

# 2015 Fruitville Rd

2015 FRUITVILLE RD SARASOTA, FL 34237



## PROPERTY DESCRIPTION

Fantastic Development Opportunity! Downtown Edge zoned parcel directly on Fruitville Rd. and N East near US-301. Mixed use and multi-family development. The development could possibly include retail, office, restaurant, multi-family, hotel, and affordable housing. The zoning allows for a base density of 25 units per acres and would allow for 4 times base density with affordable housing. This would equate to 100 units with the bonus density. The property is centrally located near downtown Sarasota, world renowned Ringling College of Arts, short distance to central Sarasota, and I-75. Fruitville Rd. is a major thorough fare to downtown and beautiful Sarasota beaches. There is an abundance of shopping, dining, and entertainment options within close proximity. The parcel is located in area seeing multiple redevelopments to similar sites.

## PROPERTY HIGHLIGHTS

## OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	2.08 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	7,496	87,826	219,016
Total Population	13,738	162,047	400,935
Average HH Income	\$67,867	\$74,728	\$70,512



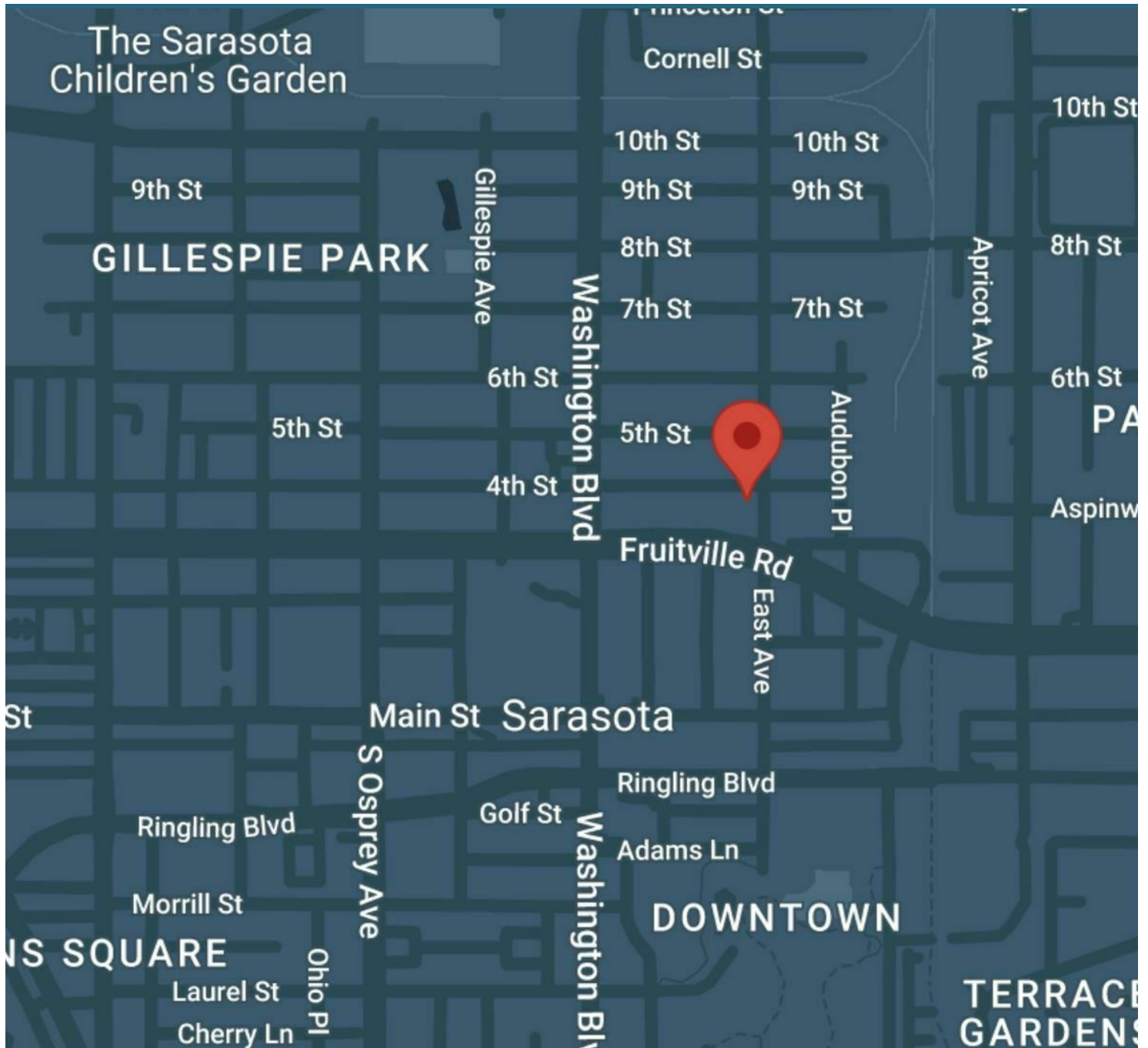
### KEVIN ROBBINS

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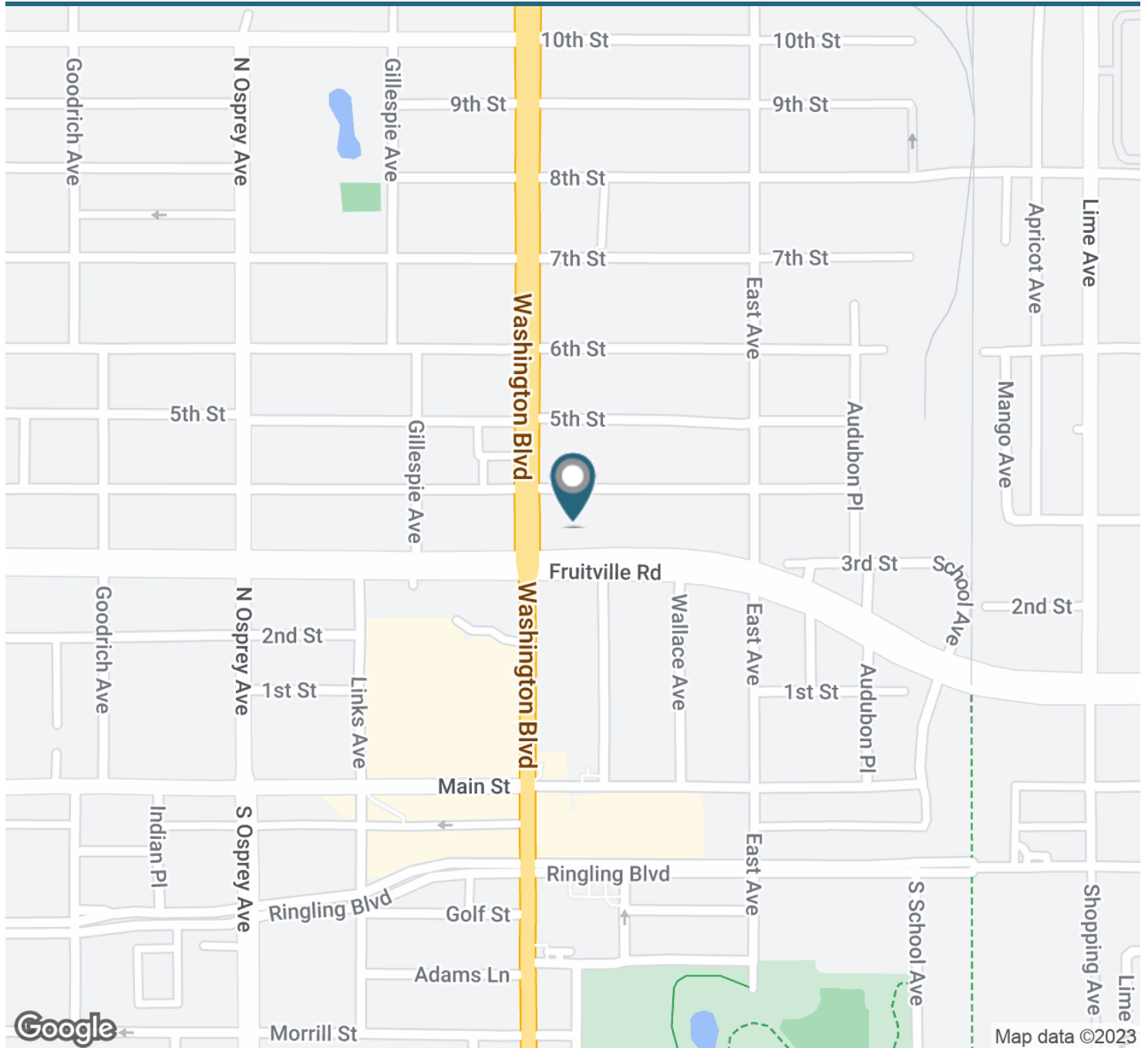
HARRY E.

**ROBBINS**

ASSOCIATES, INC. / REALTOR

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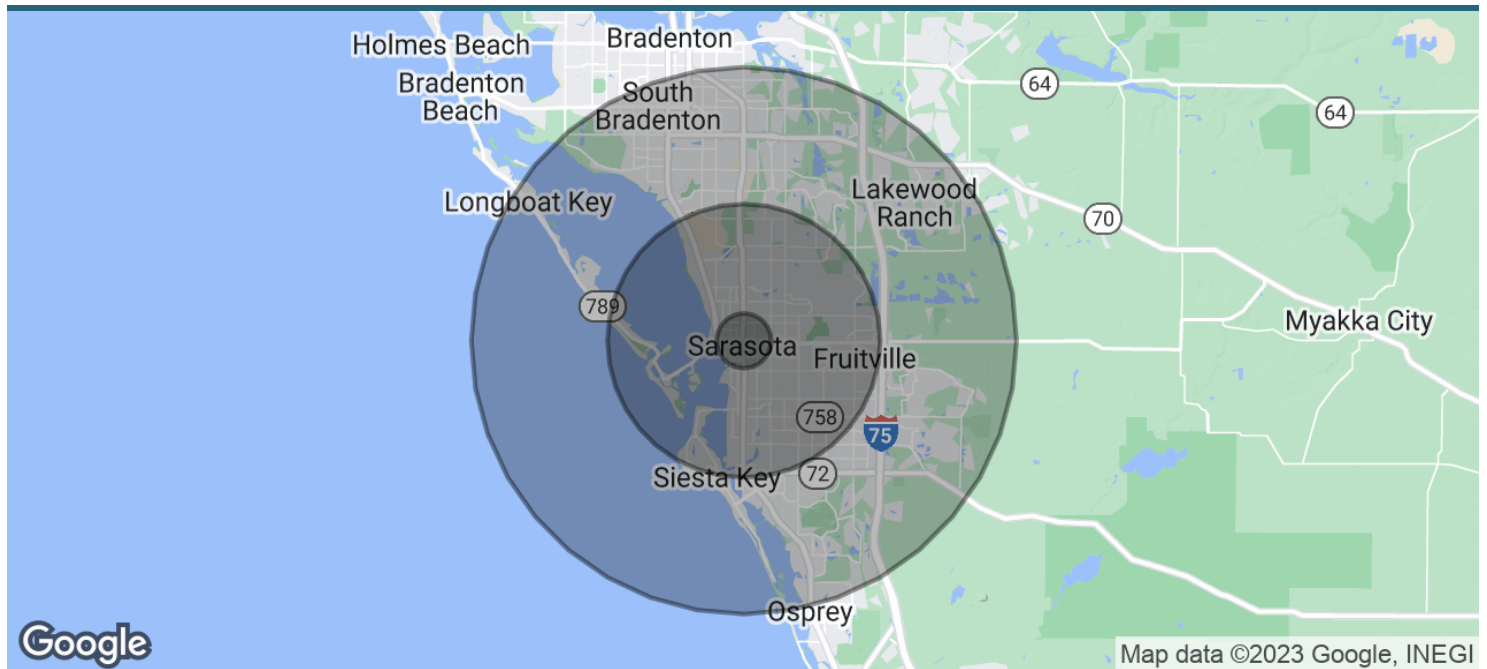


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	13,738	162,047	400,935
Average Age	46.3	49.4	50.1
Average Age (Male)	44.1	47.1	48.4
Average Age (Female)	49.6	51.5	51.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	7,496	87,826	219,016
# of Persons per HH	1.8	1.8	1.8
Average HH Income	\$67,867	\$74,728	\$70,512
Average House Value	\$340,472	\$343,654	\$306,783

\* Demographic data derived from 2020 ACS - US Census



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