

# FOR SALE

OPPORTUNITY ZONE  
DOWNTOWN CORE ASSEMBLAGE

1818 Main Street, 1824 Main Street,  
25 S Osprey Avenue, 31 S Osprey Avenue,  
Sarasota, FL 34236



IAN BLACK  
REALESTATE  
THE PLACE FOR SPACE



# OPPORTUNITY ZONE DOWNTOWN CORE ASSEMBLAGE

1818 Main Street, 1824 Main Street, 25 S Osprey Avenue, 31 S Osprey Avenue, Sarasota, FL



## PROPERTY DESCRIPTION

Rare opportunity to purchase four prime downtown Sarasota parcels for development in an Opportunity Zone!

Seize this opportunity to acquire these four parcels comprised of two sets of adjacent lots in the Downtown Core in Sarasota, FL. Two lots offer 96' frontage on Main Street; just around the corner, two lots offer 96' frontage on South Osprey Avenue.

Zoned Downtown Core (DTC), the property is ideally positioned for redevelopment making it perfect for apartments/condos (zoning allows for 50 units/acre), retail or office. All four parcels currently provide income from leases with short term termination clauses.

Assemblage includes Victor Lundy designed building from the 1950's at 25 S. Osprey Ave.

Located towards the east end of Main Street near newly developed multifamily, Sprouts grocery, restaurants and other commercial retail establishments.

Corner lot may also be available for purchase.

## OFFERING SUMMARY

Sale Price:	\$9,200,000
Lot Size:	0.596 Acres

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	5,021	30,763	66,196
Total Population	11,408	71,477	150,704
Average HH Income	\$66,910	\$63,869	\$68,645



JAG GREWAL, CCIM, SIOR  
O: 941.356.5042  
jag@ian-black.com





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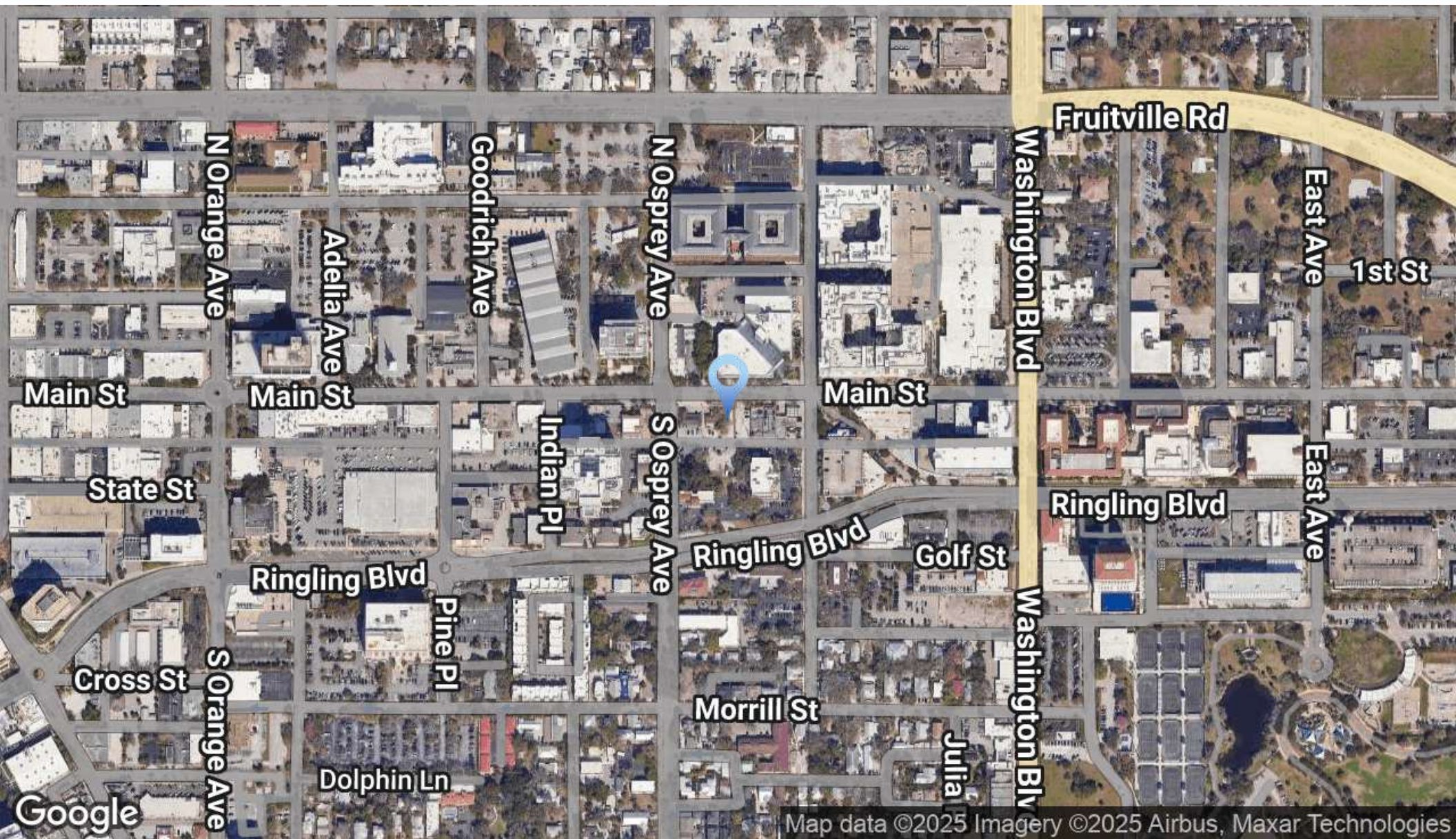
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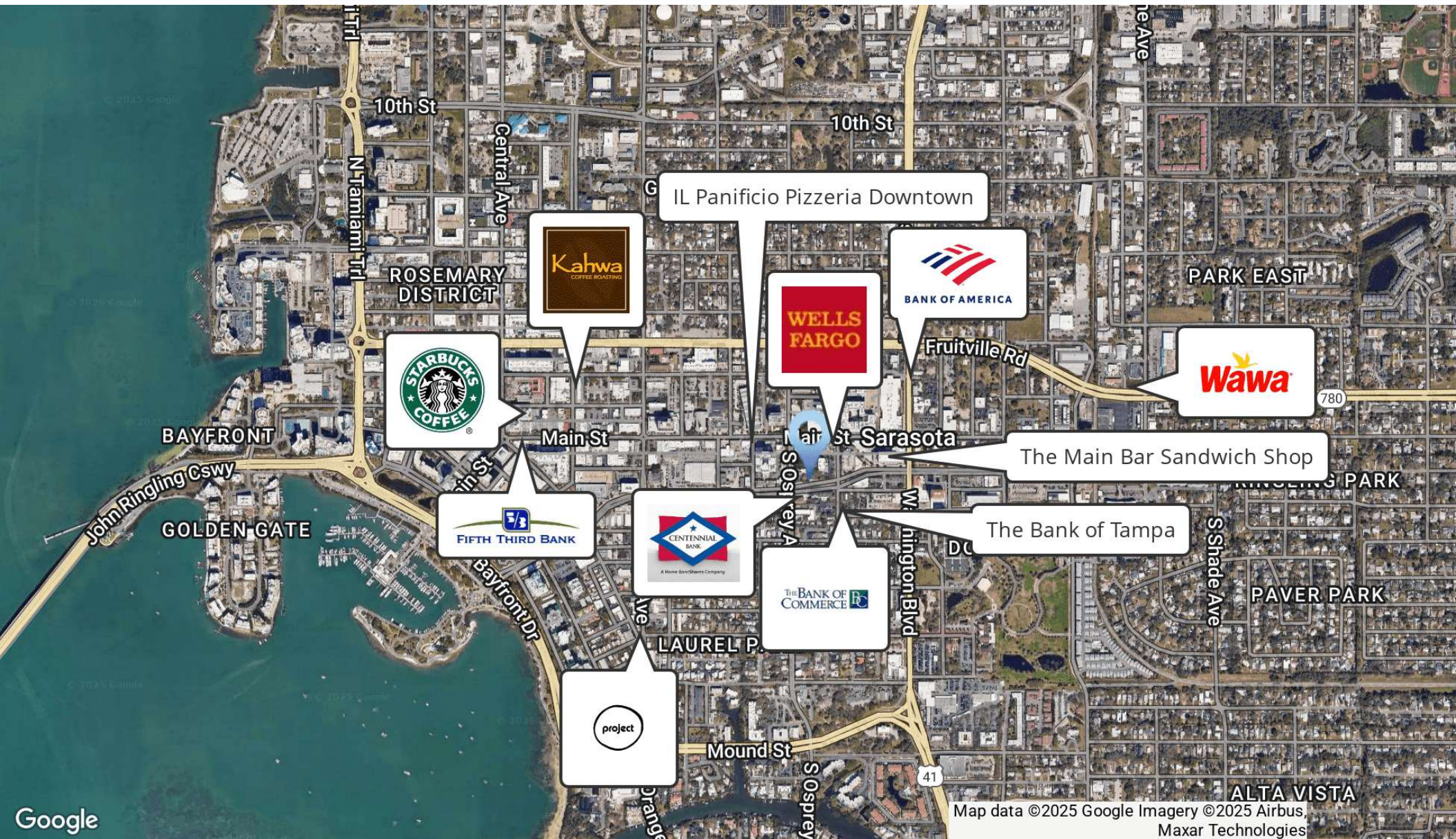
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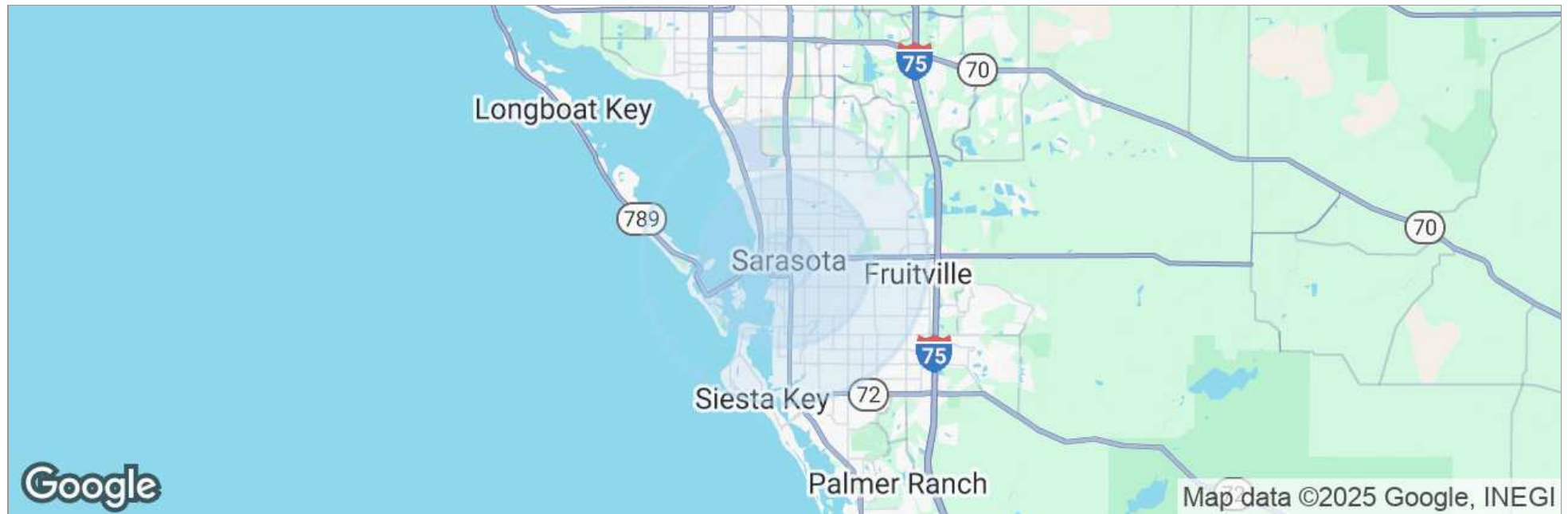
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	1 Mile	3 Miles	5 Miles
Total Population	11,408	71,477	150,704
Population Density	3,631	2,528	1,919
Median Age	41.1	43.9	46.1
Median Age (Male)	38.4	42.0	44.5
Median Age (Female)	43.7	46.2	47.8
Total Households	5,021	30,763	66,196
# of Persons Per HH	2.3	2.3	2.3
Average HH Income	\$66,910	\$63,869	\$68,645
Average House Value	\$353,823	\$358,524	\$298,117

\* Demographic data derived from 2020 ACS - US Census



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