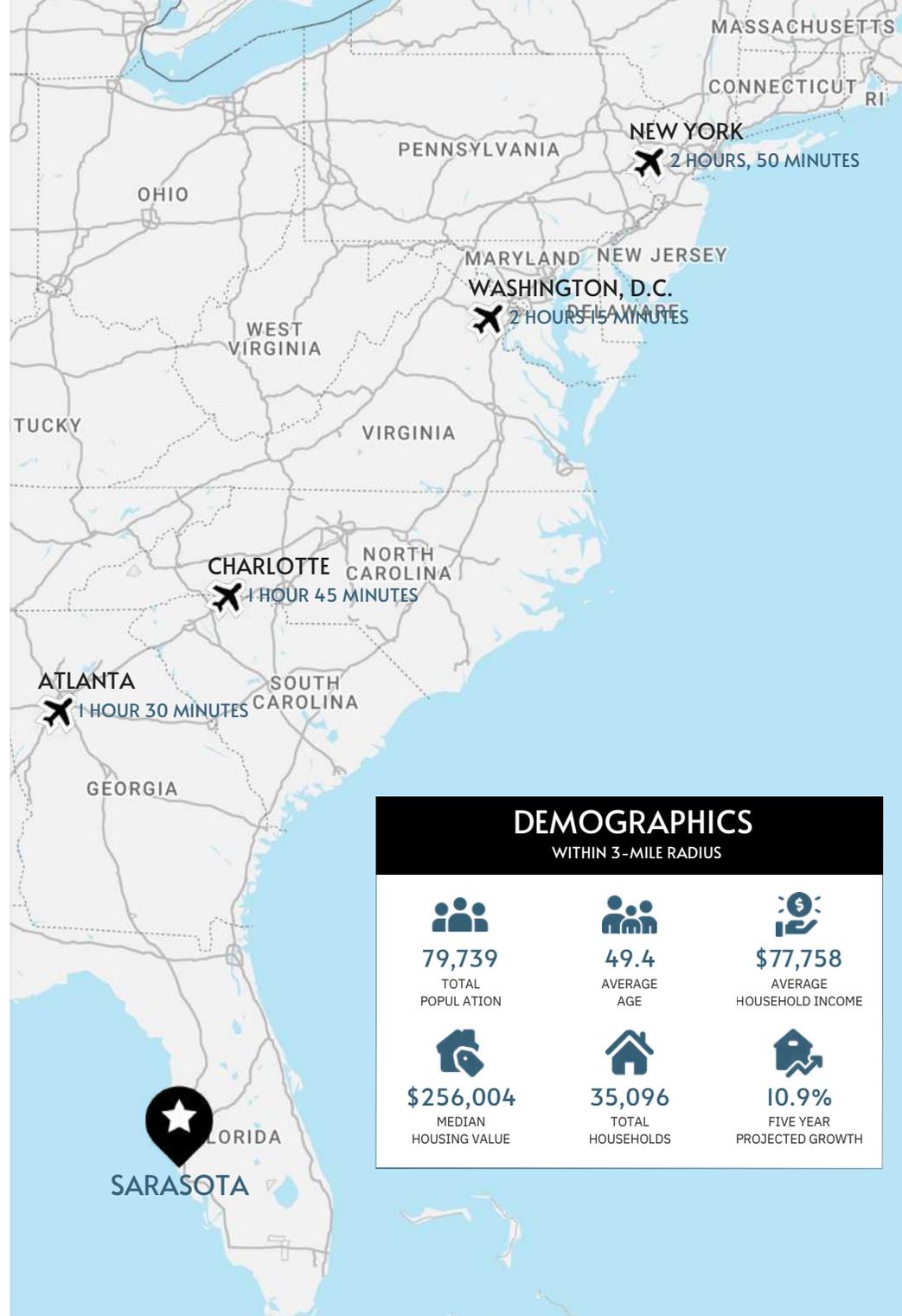
The many museums and cultural activities such as the Ringling Museum of Art and the Sarasota Orchestra enhance the metro's quality of life.

# ACCESSIBILITY AND CONNECTIVITY

Exploring Transportation and Flights in the Sarasota Metro Area  
 Situated in the southeastern part of the United States, Sarasota is bordered to the east by Interstate 75, a significant highway stretching 1,786 miles from Sault Ste. Marie at the Canada/U.S. border to Miami. Downtown Sarasota is easily accessible via the Fruitville Rd exit, while the historic Tamiami Trail (US-41) has connected Tampa and Miami since the 1920s. The Sarasota-Bradenton International Airport is a major hub for various airlines, including U.S. Airways, American Airlines, Delta, JetBlue, United, and Air Canada. In 2022, the airport welcomed nearly 3.8 million passengers, both from domestic and international flights.

CITY	FLIGHT TIME
ATLANTA	1 Hour 30 Minutes
CHARLOTTE	1 Hour 45 Minutes
WASHINGTON, D.C.	2 Hours 15 Minutes
NEW YORK CITY	2 Hours 50 Minutes

CITY	DRIVE TIME
TAMPA	1 Hour
ORLANDO	2 Hours 30 Minutes
MIAMI	3 Hours 30 Minutes
JACKSONVILLE	4 Hours 30 Minutes



SARASOTA  
**#7**

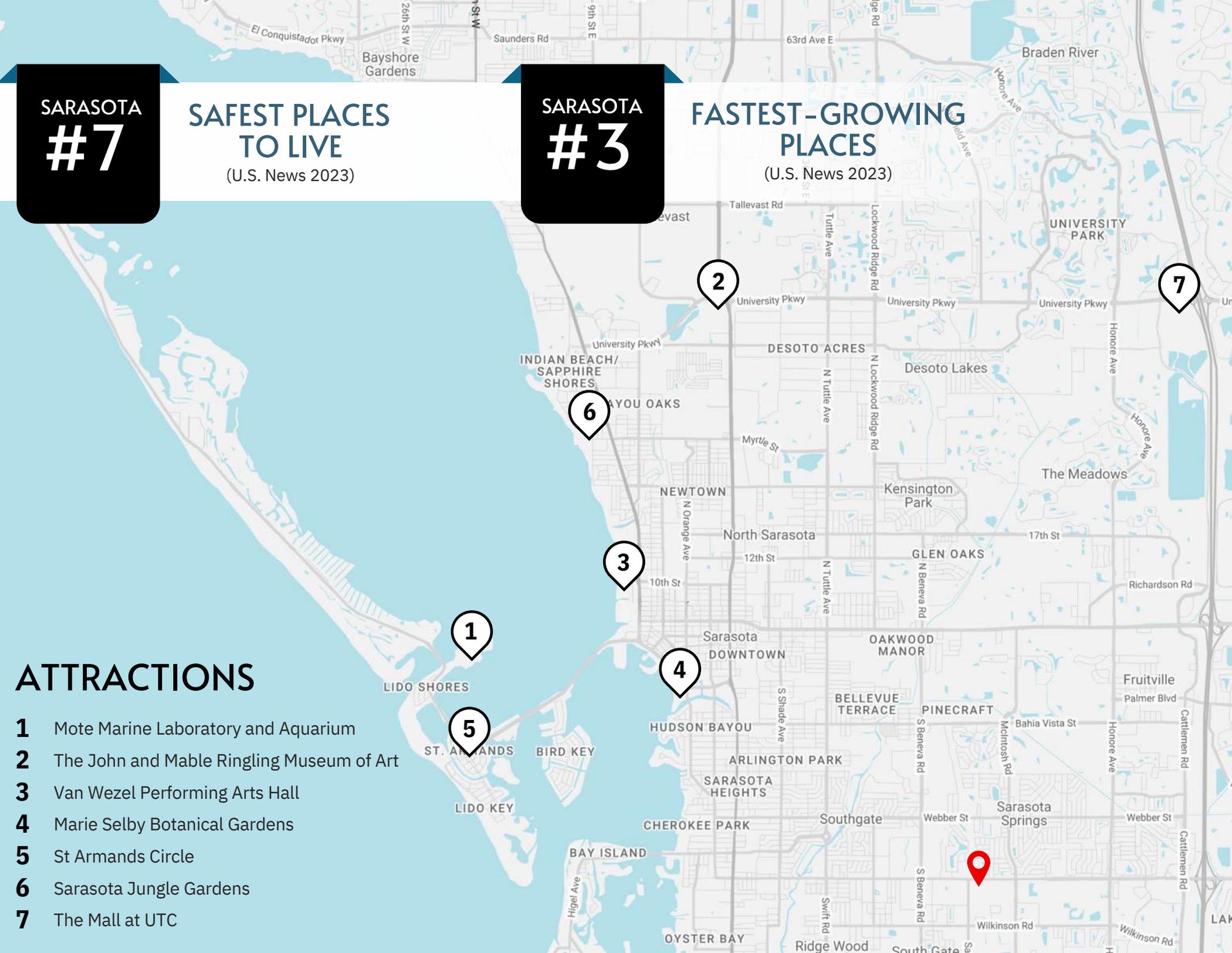
**SAFEST PLACES  
TO LIVE**  
(U.S. News 2023)

SARASOTA  
**#3**

**FASTEST-GROWING  
PLACES**  
(U.S. News 2023)

## ATTRACTIONS

- 1 Mote Marine Laboratory and Aquarium
- 2 The John and Mable Ringling Museum of Art
- 3 Van Wezel Performing Arts Hall
- 4 Marie Selby Botanical Gardens
- 5 St Armands Circle
- 6 Sarasota Jungle Gardens
- 7 The Mall at UTC



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## ***Experienced Real Estate Professional***

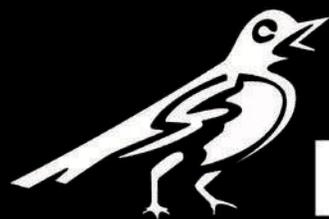
With over two decades of experience in the real estate industry, Kevin L. Robbins has established himself as a trusted and highly skilled professional. As President of Robbins Commercial, Kevin has built a stellar reputation by going above and beyond for his clients, whether they are business owners, investors, tenants, landlords, or banks. His deep connections with developers and key figures in the southwest Florida market have made him an indispensable partner in the region. His expertise and dedication have led to significant projects, such as the Aster & Links at 1991 Main Street in Sarasota, in collaboration with prominent developers. Recognized for his outstanding contributions, Kevin was honored as one of Gulf Coast Business Review's 40 under 40, a testament to his influence and impact across professions. An active member of the Business by the Bay BNI chapter, Kevin remains committed to serving his clients with the highest level of professionalism and care.



**Kevin Robbins**

**Senior Partner, Sales Associate  
( 941 ) 724-2321**

**Kevin@RobbinsCommercial.com**



HARRY E.  
**ROBBINS**

ASSOCIATES, INC. / REALTOR

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***Kevin Robbins Team***

***Amy O'Brien***

Director of Sales & Leasing

941-924-8346 Ext. 25

***Kevin Golabiewski***

Marketing Coordinator

201-436-0149

***Bret Svites***

Sales and Leasing Assistant

941-924-8346 Ext. 10

**ROBBINS COMMERCIAL**

3733 S. Tuttle Avenue Sarasota, FL, USA 34239

(941) 924-8346

[robbinscommercial.com](http://robbinscommercial.com)