



4880 FRUITVILLE RD

SARASOTA, FL 34232

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REAL ESTATE

Michael Saunders & Company
LICENSED REAL ESTATE BROKER



LOCATION DESCRIPTION

Located directly on Fruitville Road, one of Sarasota's primary east-west arterials, this site offers exceptional visibility and ease of access for future development. Its position near I-75 places it at a key gateway between established central Sarasota neighborhoods and the rapidly expanding residential and commercial communities to the east. Daily traffic along Fruitville delivers strong drive-by exposure and convenient connectivity to major employment centers, retail, and dining. As growth continues to push eastward, this corridor is experiencing increasing rooftops, improved infrastructure, and a deepening customer and workforce base. The property's location allows a future project to capitalize on both long-standing Sarasota demand and the momentum of new development in East Sarasota.

OFFERING SUMMARY

Sale Price:	Call Agent For Details
Lot Size:	2.89 AC 125,971 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,371	30,746	77,242
Total Population	7,132	69,463	173,990
Average HH Income	\$100,055	\$102,456	\$110,813



PROPERTY DESCRIPTION

This offering represents a compelling land play along Sarasota's highly traveled Fruitville Road corridor, with multiple clear paths to value creation. While the property is currently zoned OPI (Office, Professional & Institutional), the site's strategic frontage on a major arterial and its proximity to significant east Sarasota growth make higher-density residential development arguably the highest and best long-term use, subject to a successful rezoning and entitlement process. For groups seeking a more near-term execution, the existing OPI zoning supports a range of office, medical, and professional uses, allowing for an office-focused redevelopment or repositioning strategy that leverages strong traffic counts and corridor visibility. In addition, a buyer could simply continue to utilize the existing structure, which has operated as a successful event, party, and membership venue, preserving current functionality while planning future redevelopment. Investors and developers can pursue either a rezoning for residential or mixed-use density to capture ongoing eastward expansion, capitalize on the in-place OPI zoning for a modern office or professional project, or maintain

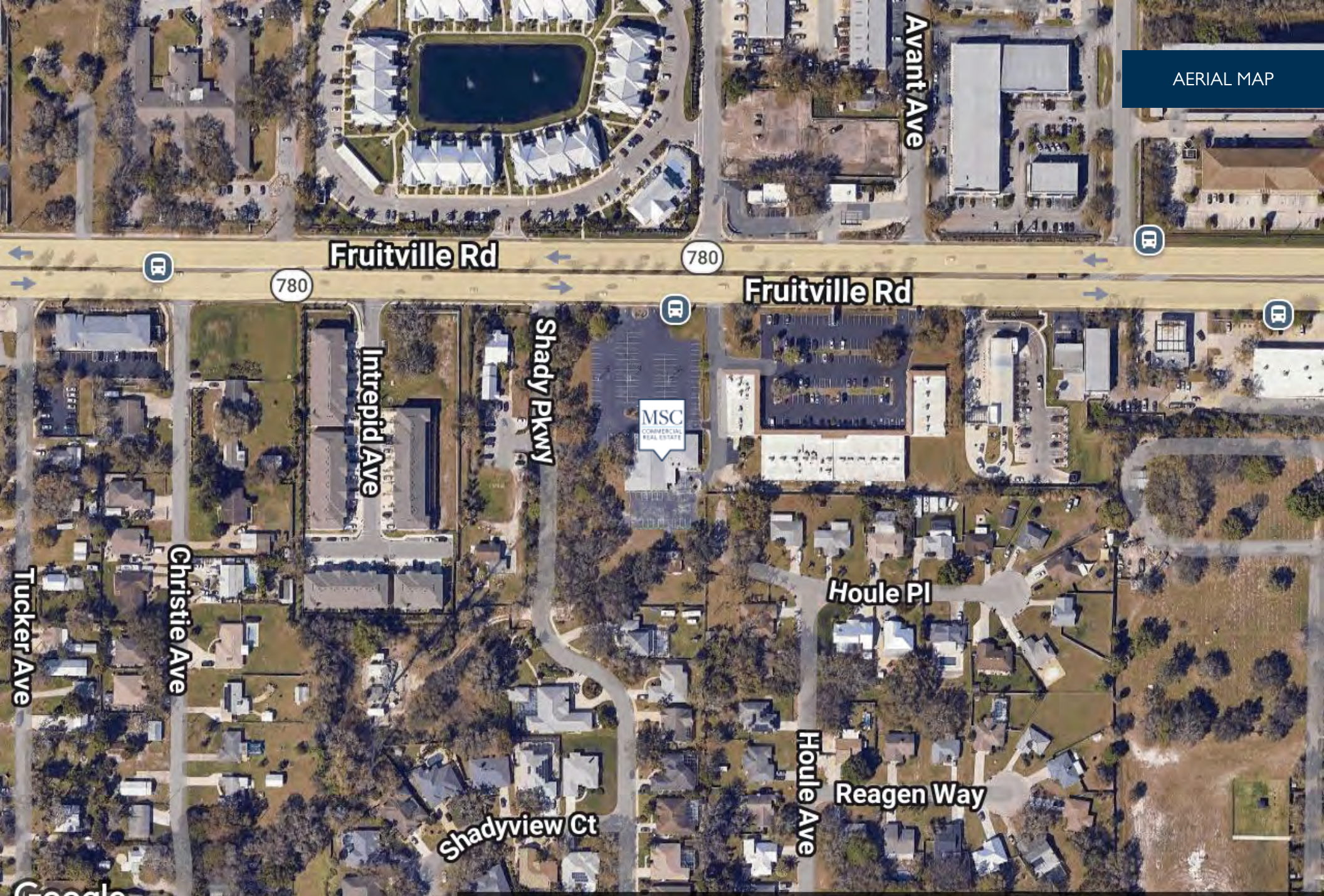
PROPERTY HIGHLIGHTS

- - 2.89± acre site (125,900 SF) with 7,954 SF existing building in place.
- - Prime Fruitville Road frontage on a major Sarasota east-west arterial with strong visibility and access.
- - Strategic location near I-75 at the gateway between established central Sarasota and rapidly growing East Sarasota communities.
- - Covered land play with compelling upside from potential higher-density residential development, subject to rezoning and entitlements.
- - Current OPI zoning supports a range of office, medical, and professional uses for office-focused redevelopment.





AERIAL MAP



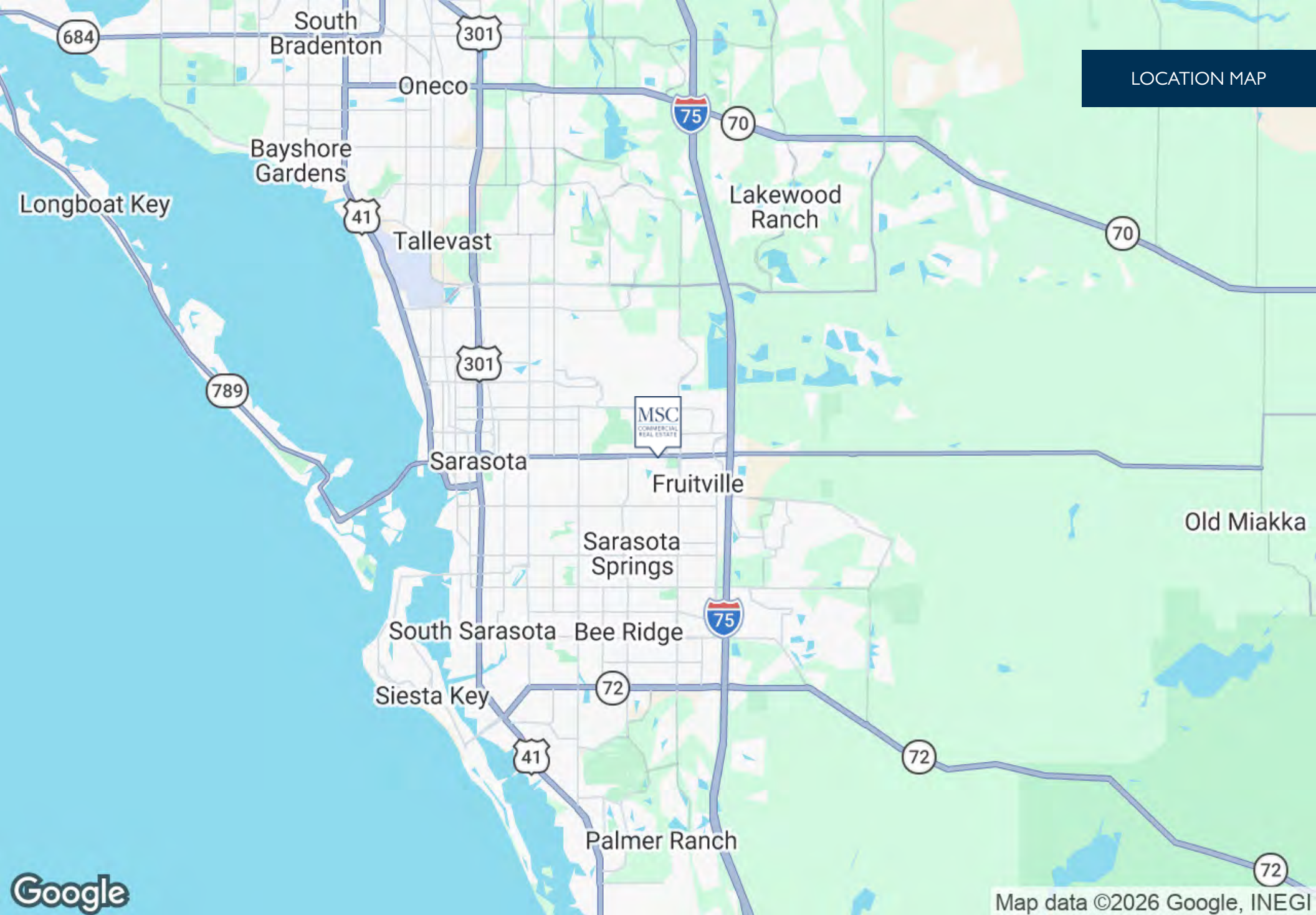
Google

Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies, Vexcel Imaging US, Inc.

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LOCATION MAP

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RETAILER MAP



DEMOGRAPHICS MAP & REPORT

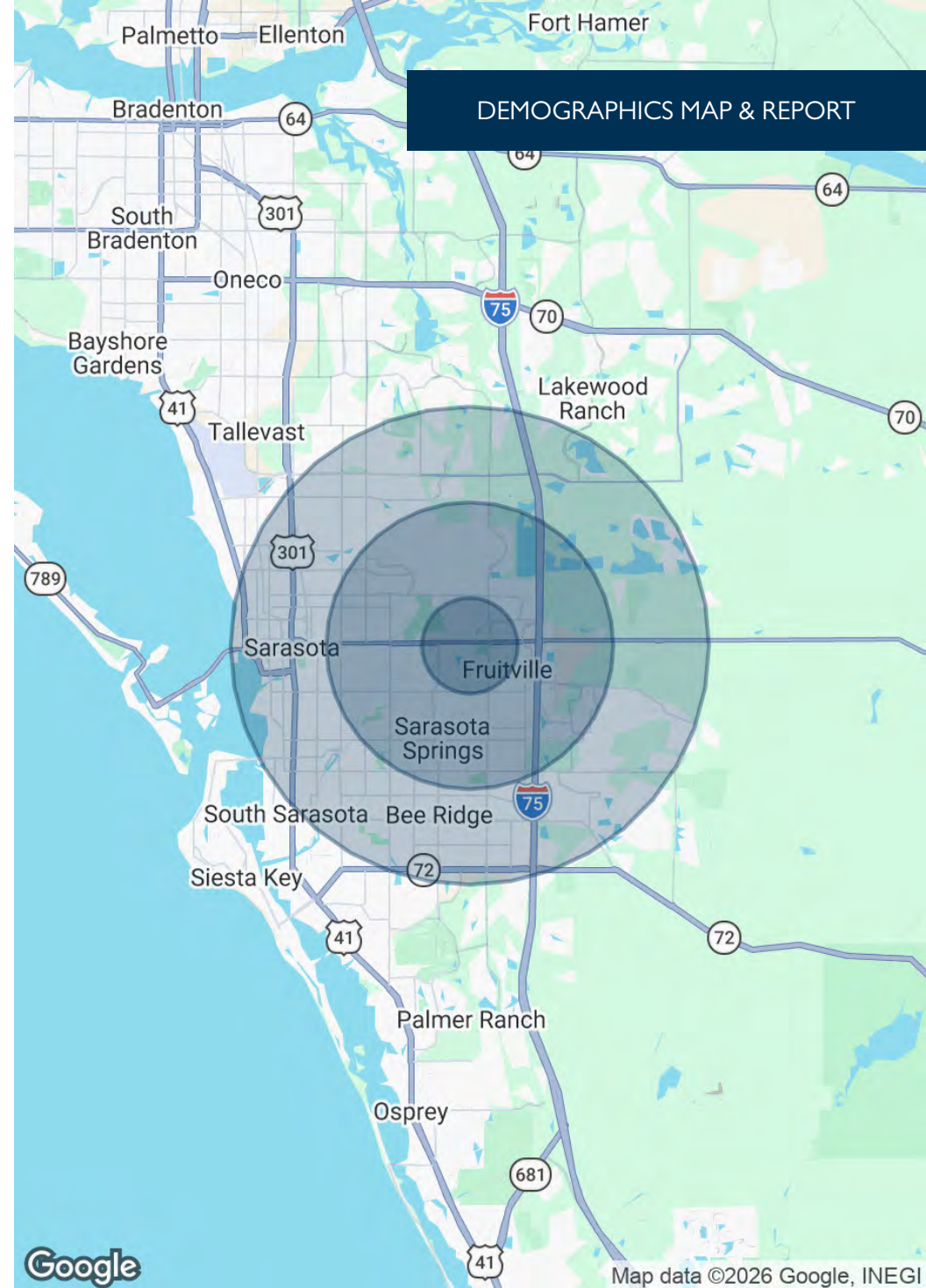
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,132	69,463	173,990
Average Age	52.4	48.9	49.7
Average Age (Male)	46.3	46.0	47.2
Average Age (Female)	54.8	51.2	51.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,371	30,746	77,242
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$100,055	\$102,456	\$110,813
Average House Value	\$386,271	\$350,937	\$453,240

2023 American Community Survey (ACS)





LEE DELIETO JR.

Broker Associate

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PROFESSIONAL BACKGROUND

A real estate sales and commercial specialist for 20+ years, Lee DeLieto Jr. offers a uniquely informed perspective on the Sarasota market, helping clients to make the right decisions about their investment strategies.

In 2005, Lee joined his father, a seasoned Michael Saunders associated, to form the Company's top producing Commercial team. To date, this exceptional duo has closed on millions of dollars of commercial property, working diligently to achieve the objectives of clients and investors. Lee's Commercial real estate services include commercial investment property, site and land acquisition, office space and retail leasing, 1031 exchanges, and asset disposition.

The DeLieto Team has the proven ability to make every investment, lease, and acquisition/sale a profitable experience.

Committed to the community they serve, both Lee Jr. and Sr. are actively involved in local organizations, both civic and charitable.

Lee Jr. has formerly sat on various boards, including the Greater Sarasota Chamber of Commerce, RASM Commercial Investment Division and Public Policy, Sarasota School of Arts and Sciences, and Plymouth Harbor Board of Trustees as Secretary.

Lee is a graduate of the University of Florida and has lived in Sarasota since 2005.

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COMMERCIAL OFFERING MEMORANDUM/BROCHURES DISCLOSURE

MS&C Commercial, a Division of Michael Saunders & Company

MS&C Commercial as the Property Owner's representative has been authorized to provide select persons/entities with materials to assess any interest in pursuing further discussions with the Property Owner. Only a fully signed contract will bind the Owner and you. Acceptance of the materials serves as your confirmation of the following conditions: the information cannot be duplicated or provided to a third party; no materials, records, or representations offered, to include but not limited to financial, environmental, zoning, use or income, are warranted or guaranteed to be accurate, current or complete. Prior to executing any purchase contract you assume all responsibility to independently verify any representation relied upon, whether verbal or written, and you agree to hold Owner and MSC harmless from any error or inaccuracy.