

Property Summary



PROPERTY DESCRIPTION

Property Description: 2289 Ringling Blvd, Sarasota, FL 34237
This single-story, two-unit commercial building sits on the northwest corner of Ringling Boulevard and Lime Avenue, a high-visibility corridor just minutes from Downtown Sarasota.

Built in 1956, the property contains two separate units, totaling approximately 2,539 SF on a 0.11-acre lot. The building is currently a pizzeria.

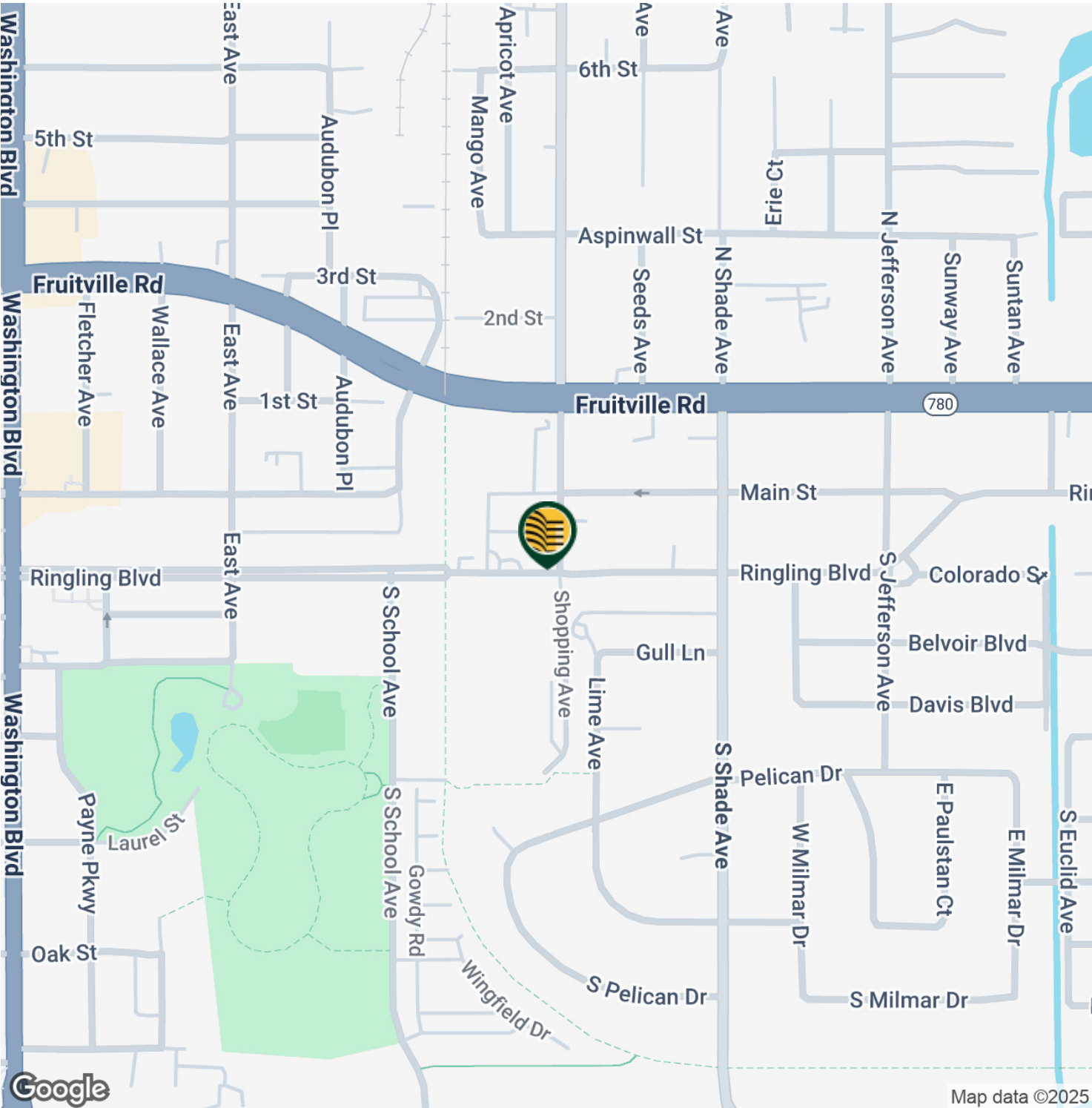
Zoned Commercial General (CG), the property offers exceptional flexibility for a variety of uses, including retail, office, or restaurant space. This is a prime opportunity to acquire a well-located, income-producing asset with significant value-add potential in a thriving market.

OFFERING SUMMARY

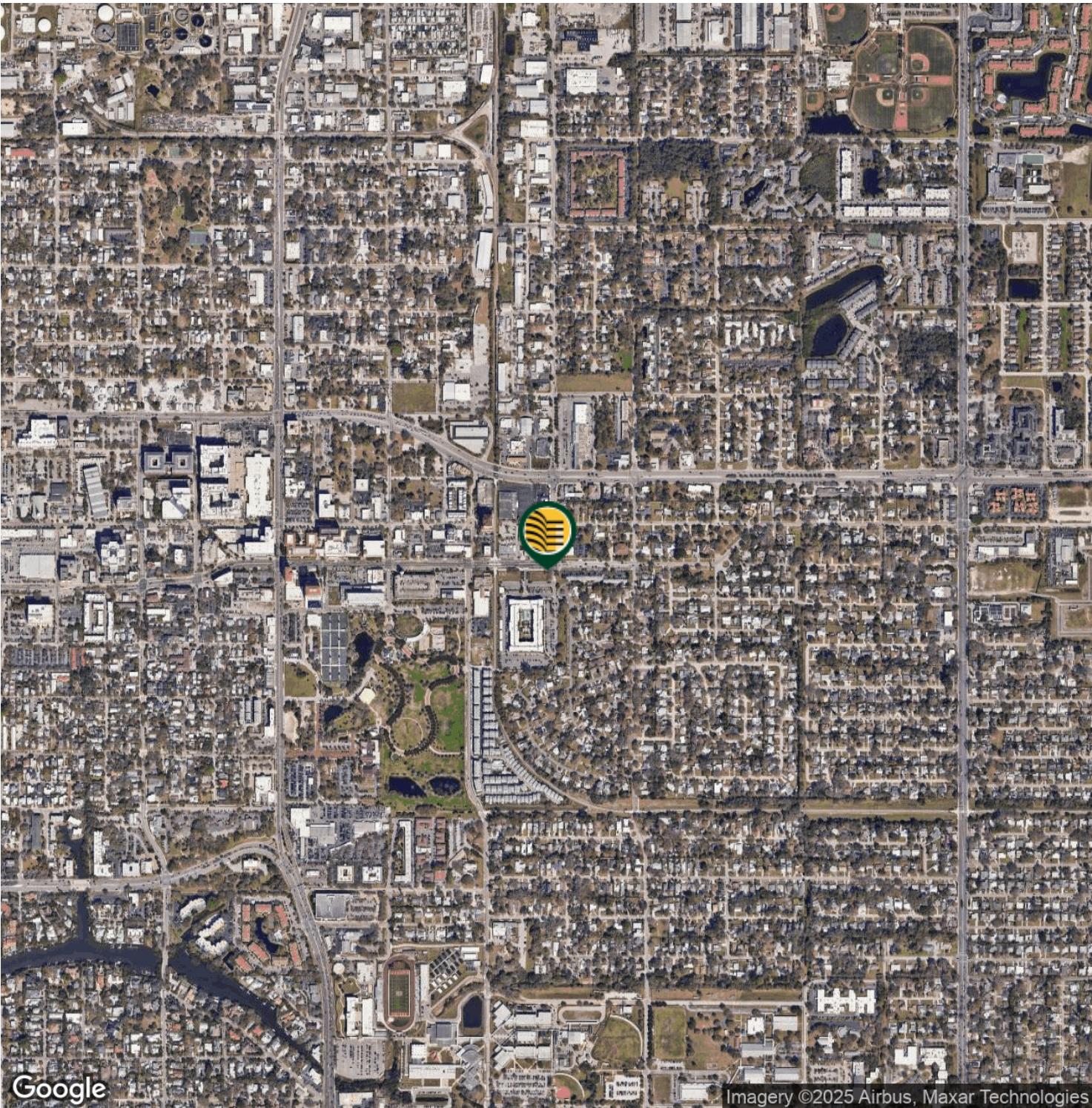
Sale Price:	\$999,000
Number of Units:	2
Lot Size:	0.045 Acres
Building Size:	2,539 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	524	1,775	6,241
Total Population	1,141	3,884	13,677
Average HH Income	\$87,077	\$83,827	\$86,656

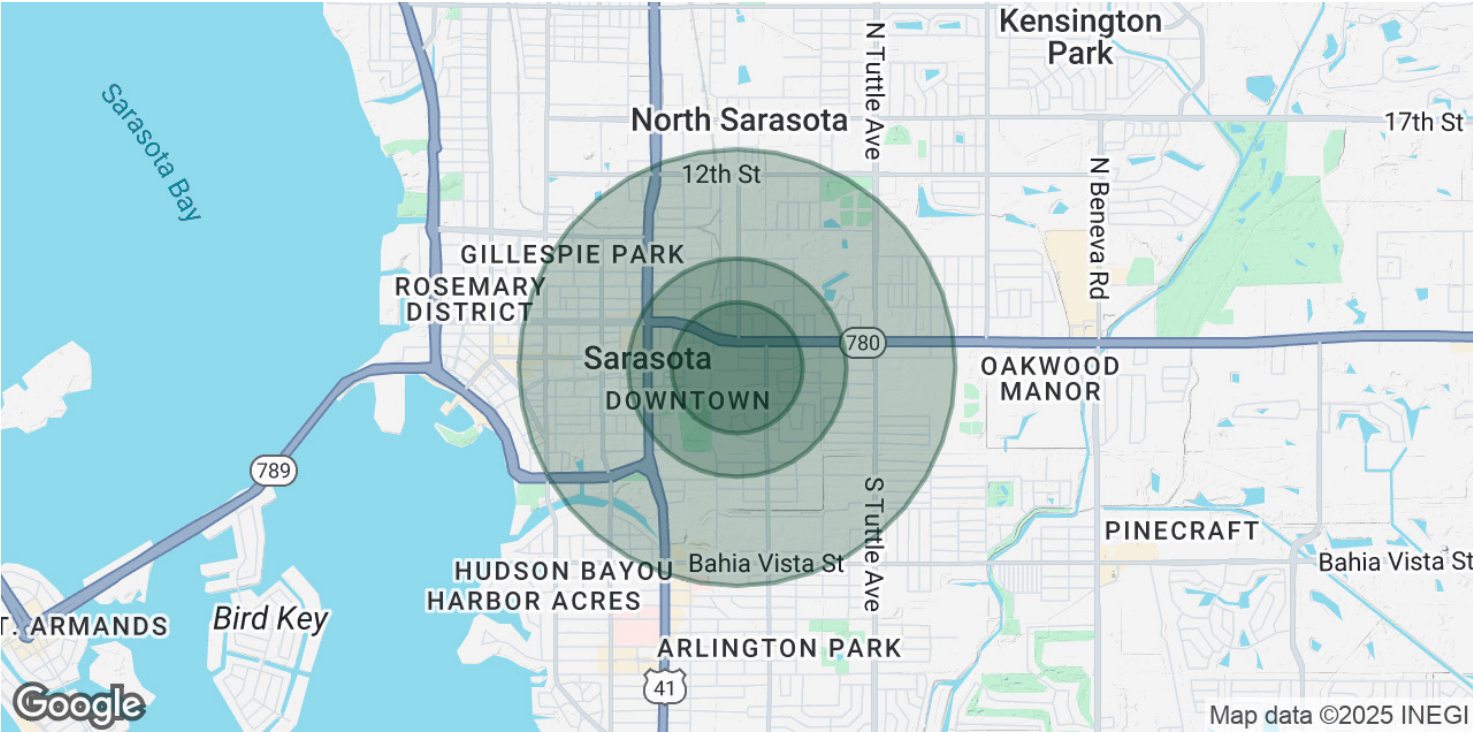
Location Map



Aerial Map



Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,141	3,884	13,677
Average Age	48	46	46
Average Age (Male)	46	44	45
Average Age (Female)	50	48	48

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	524	1,775	6,241
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$87,077	\$83,827	\$86,656
Average House Value	\$723,367	\$610,203	\$592,303

Demographics data derived from AlphaMap