



LAND FOR SALE

N SHADE AVE, SARASOTA, FL 34237

DOWNTOWN ZONING

MSC | COMMERCIAL
REAL ESTATE

SPENCER BRANNEN

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LEON DELIETO

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BK232183, FL

PROPERTY SUMMARY

N SHADE AVE | SARASOTA, FL 34237



Property Summary

Lot Size:	54,465 SF
Price:	\$4,295,000
Price / Acre:	\$3,435,175
Price / SF:	\$78.86
Cross Streets:	Fruitville Rd / N Shade Ave
Frontage:	65 FT on Fruitville
Traffic Count:	40,000 AADT
Zoning:	DTE
APN:	2028140056

Property Overview

- Rare opportunity to purchase vacant land fronting Fruitville Rd
- Zoned DTE for diverse development potential
- Site is eligible for Downtown Attainable Housing Density Bonus Program providing up to 4x density
- Accessible via a traffic lit intersection on Fruitville Rd and Shade Ave
- Considerable residential and commercial development planned in immediate vicinity of the Subject Property

Location Overview

Residents can take advantage of the vibrant energy of nearby Downtown Sarasota and the highly regarded arts and culture district, all of which is less than a 5 minute drive away. SRQ International Airport and I-75 are both within 15 minutes from the site. This location is also surrounded by a very diverse culinary scene and upscale shopping experiences including Main Street Shops and St. Armand's Circle. Award winning Gulf Coast beaches and the picturesque Sarasota Bayfront are just minutes away.

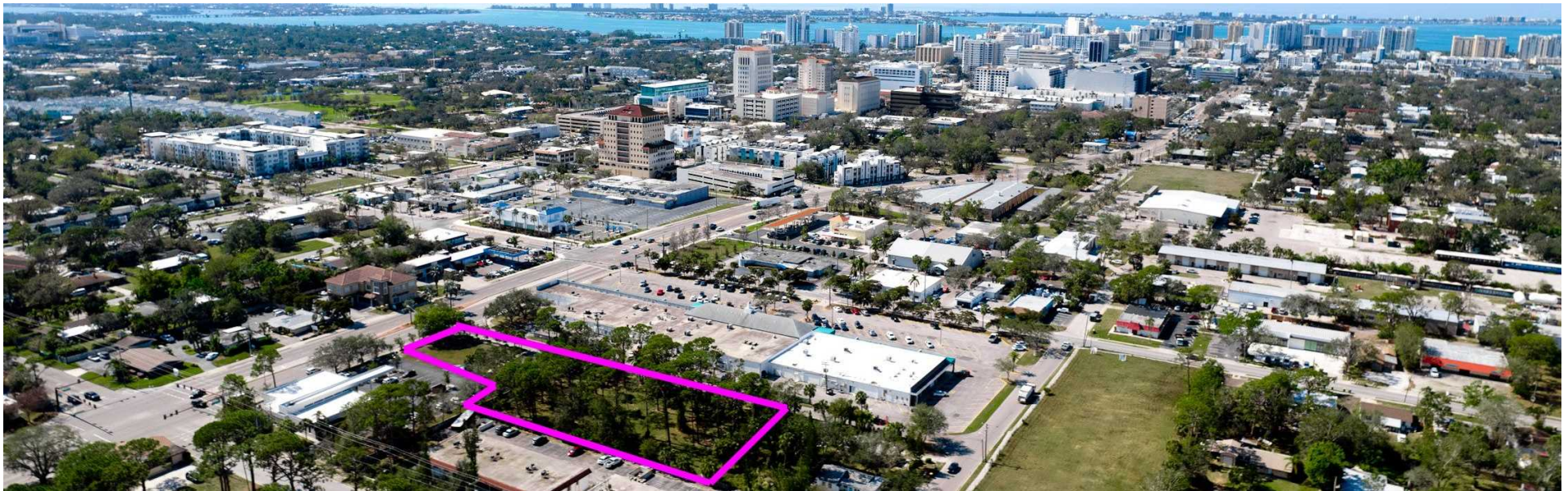
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PROPERTY PHOTOS

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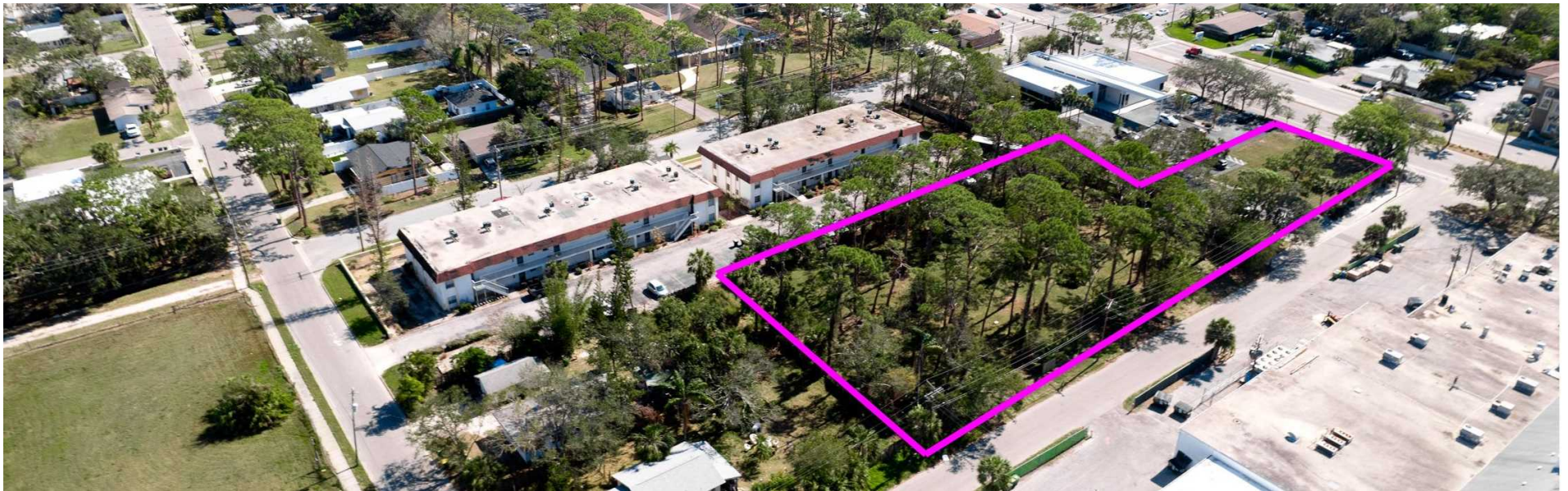
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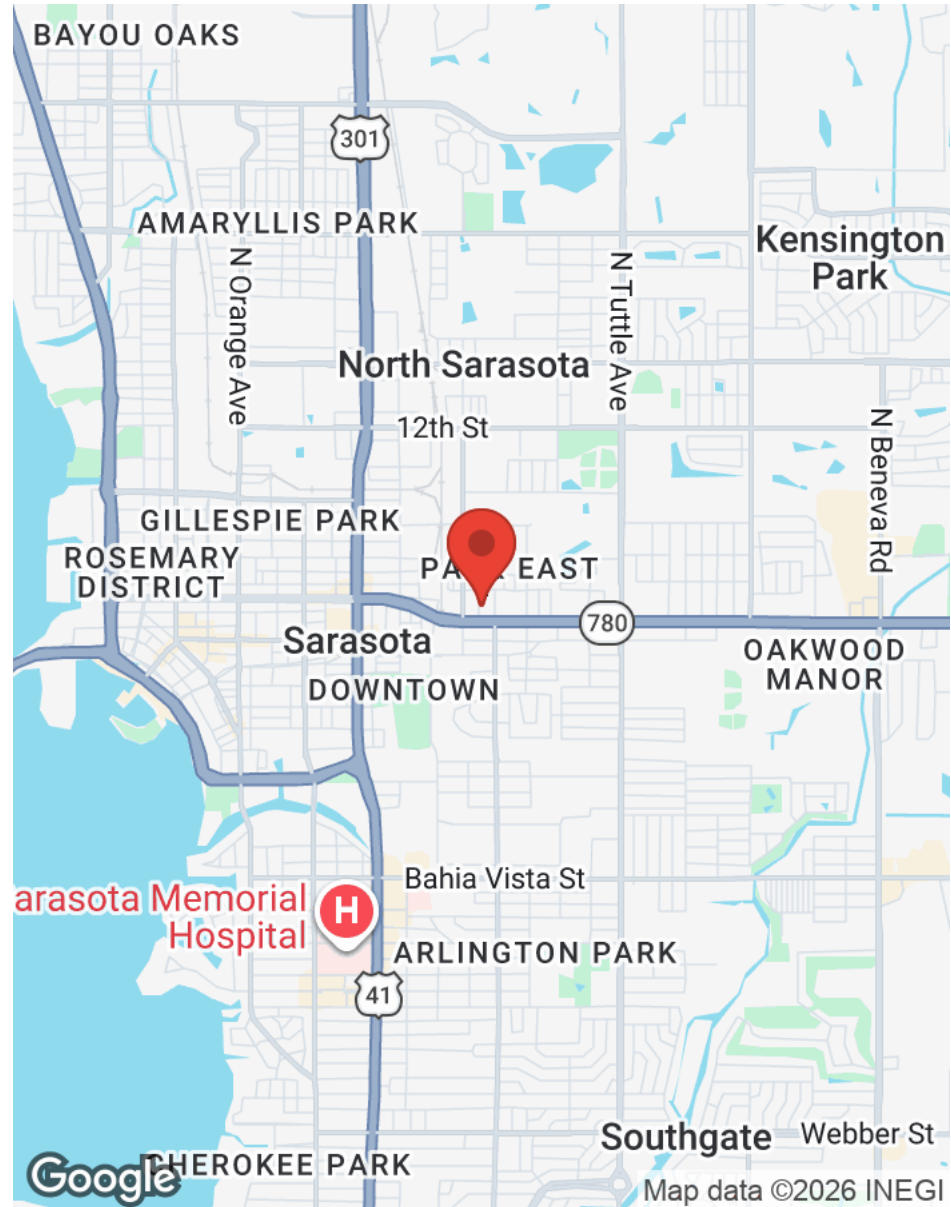
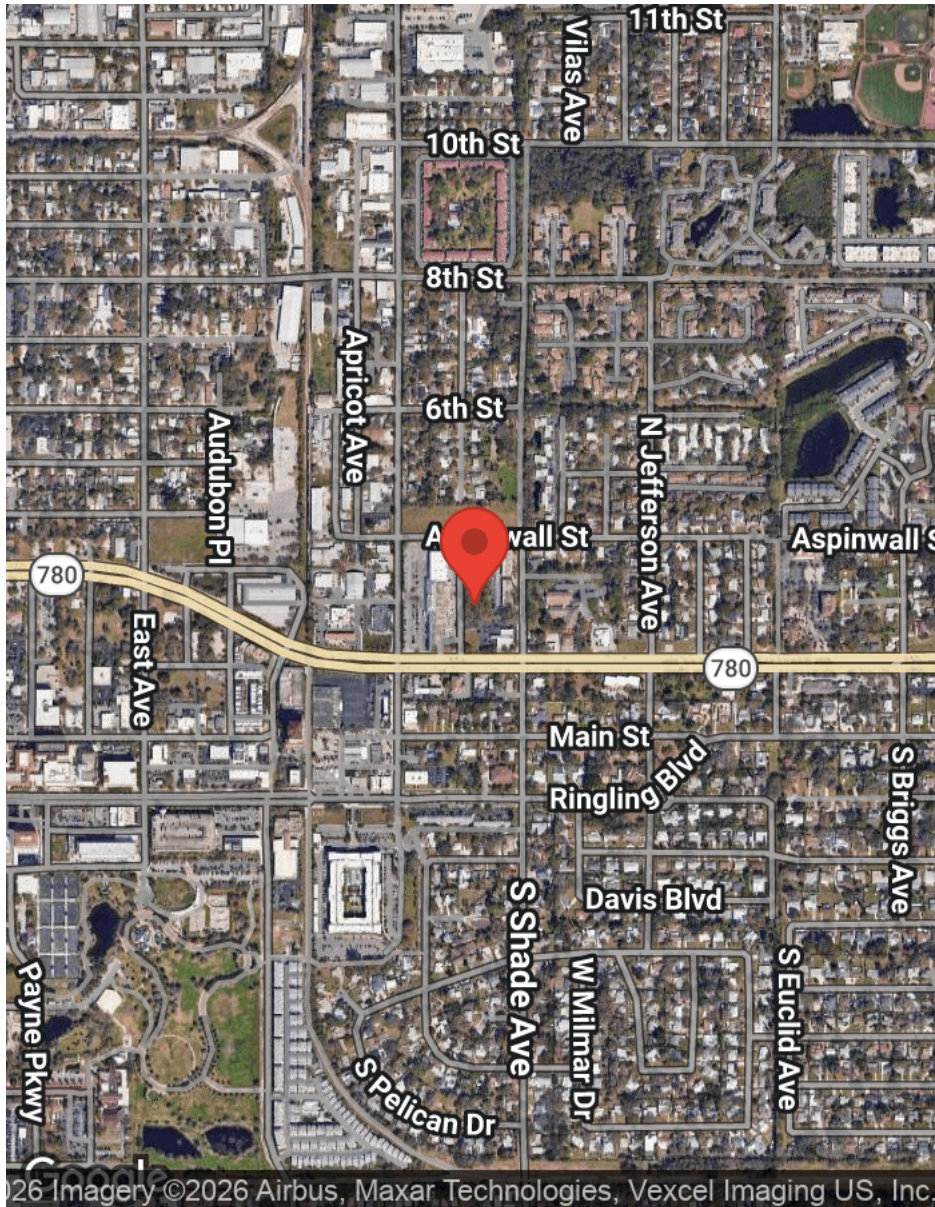
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LOCATION MAPS

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BUSINESS MAP

N SHADE AVE | SARASOTA, FL 34237



Extra Space Storage

Subway

Enterprise Rent-A-Car

Ed Smith Stadium

Domino's Pizza

Sarasota Military Academy

Popeyes Louisiana Kitchen

Tuttle Elementary School

Whole Foods Bakery

Bank of America, Wells Fargo, WF

7-Eleven, Wawa

CVS, Family Dollar

Evie's Tavern & Grill On Main Street

Regal Hollywood - Sarasota

Coastal Express Car Wash

Patrick's 1481

Sarasota City Hall

Sarasota Ford

ACE Hardware

P.F. Chang's

Melting Pot

McDonald's

Publix Super Market at Bay Street

Sarasota Art Museum

Alta Vista Elementary School

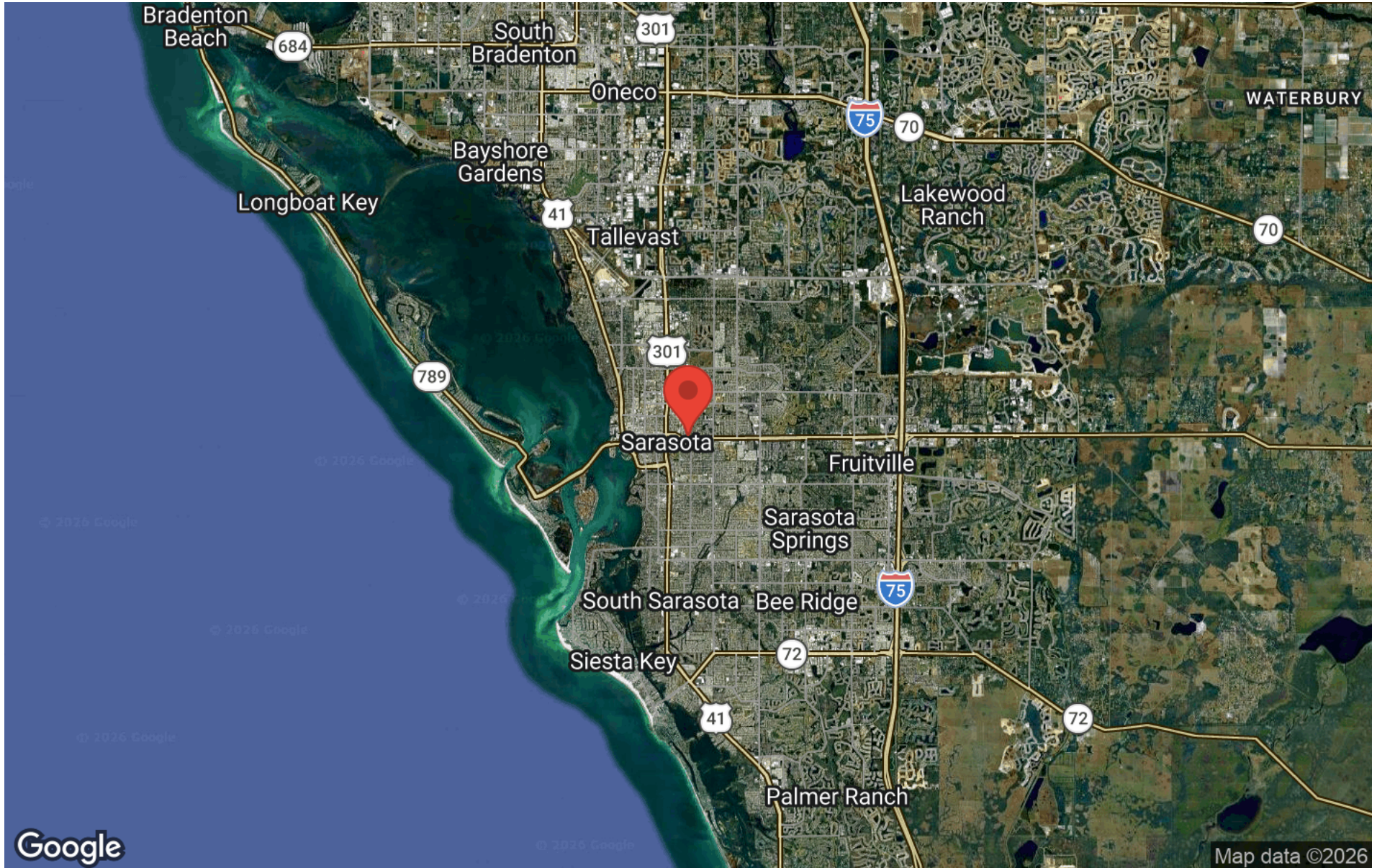
Marie Selby Botanical Gardens Downtown Sarasota

Sarasota High School

Sarasota City YMCA Branch

REGIONAL MAP

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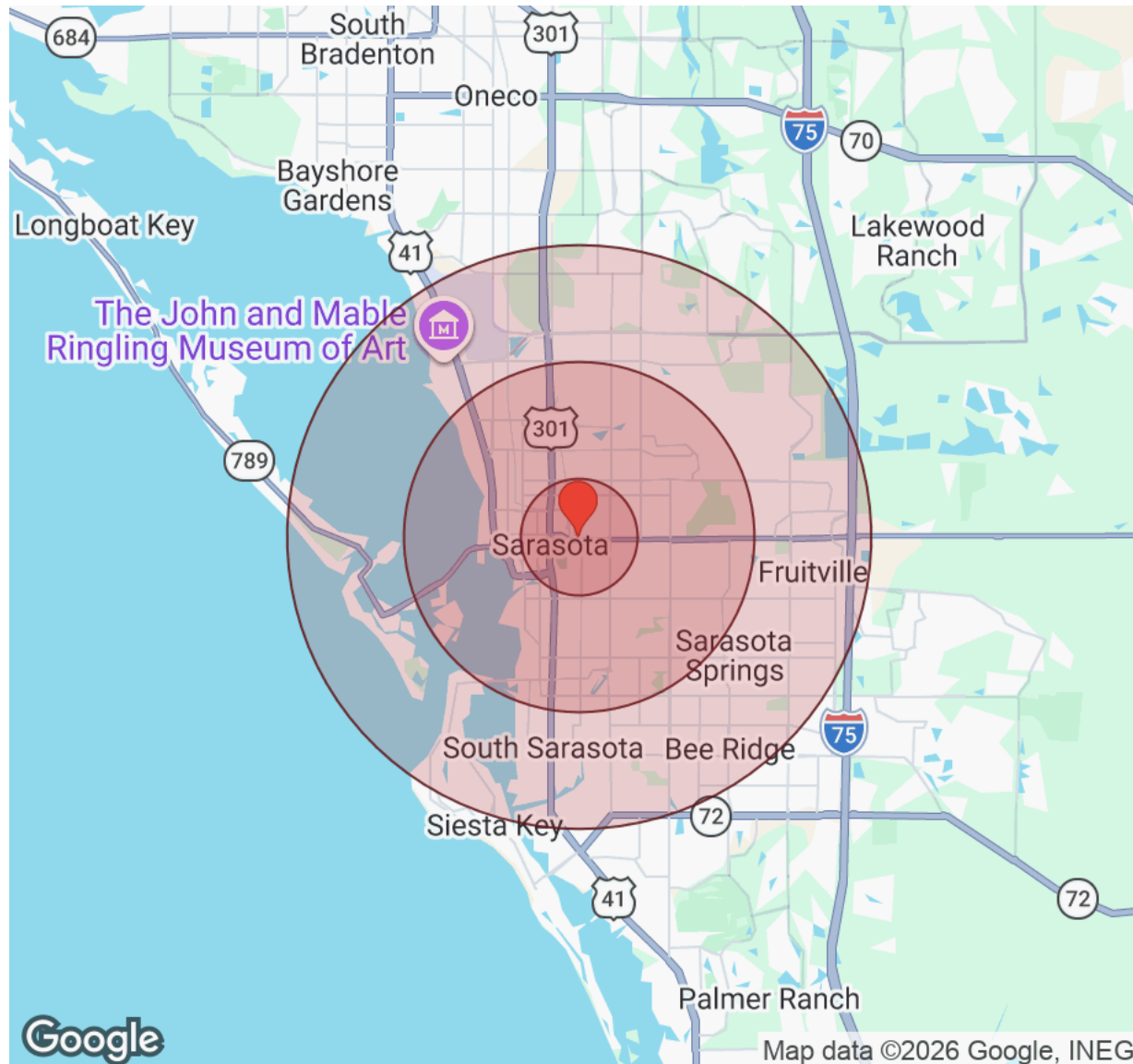
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DEMOGRAPHICS

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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	7,003	39,350	82,670
Female	5,800	38,947	83,932
Total Population	12,804	78,297	166,602

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	8,466	52,639	121,619
Black	1,110	8,879	12,329
Am In/AK Nat	14	70	150
Hawaiian	6	23	33
Hispanic	2,758	13,522	25,090
Asian	234	1,879	4,448
Multiracial	186	1,159	2,666
Other	29	133	283

Housing	1 Mile	3 Miles	5 Miles
Total Units	7,536	46,035	98,736
Occupied	5,721	35,633	76,610
Owner Occupied	2,366	20,604	48,198
Renter Occupied	3,355	15,029	28,412
Vacant	1,815	10,403	22,126

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,567	9,837	20,255
Ages 15 - 24	1,417	8,470	16,858
Ages 25 - 54	5,622	27,668	55,383
Ages 55 - 64	1,710	11,011	23,688
Ages 65+	2,486	21,313	50,420

Income	1 Mile	3 Miles	5 Miles
Median	\$70,323	\$75,841	\$81,858
Under \$15k	391	2,661	5,171
\$15k - \$25k	359	2,567	4,545
\$25k - \$35k	524	2,888	5,472
\$35k - \$50k	725	4,342	8,409
\$50k - \$75k	1,000	5,193	11,849
\$75k - \$100k	745	4,870	10,419
\$100k - \$150k	1,040	6,447	14,271
\$150k - \$200k	460	2,529	6,182
Over \$200k	476	4,134	10,292

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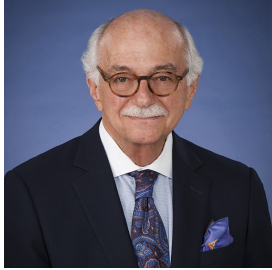
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PROFESSIONAL BIO

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Lee DeLieto, Sr. joined the Commercial Group at Michael Saunders & Company more than 24 years ago and has repeatedly received the "Top Commercial Real Estate Producer" recognition, including top performing salesperson company-wide for Michael Saunders and Company in 2005. His knowledge of the Sarasota and Manatee county areas has allowed businesses to find commercial real estate that matches each client's specific needs.

Lee's Commercial Real Estate services include commercial investment property, site and land acquisition, office space and retail leasing, 1031 exchanges, and asset disposition.

Lee has the proven ability to make your next investment, lease, acquisition/sale a profitable experience. There is no secret to Lee's success – solid commercial real estate knowledge and years of experience in helping clients achieve their goals.

Prior to entering the commercial real estate field, Lee spent several years in the corporate world including 15 years with Xerox Corporation in various marketing and sales positions. He holds a Bachelor of the Arts from Syracuse University and MBA in Finance and Economics from University of Rochester Simon School of Business

Lee was joined by his son Lee Jr. in 2005 who is committed to the same business practices and work ethics established by Lee Sr.

DeLieto Team currently includes four licensed commercial Realtors.

PROFESSIONAL BIO

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SPENCER BRANNEN

Commercial Advisor



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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PRESENTED BY:

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