



# VACANT INDUSTRIAL LAND CITY OF SARASOTA

603 MANGO AVENUE  
SARASOTA, FL 34237

**Brad Lindberg**  
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# Property Summary



## OFFERING SUMMARY

Sale Price: \$250,000

Lot Size: 0 SF

Zoning: ILW

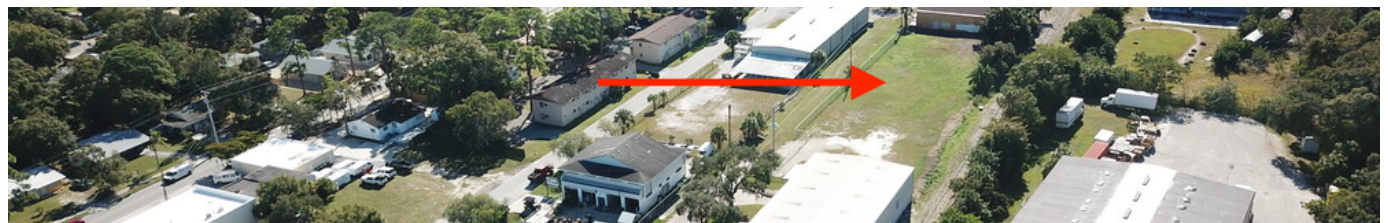
Price / SF: \$544,662.31

## PROPERTY OVERVIEW

This vacant land is immediately available and ready for development. Owners of the property are also open to discussing creative opportunities including, but not limited to, long term land lease, build to suit and other joint venture ideas with experienced principals. Ideal for industrial flex space, self-storage building[s], outside storage lot, or a separate building that will benefit from being within the City of Sarasota/ Anyone familiar with the rapid expansion currently on going in the City will immediately grasp the value of this vacant land, within walking distance of the downtown core.

## PROPERTY HIGHLIGHTS

- .46 Acres
- 20,000 +/- Square Feet



# Property Description



## ZONING

The ILW [INDUSTRIAL LIGHT WAREHOUSING] District provides for industrial, light manufacturing, processing, storage and warehousing, wholesaling, and distribution uses. ILW is more of an Industrial zone district consistent with its current use. However, the Future Land Use designation on the property would allow for it to be rezoned to Downtown Edge [DTE] which is a mixed use district that would allow office, commercial, residential up to 25 units/acre, etc. The City of Sarasota has advised that they can provide a Zoning Code Confirmation Letter to confirm this, if desired.

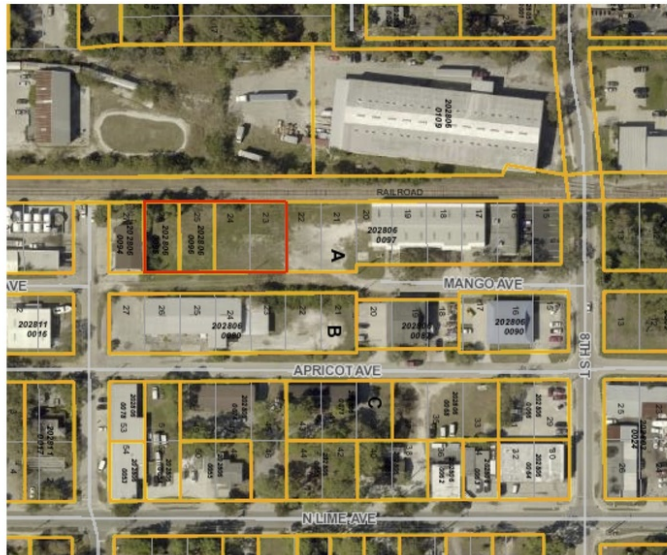
## LOCATION OVERVIEW

In a very nice light manufacturing/industrial area within the City of Sarasota, this property is 2 blocks to the east of US301. The property offers easy access to US 301, the main north/south artery within the City of Sarasota and is only a few blocks from Fruitville Road, the primary east/west highway into the City of Sarasota. Fruitville Road connects to Interstate 75 approximately 4 miles from the property.

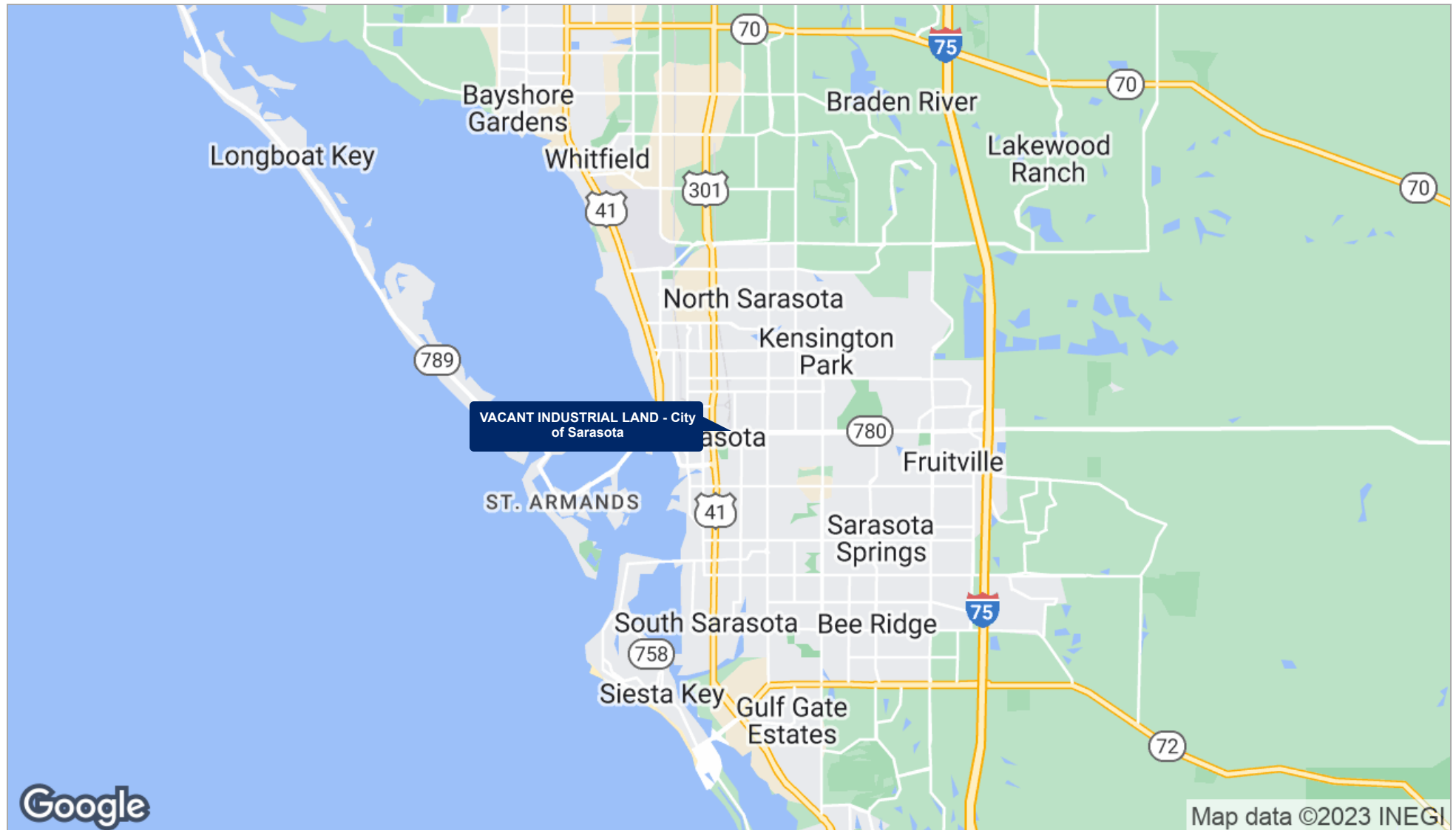




# Additional Photos

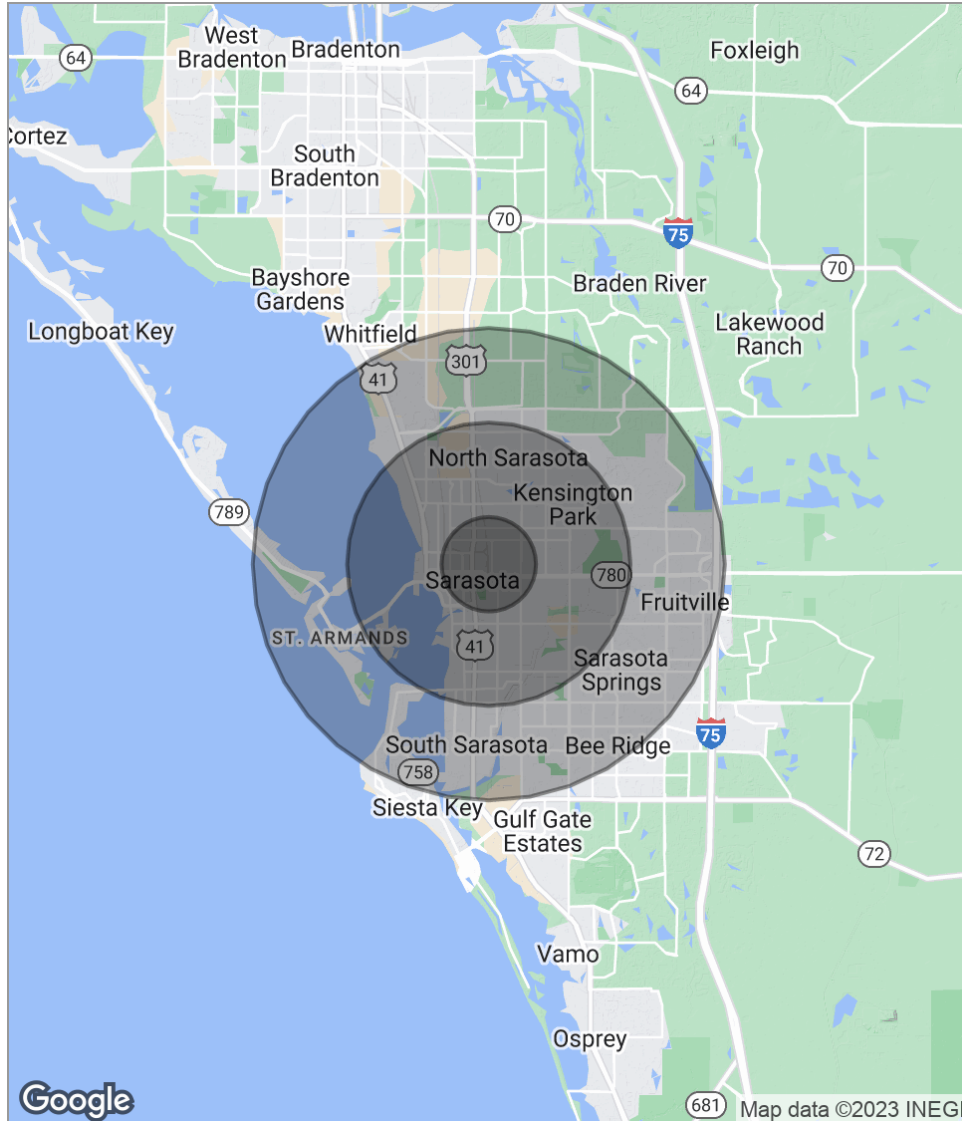


# Regional Map





# Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	12,829	78,831	159,513
Median age	35.0	43.8	46.0
Median age [Male]	32.0	41.9	44.4
Median age [Female]	38.5	46.0	47.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,008	33,554	69,936
# of persons per HH	2.6	2.3	2.3
Average HH income	\$46,681	\$60,049	\$67,707
Average house value	\$212,353	\$320,562	\$290,615

\* Demographic data derived from 2020 ACS - US Census

# Advisor Bio 1



Direct: | Cell:

# Advisor Bio 2

## BRAD LINDBERG

Senior Investment Advisor



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## PROFESSIONAL BACKGROUND

Understanding your real estate requirements is more than finding a property that you like. Understanding your business is the key to matching the functionality to your financial capabilities. It's more than just a place to operate your business. It's the key to your success.

Brad understands business. As a former business owner in Sarasota, he had to make the tough decisions to grow the business while operating within a budget. In the mid 1980's, the economy was still fragile, recovering from the recession of the late 70's. Decisions to invest were calculated and strategic. Survival meant anticipating the next barrier to success and having a plan to navigate effectively around it.

For twenty five years, as a senior executive and managing partner in an international telecommunications distribution company, Brad had responsibilities for operations, site evaluations, relocation's and business evaluations. For the last 11 years he has taken that valuable experience and applied it to the commercial real estate industry giving his clients a perspective to their business helping them make the solid decisions that is right for their business.

2013-2015 Sarasota Assoc. Realtors - Director  
2012 President- Sarasota Assoc. Realtors - CID  
2011 President - Sarasota Assoc. Realtors - CID  
2011 Commercial Realtor of the Year - Sarasota Assoc. Realtor  
2010 Vice President - Sarasota Assoc. Realtors - CID

## EDUCATION

BS - Florida State University  
Licensed Florida Real Estate Broker

## MEMBERSHIPS & AFFILIATIONS

Sarasota Association of Realtors  
Commercial Investment Division - SAR  
Florida Association of Realtors  
National Association of Realtors





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