

# EXECUTIVE SUMMARY

## 880 N WASHINGTON BLVD

Sarasota, FL 34237



### PROPERTY OVERVIEW

The property sits on the corner of one of the busiest roads in Sarasota. Office or Retail would be the best suited use of the land. The lot has been approved for a five-story, 4,000 sq. ft. building. The Downtown Edge (DTE) zoning allows any building to be five stories tall. Plans available upon request.

### PROPERTY HIGHLIGHTS

- Perfect fit for either office or retail.
- Approved for 4,000 SF building.
- DTE zoning allows up to five-stories in height.
- 42,000 AADT.
- Located blocks from Downtown Sarasota's Central Business Corridor.
- Plans available upon request.

### PROPERTY SUMMARY

Sale Price:	\$399,000
Lot Size:	19,736 SF
APN #:	2026010054
Zoning:	DTE
Market:	Sarasota-Bradenton
Sub Market:	Tampa-St. Petersburg
Cross Streets:	N Washington Blvd & 9th St
Traffic Count:	42,000

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## ADDITIONAL PHOTOS

### 880 N WASHINGTON BLVD

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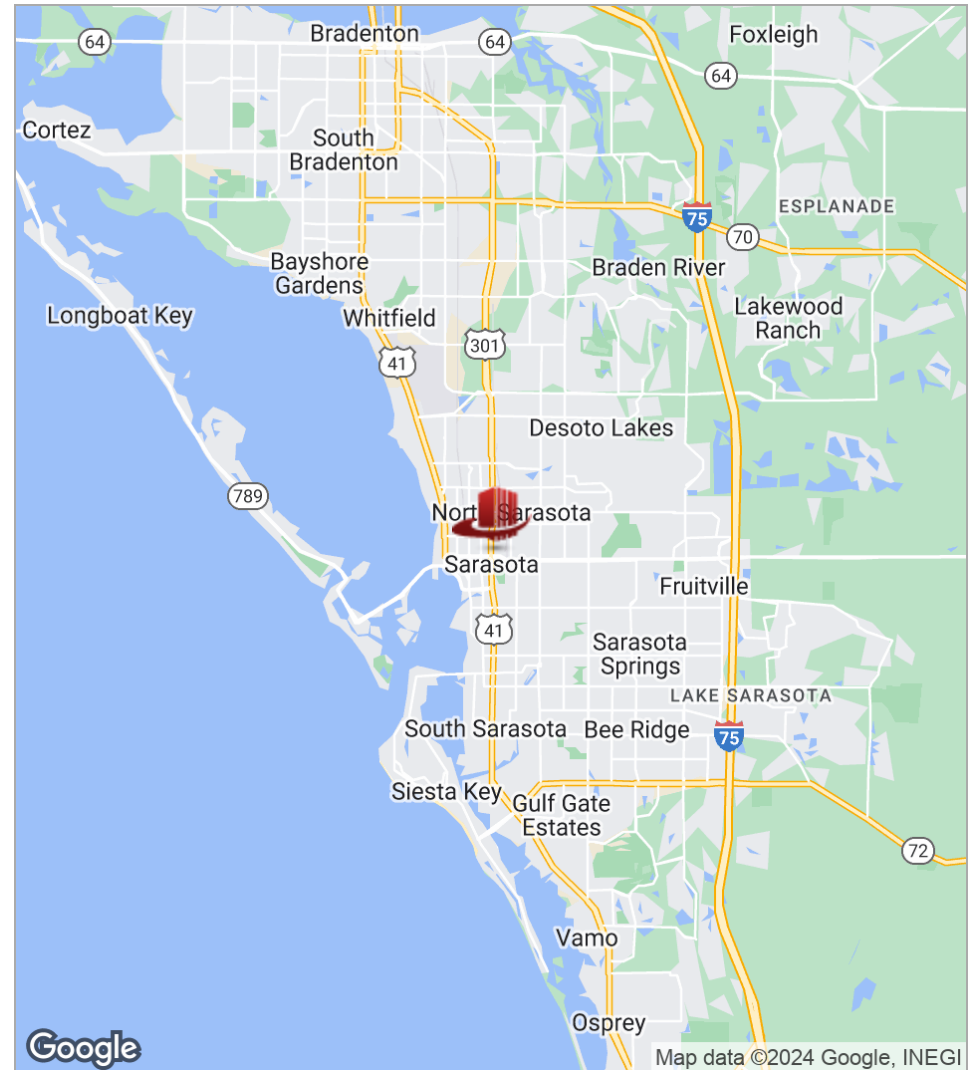
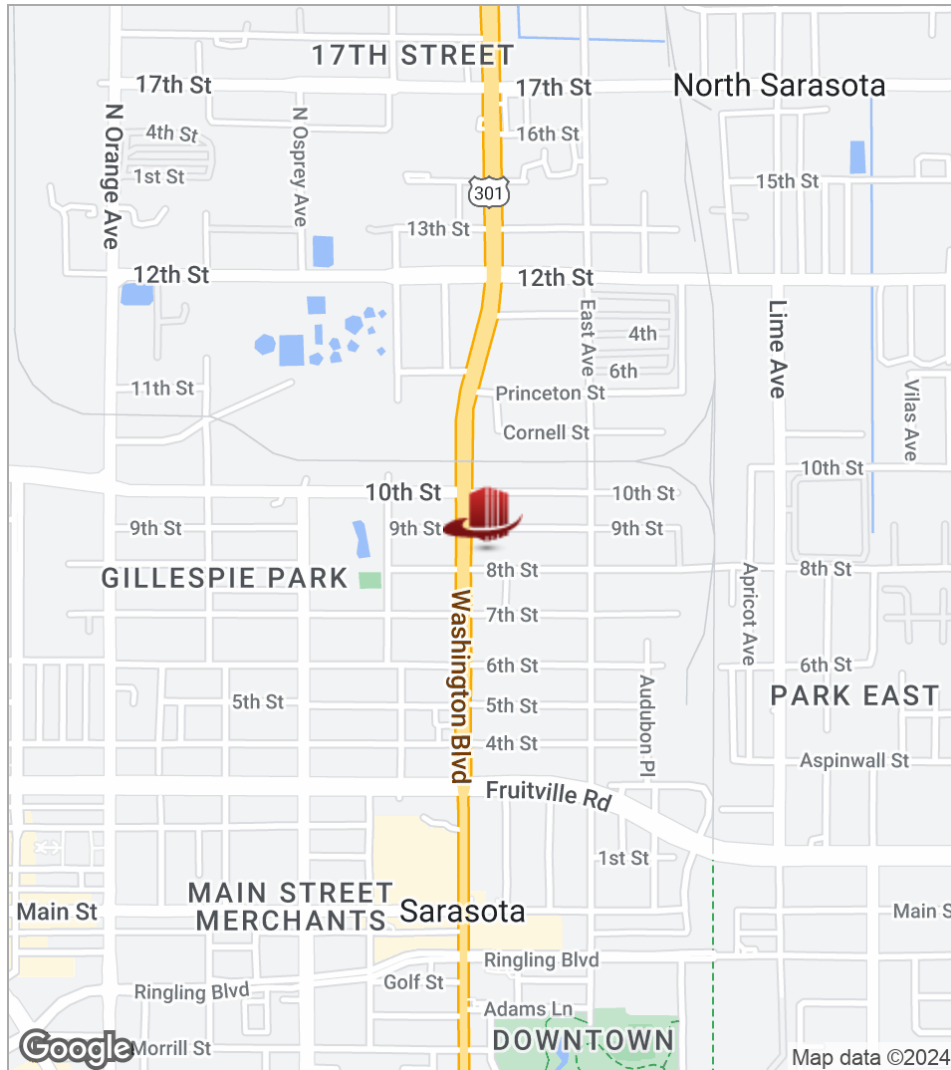
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# LOCATION MAPS

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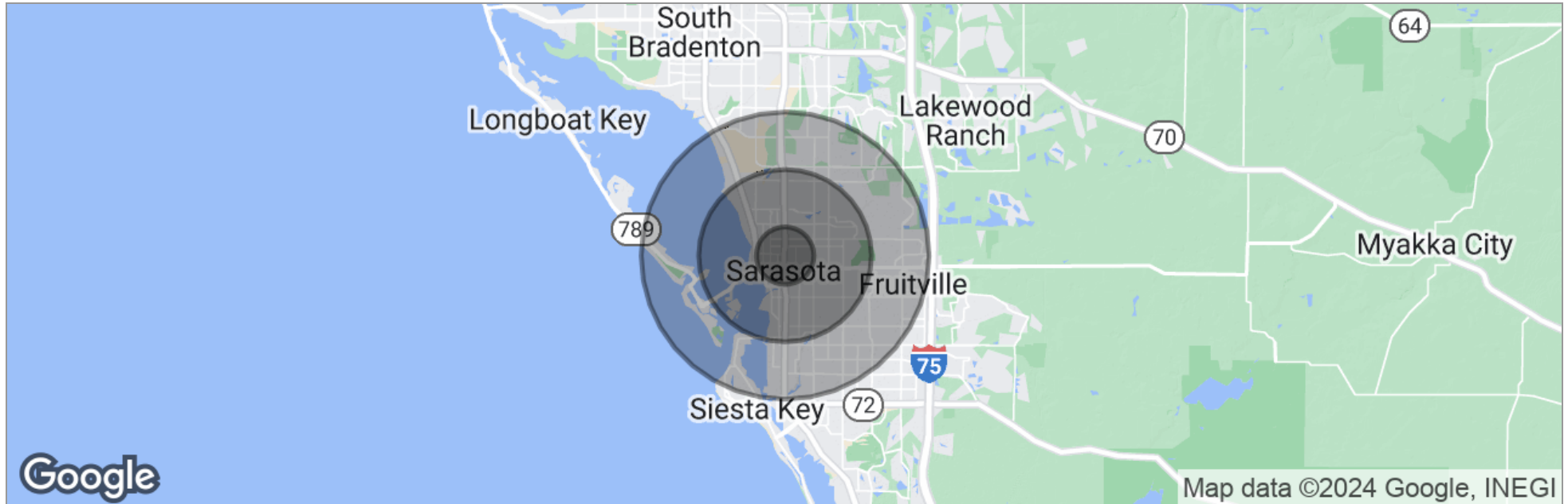
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# DEMOGRAPHICS MAP

## 880 N WASHINGTON BLVD

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	1 Mile	3 Miles	5 Miles
Total Population	12,425	73,204	151,952
Population Density	3,955	2,589	1,935
Median Age	35.7	43.3	46.0
Median Age (Male)	33.2	41.4	44.5
Median Age (Female)	38.5	45.5	47.6
Total Households	4,924	31,098	66,680
# of Persons Per HH	2.5	2.4	2.3
Average HH Income	\$51,480	\$60,627	\$68,001
Average House Value	\$234,691	\$330,382	\$295,307

\* Demographic data derived from 2020 ACS - US Census

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