

# 455 N Lime Ave

455 N LIME AVE SARASOTA, FL 34237



## PROPERTY DESCRIPTION

This stand-alone building is in a location experiencing tremendous growth. Located in the Park East District. The site is situated on Lime Ave. just north of Fruitville Road and within walking distance of the several offices, mixed use developments, restaurants, etc. The site can be purchased for mixed use development or continued use of the commercial building on site.

Currently this building is being used as a retail location for a single occupant. However, the building has three storefront entrances and can be subdivided to three separate units. The building features multiple open showrooms, multiple bathrooms, multiple offices and each of the three units are fully air conditioned with AC storage space at the rear of each of the units. There is a fully fenced storage area on the South side of the building, and there is additional parking in the rear of the building providing an abundance of parking.

## OFFERING SUMMARY

Sale Price:	\$1,449,900
Lot Size:	11,761 SF
Building Size:	5,000 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	6,417	89,894	219,564
Total Population	13,360	167,168	403,068
Average HH Income	\$55,850	\$74,618	\$70,901



### DEREK ROBBINS

Broker Associate

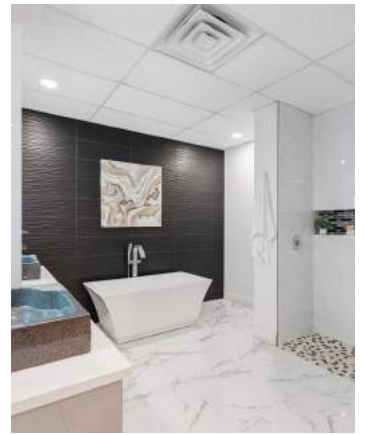
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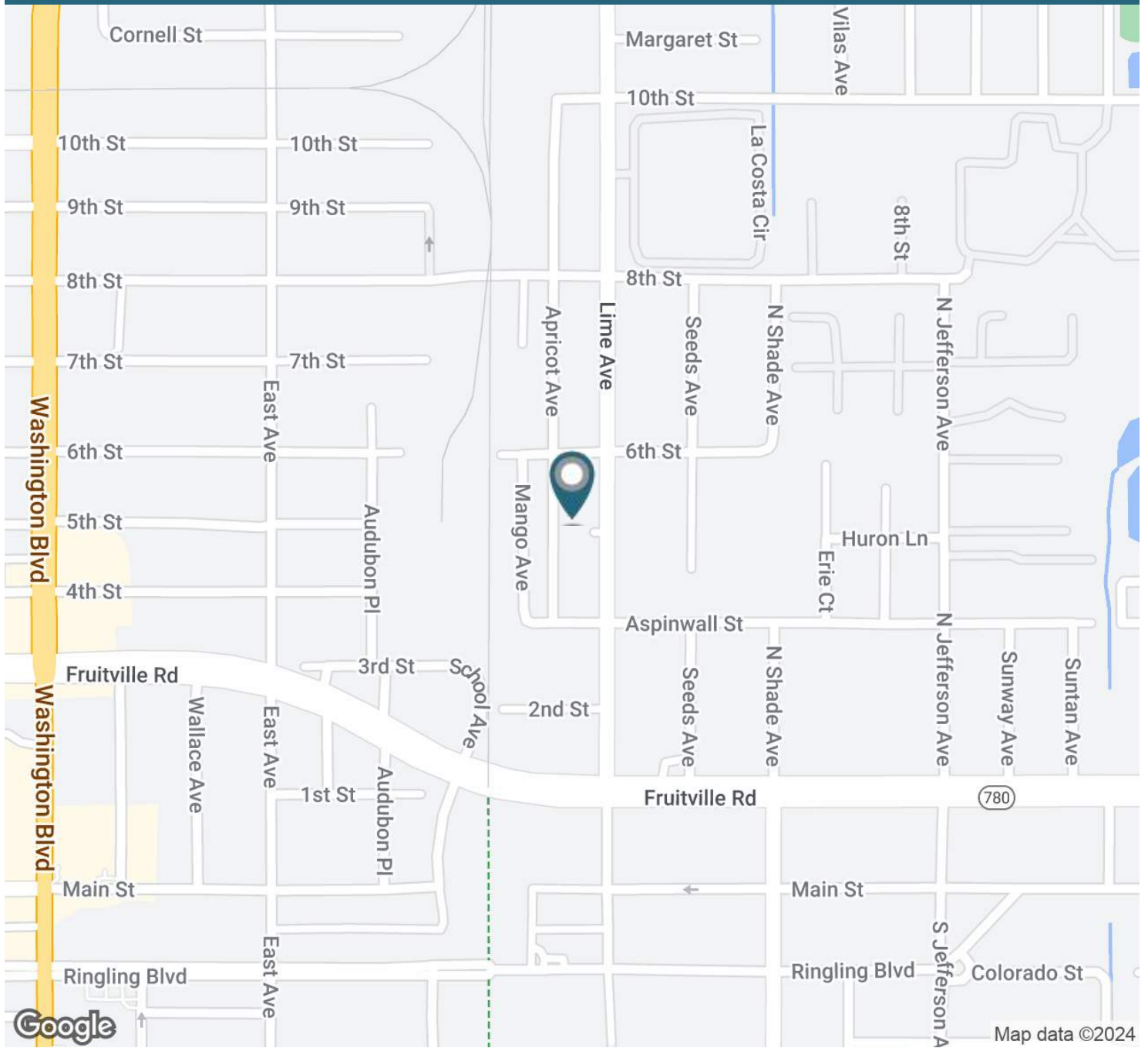


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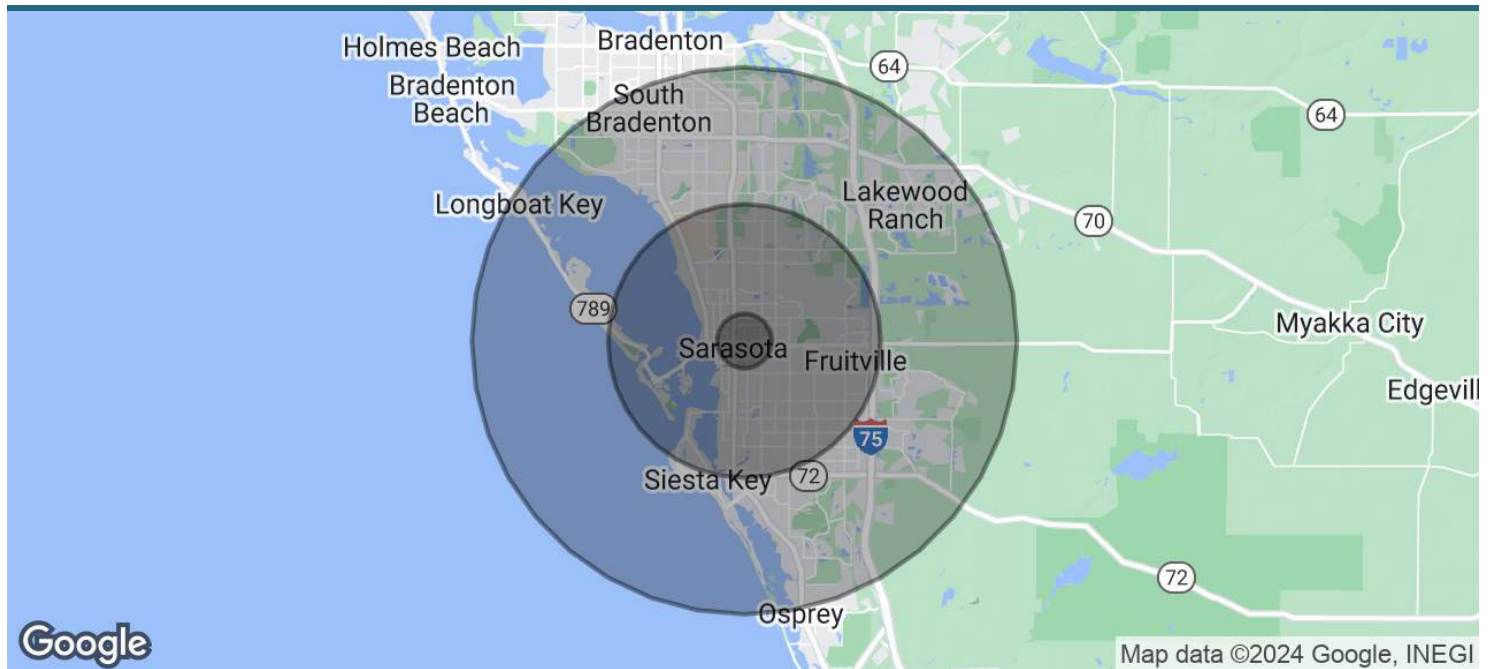
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	13,360	167,168	403,068
Average Age	42.0	49.3	50.1
Average Age (Male)	40.1	47.0	48.3
Average Age (Female)	45.0	51.4	51.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	6,417	89,894	219,564
# of Persons per HH	2.1	1.9	1.8
Average HH Income	\$55,850	\$74,618	\$70,901
Average House Value	\$275,715	\$337,147	\$308,179

2020 American Community Survey (ACS)

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