



ADDRESS

**905 8th Ave. W
Palmetto, FL 34221**

PROPERTY FEATURES

- Offered at \$299,000
- 0.5 acre site with commercial zoning
- Great location surrounded by CVS, Walgreens, and other big name retailers
- AADT of 29,000

	1 Mile	3 Miles	5 Miles
Total Households:	2,348	20,122	55,964
Total Population:	5,785	53,258	138,560
Average HH Income:	\$54,378	\$54,838	\$52,312

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It or other conditions, prior sale, lease or financing, or withdrawal without notice.



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Commercial

905 8TH AVE W LAND

905 8TH AVE. W, PALMETTO, FL



OFFERING SUMMARY

Sale Price:	\$299,000
Available SF:	
Lot Size:	0.5 Acres
Price / Acre:	\$598,000
Zoning:	PL_CC, PL_CG
Market:	Sarasota-Manatee
Submarket:	Palmetto

PROPERTY OVERVIEW

0.5 acre commercial lot for sale along 8th Ave W. in Palmetto. Located directly south of a CVS and across the street from a Walgreens. This site is a great location for a wide array of commercial uses with its great visibility and AADT of 29,000.

LOCATION OVERVIEW

Located at the intersection of 8th Ave. W and 9th St. Dr. W. This parcel is located next to a CVS and across the street from a Walgreens with an AADT of 29,000 making it a prime location for any commercial use.

Michael Saunders & Company
TCN
WORLDWIDE
REAL ESTATE SERVICES
Licensed Real Estate Broker

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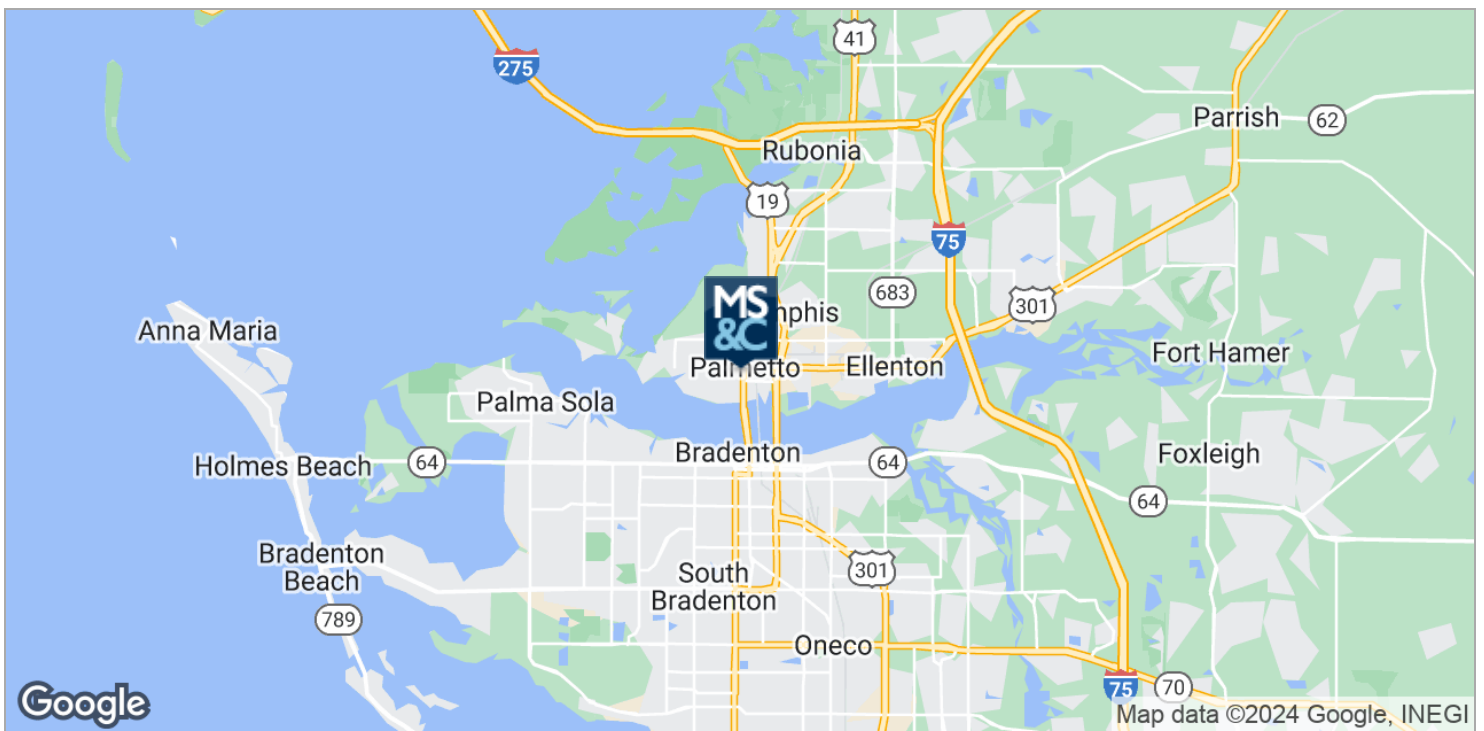
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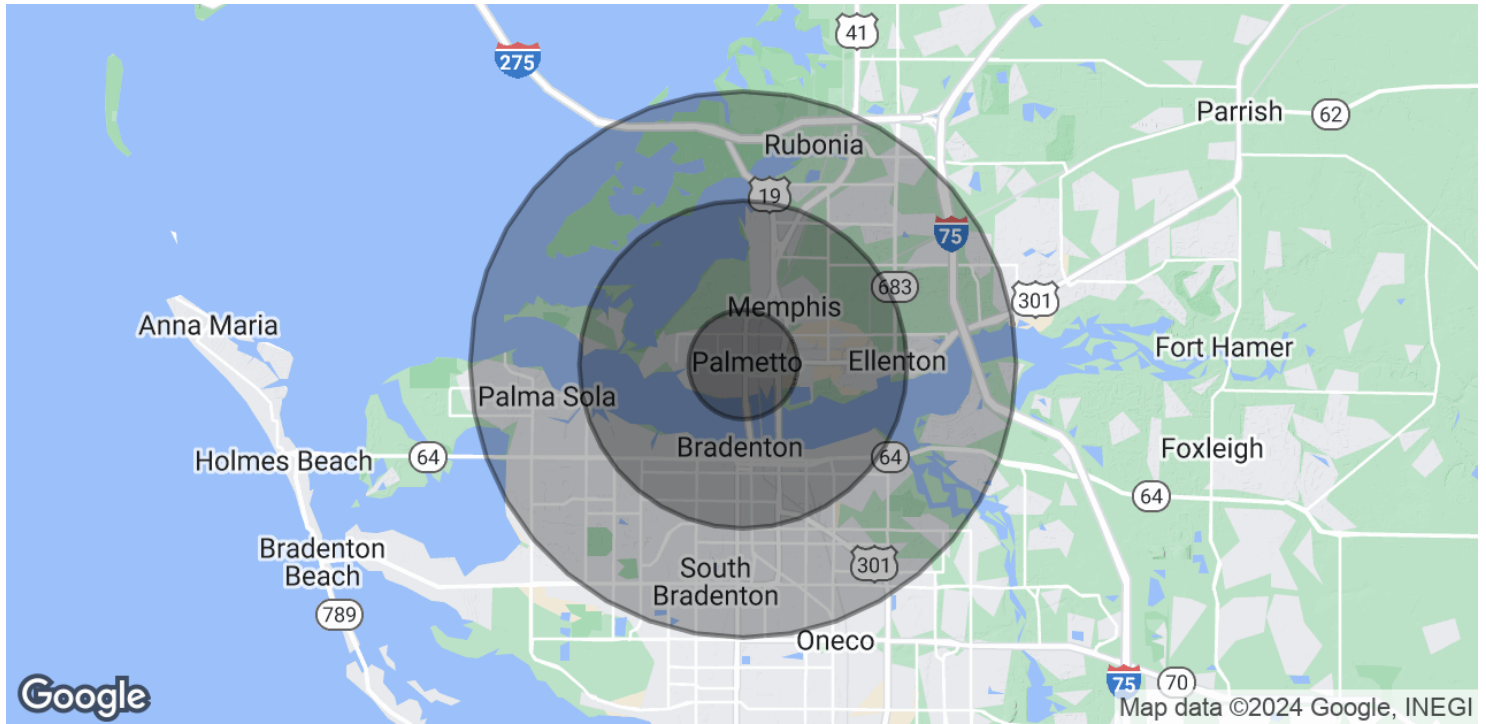
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,785	53,258	138,560
Average age	44.9	40.4	43.1
Average age (Male)	44.4	39.2	41.8
Average age (Female)	46.6	41.5	44.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,348	20,122	55,964
# of persons per HH	2.5	2.6	2.5
Average HH income	\$54,378	\$54,838	\$52,312
Average house value	\$170,454	\$245,405	\$243,021

* Demographic data derived from 2020 ACS - US Census

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PROFESSIONAL BACKGROUND

A real estate sales and commercial specialist for 17+ 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 associate, 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, land development, 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, 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 currently sits on the board as a community member for the Sarasota School of Arts and Sciences (SSA+S). As an active member in the business community, Lee Jr. is a recent past member of the Board of Directors for the Greater Sarasota Chamber of Commerce and Past Chair of their City Priorities Council. He is also the 2010 Past President of Commercial Investment Division (CID) under the Realtor Association of Sarasota and Manatee.

A graduate of the University of Florida, Lee has lived in Sarasota since 2005. Married to Valarie Wadsworth-DeLieto, a residential agent with Michael Saunders & Company, together they enjoy traveling across the United States on Lee's 2008 Harley Davidson.

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