

# AMERICAN PROPERTY GROUP

OF SARASOTA, INC.



## REDEVELOPMENT SITE

5766 BRONX AVE CORNER OF CLARK RD  
SARASOTA, FLORIDA 34231

### PROPERTY HIGHLIGHTS

- 116sf of Frontage on Clark Rd at the corner of Bronx Ave
- Highly Visible - DOT Count +/-35,500 - Excellent Signage
- 6 Minutes to I-75
- Potential Room for a Drive-thru
- Easy ingress and Egress from Clark Rd.
- Potential Rezone to Retail



### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	4,946	31,979	65,096
Total Population	10,394	67,537	144,076
Average HH Income	\$59,369	\$71,483	\$74,911

For More Information

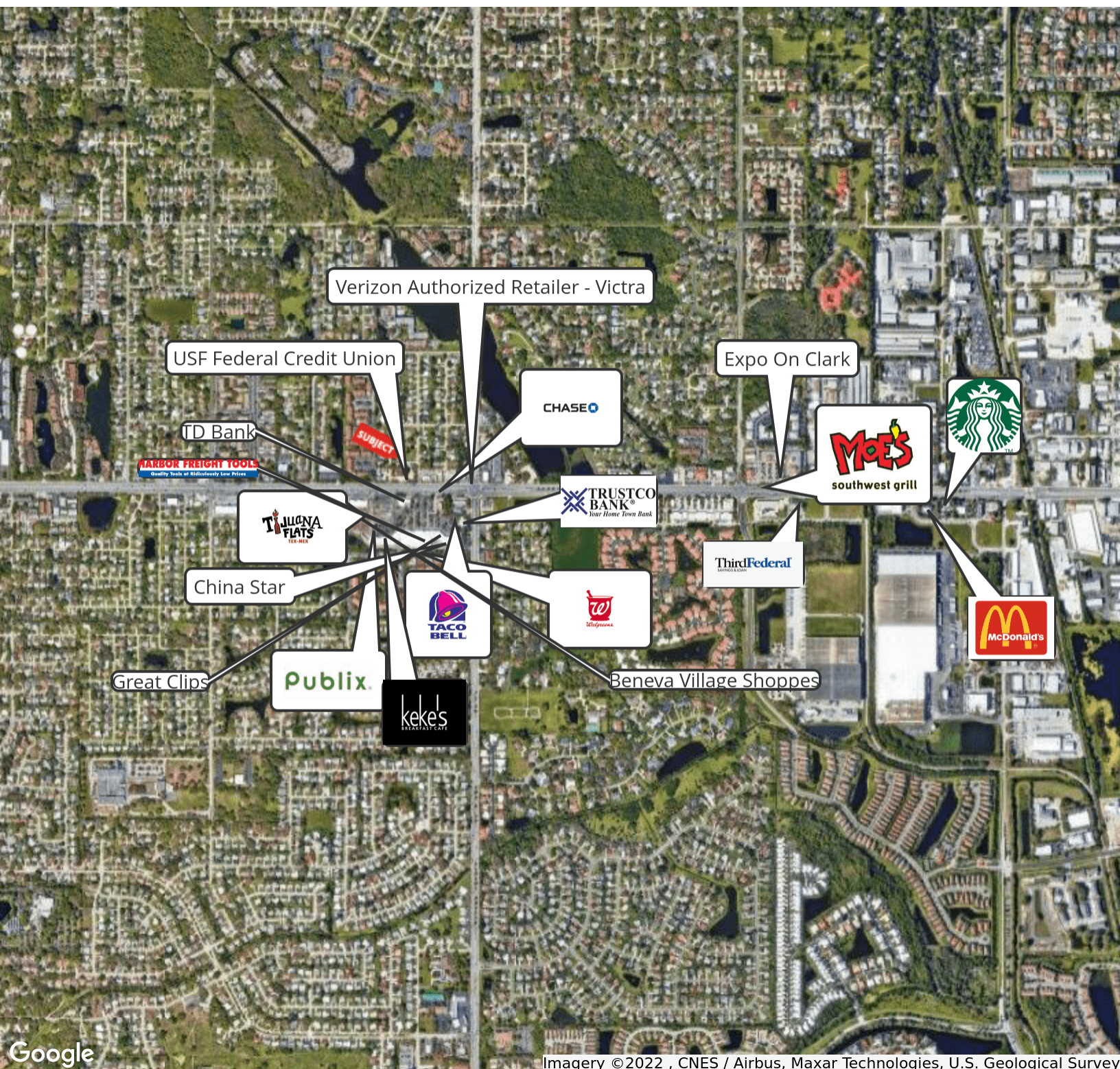
### MARCIA CUTTLER

Agent/Associate  
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5766 Bronx Ave Corner Of Clark Rd

## REDEVELOPMENT SITE AT THE CORNER OF BRONX AVE AND CLARK RD



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EXCELLENT OPPORTUNITY AT CLARK RD CORNER



OFFERING SUMMARY

Sale Price:	\$860,000
Building Size:	4,260 SF
Lot Size:	0.44 Acres
Price / SF:	\$201.88
Year Built:	1977
Renovated:	1990
Zoning:	OPI - OFFICE, PROFESSIONAL, INSTITUTIONAL. Potential to REZONE to Retail
Traffic Count:	+/-35,500

PROPERTY OVERVIEW

High profile visibility and signage, DOT Count +/-41,500 on Clark Rd and 26,000 on Beneva Rd just 3 Lots east of this property. Also, across the street from recently renovated Beneva Village Shoppes which is home to Publix, Walgreen's, Harbor Freight Tools, Great Clips, Pet Super Market, Phoenix Salon Suites, restaurants and retail stores.

Ideally located, with 116ft plus of frontage on Clark Rd just west of Beneva Rd. A renovated Publix/Walgreen's shopping center is across the street with Taco Bell in the out Parcel. Fairly new neighbors include University of South Florida, Verizon, a Real Estate Office and Professional offices.

Zoned OPI (Office-Professional-Institution) it may be possible to rezone to retail uses.

Seller would consider a Lease Back for a preschool after Buyer completes renovation.

Call agent for details.

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REDEVELOPMENT SITE ON CLARK RD CORNER

Sale Price	\$860,000
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PROPERTY HIGHLIGHTS: RETAIL OR OFFICE	
Building Name	REDEVELOPMENT SITE
Street Address	5766 Bronx Ave Corner of Clark Rd
City, State, Zip	Sarasota, FL 34231
County	Sarasota
Cross-Streets	Clark Rd At Bronx Ave

BUILDING INFORMATION	
Building Size	4,260 SF
Building Class	C
Occupancy %	0.0%
Number of Floors	1
Year Built	1977
Year Last Renovated	1990
Gross Leasable Area	4,260 SF
DOT Traffic Count +/-35,500	
Highly Visible	
Excellent Signage	
Room for a Drive-thru	Yes
Easy Ingress and Egress from Clark Rd.	
Free Standing	

PROPERTY INFORMATION	
Property Type	Office
Property Subtype	Medical
Zoning	OPI - OFFICE, PROFESSIONAL, INSTITUTIONAL. Potential to REZONE to Retail
Lot Size	0.44 Acres
APN #	0088160001
Lot Frontage	116.68 ft
Lot Depth	162.78 ft
Corner Property	Yes
Traffic Count	41500
Traffic Count Street	CLARK RD

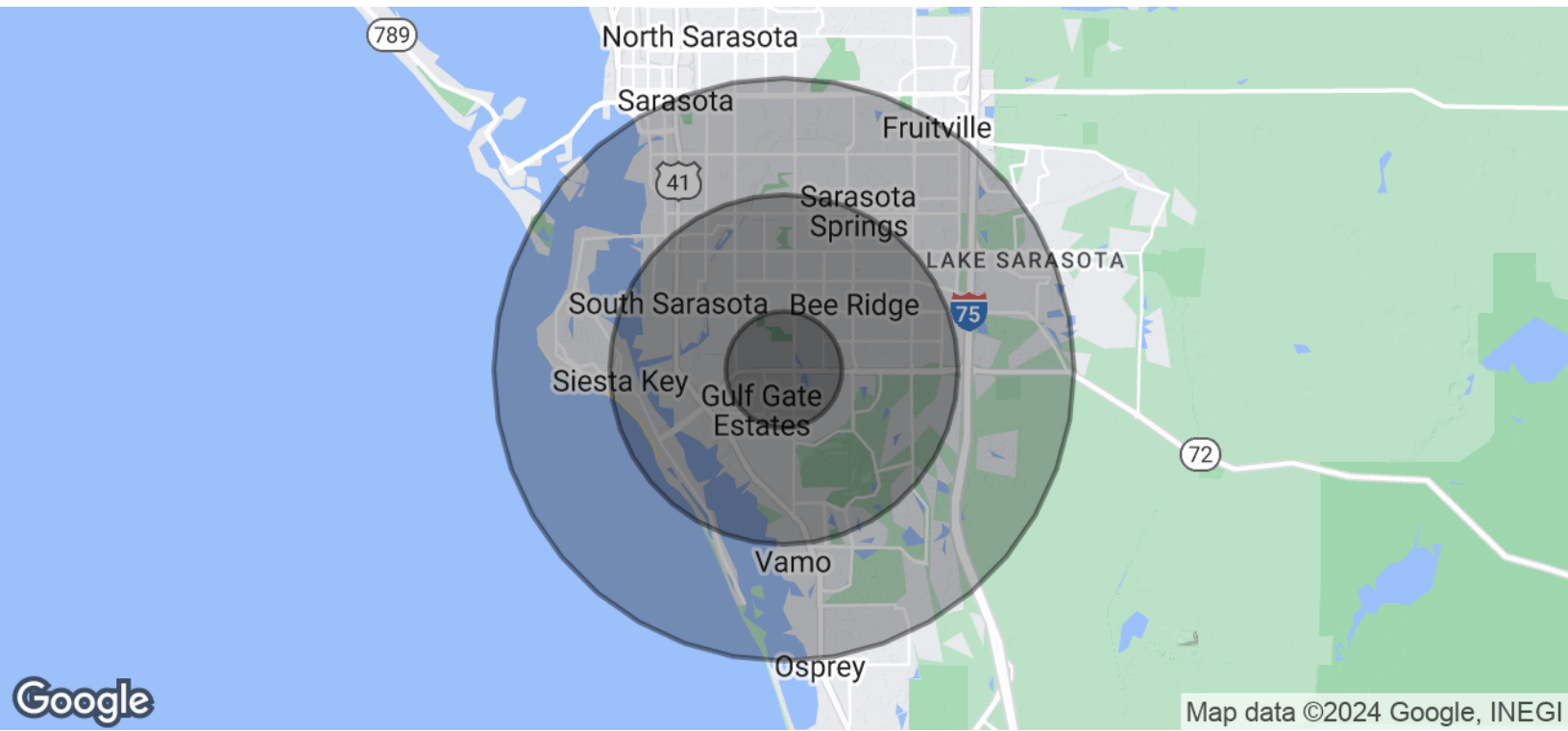
PARKING & TRANSPORTATION	
Parking Type	Surface

UTILITIES & AMENITIES	
Handicap Access	Yes
Freight Elevator	No
Central HVAC	No
HVAC	0
Restrooms	4

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REDEVELOPMENT SITE ON CLARK RD CORNER



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,394	67,537	144,076
Average Age	49.0	51.8	50.3
Average Age (Male)	45.6	49.9	48.8
Average Age (Female)	51.4	52.9	51.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,946	31,979	65,096
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$59,369	\$71,483	\$74,911
Average House Value	\$246,970	\$308,288	\$326,950

\* Demographic data derived from 2020 ACS - US Census

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### MARCIA CUTTLER

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FL #SL3011453

### PROFESSIONAL BACKGROUND

Marcia Cuttler has been a resident of Sarasota since 1974. She has owned several successful business ventures and has personally purchased many commercial investment properties over the past 40 years. She knows first-hand the stress associated with buying and selling property and uses that experience in assisting both Buyers and Sellers with their transactions. With her ever-growing long list of successful closings, Marcia has earned much respect and recognition in the Sarasota Area Commercial Real Estate Community. Coupled with resourcefulness, tenacity, dedication to detail, integrity, energy and enthusiasm, quality customer service and being a good listener, Marcia will give you 100% effort and outstanding results! "I consider it a privilege to work with my clients on a decision as pivotal as Buying, Selling and Leasing a prized property." - Marcia Cuttler

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