



Commercial

1605 MAIN STREET
Sarasota, FL, 34236
941.957.3730 | MSCcommercial.com

Michael Saunders & Company
LICENSED REAL ESTATE BROKER



ADDRESS

4480.4484.4486 Fruitville Road
Sarasota, FL 34232

PROPERTY FEATURES

- Prime location on six-lane Fruitville Road
- Previously approved for up to 34,000 sq ft office development
- Ideal Site for: ALF , MOB, Surgery, Urgent Care, Office
- 45,000+ traffic count (average)
- Over 400' of frontage!

	1 Mile	3 Miles	5 Miles
Total Households:	2,648	31,689	74,555
Total Population:	6,853	75,178	173,514
Average HH Income:	\$62,552	\$59,162	\$65,542

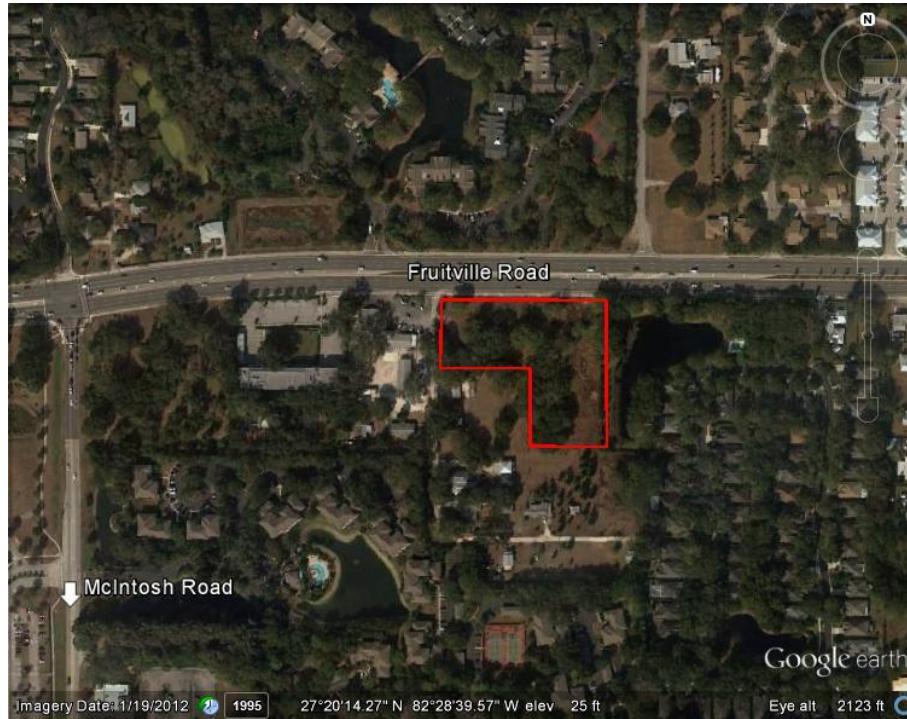
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PRESENTED BY:

GAIL BOWDEN

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OFFERING SUMMARY

Sale Price:	Subject to Offer
Lot Size:	3.143 Acres
Zoning:	OPI - Office Professional
Market:	Sarasota
Submarket:	Sarasota
Traffic Count:	45,000

PROPERTY OVERVIEW

Highly desirable, 3.14 acre development tract fronting 6-lane Fruitville Road, the main arterial roadway connecting I-75 with downtown Sarasota and the beaches of Lido Key and Longboat Key, and the exclusive shopping area of St. Armand's Circle. This property is zoned OPI, Office Professional Institutional by Sarasota County, and has approvals in place for 34,000 sq ft of office development. Tremendous frontage and great visibility.

LOCATION OVERVIEW

South side of Fruitville Road, 1.5 miles west of I-75





Commercial

HIGH VISIBILITY DEVELOPMENT SITE - CENTRAL SARASOTA LAND

4480.4484.4486 FRUITVILLE ROAD, SARASOTA, FL



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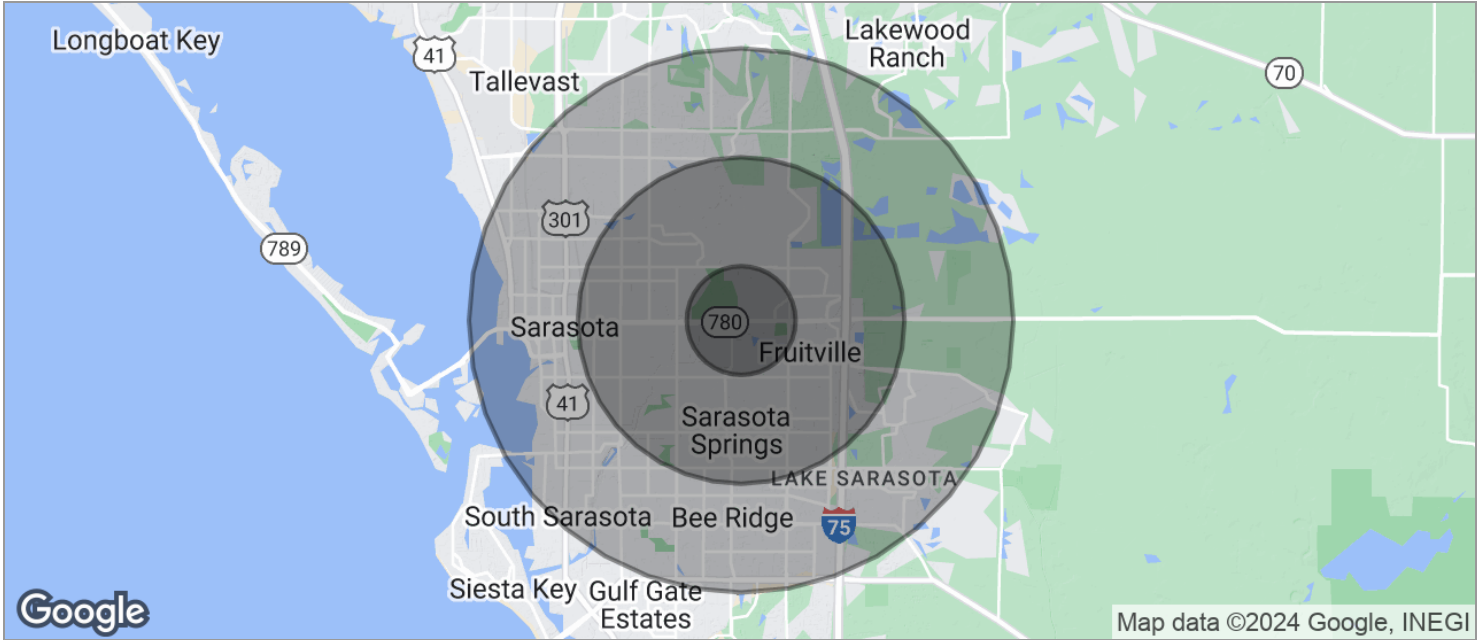
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,853	75,178	173,514
MEDIAN AGE	42.0	45.2	45.5
MEDIAN AGE (MALE)	40.0	43.1	44.0
MEDIAN AGE (FEMALE)	42.1	47.2	47.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,648	31,689	74,555
# OF PERSONS PER HH	2.6	2.4	2.3
AVERAGE HH INCOME	\$62,552	\$59,162	\$65,542
AVERAGE HOUSE VALUE	\$258,654	\$232,437	\$284,560

* Demographic data derived from 2020 ACS - US Census



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Professional Background

Gail Bowden brings a unique blend of strategic creativity and expertise to the Michael Saunders & Company team. Drawing on more than thirty years of experience, Bowden is well known for her business ingenuity and ability to navigate the complexities of venture capital, project finance, construction, and development. Her project list is extensive as well as her list of accomplishments as an expert and industry leader.

Bowden was named one of Real Estate Forum's 2016 Women of Influence and was included in Michael Saunders & Company's 2018 & 2017 Presidents Circle, MSC Commercial Top Team and Outstanding Performance-sales units for 2018. Prior to joining the MS&C Commercial Division, she was SVN's Top Producer in 2016, following a worldwide ranking as #3 (#1 statewide) in 2015. Bowden also achieved one of SVN's most prestigious honors "Partners Circle" in 2015 and 2014, several of SVN's most esteemed honors, including her fourth "Top Commercial Real Estate Advisor of the Year", "Top Producer" and "Top Sale Transaction" awards.

Ms. Bowden is well-known for closing complex and varied commercial investment projects, specializing in medical office, multifamily, and industrial properties from \$500,000 to \$60 million +. Gail's propensity for guiding clients to appropriate financing coupled with her skill for identifying the most suitable investors for each deal has contributed to her career sales total of over \$200 million.

From contract to closing, Gail handles each client with exceptional care, ensuring that every element of a transaction is presented in a clear and logical manner. Known for thorough research, stamina, and patience, Gail's ability to communicate clearly with all sides in any negotiation has established her as a true professional in the field. A passion for travel has enhanced Gail's ability to develop and cultivate long-standing relationships with real estate and development professionals all over the world.



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