



4.8 ACRES ON UNIVERSITY PARKWAY  
2450 UNIVERSITY PARKWAY, SARASOTA, FL 34243

IANBLACK  
REAL ESTATE

THE PLACE FOR SPACE

## 4.8 Acres on University Parkway

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### PROPERTY OVERVIEW

4.8 Acre parcel with 2.2 Buildable acres fronting University Pkwy. across from recent retail development.

### PROPERTY HIGHLIGHTS

- One of a kind opportunity on University Pkwy - amazing price!
- Build a new 24,500 SF office complex on this pristine lake
- Engineering plans available separately from prior developer
- Optimal location for corporate, national or non-profit headquarters
- Accessible to I-75, US 41, SRQ Intl. Airport and Tampa/St. Pete/ Ft. Myers

### PROPERTY SUMMARY

|                |                             |
|----------------|-----------------------------|
| Sale Price:    | \$490,000                   |
| Lot Size:      | 4 SF                        |
| APN #:         | 22020004                    |
| Zoning:        | OPI                         |
| Market:        | Bradenton-Sarasota          |
| Sub Market:    | University Parkway & US 301 |
| Cross Streets: | N. Shade Ave.               |

Please Contact:

NICK DEVITO II, SIOR  
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nick@ian-black.com

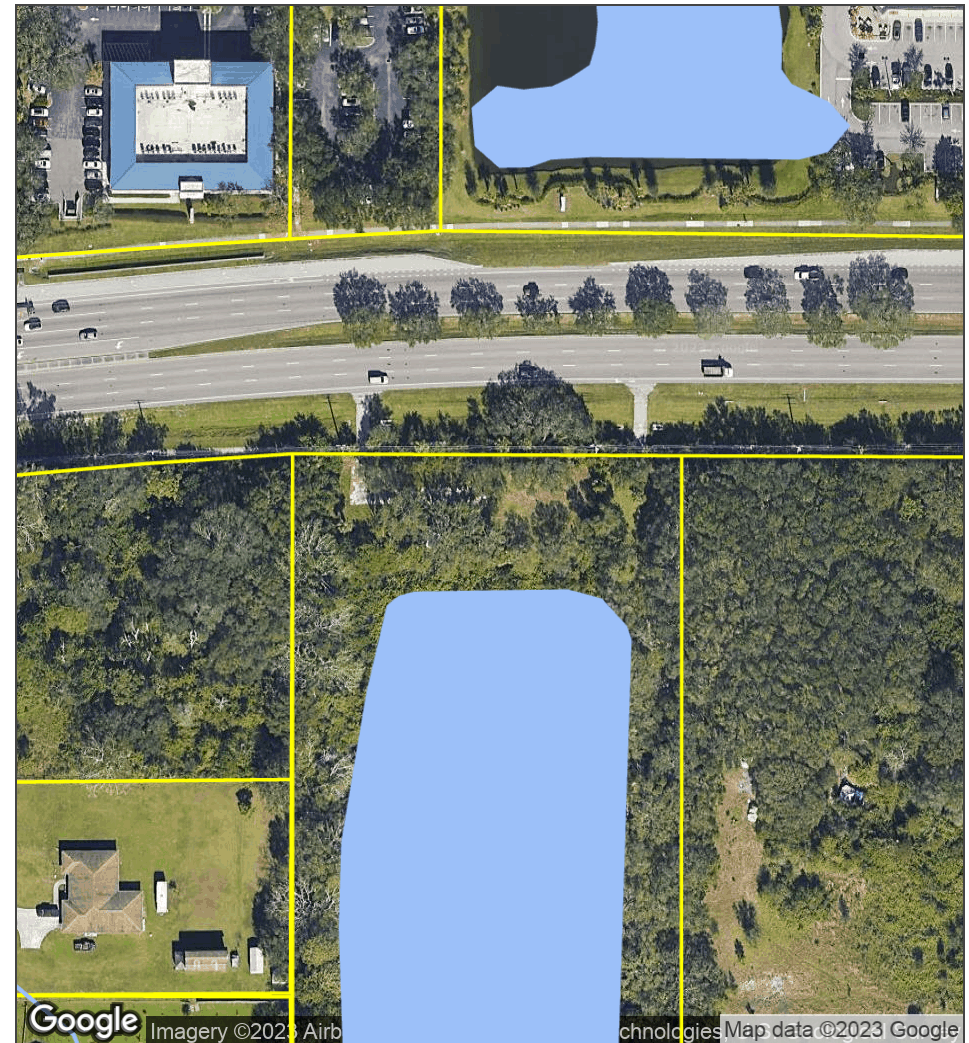
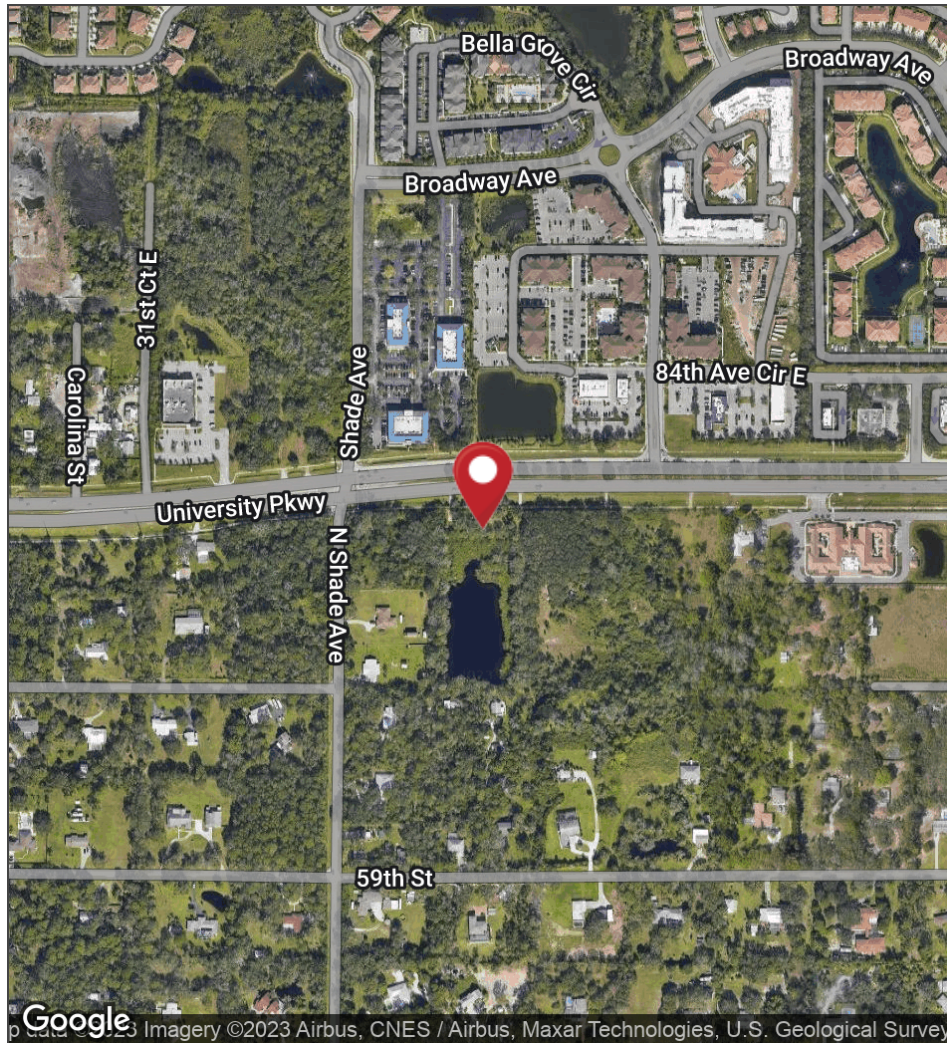
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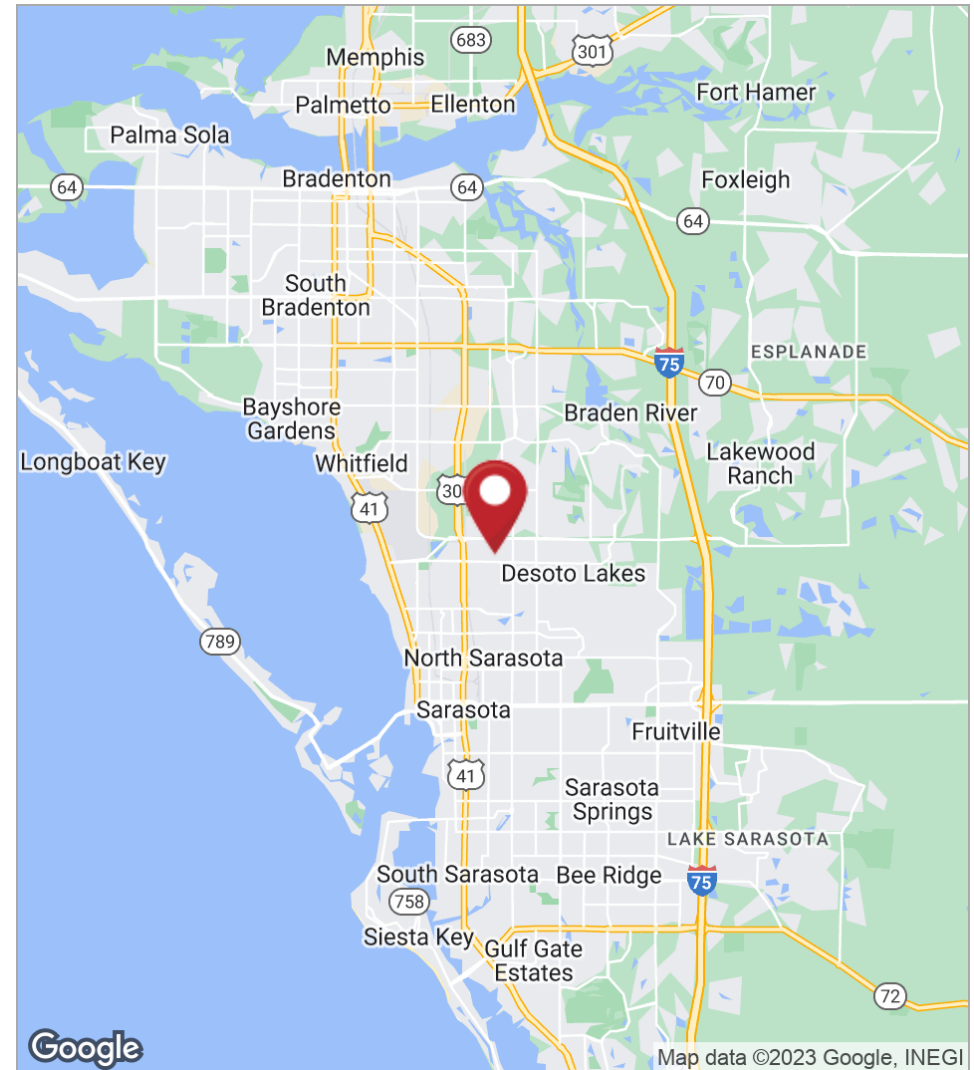
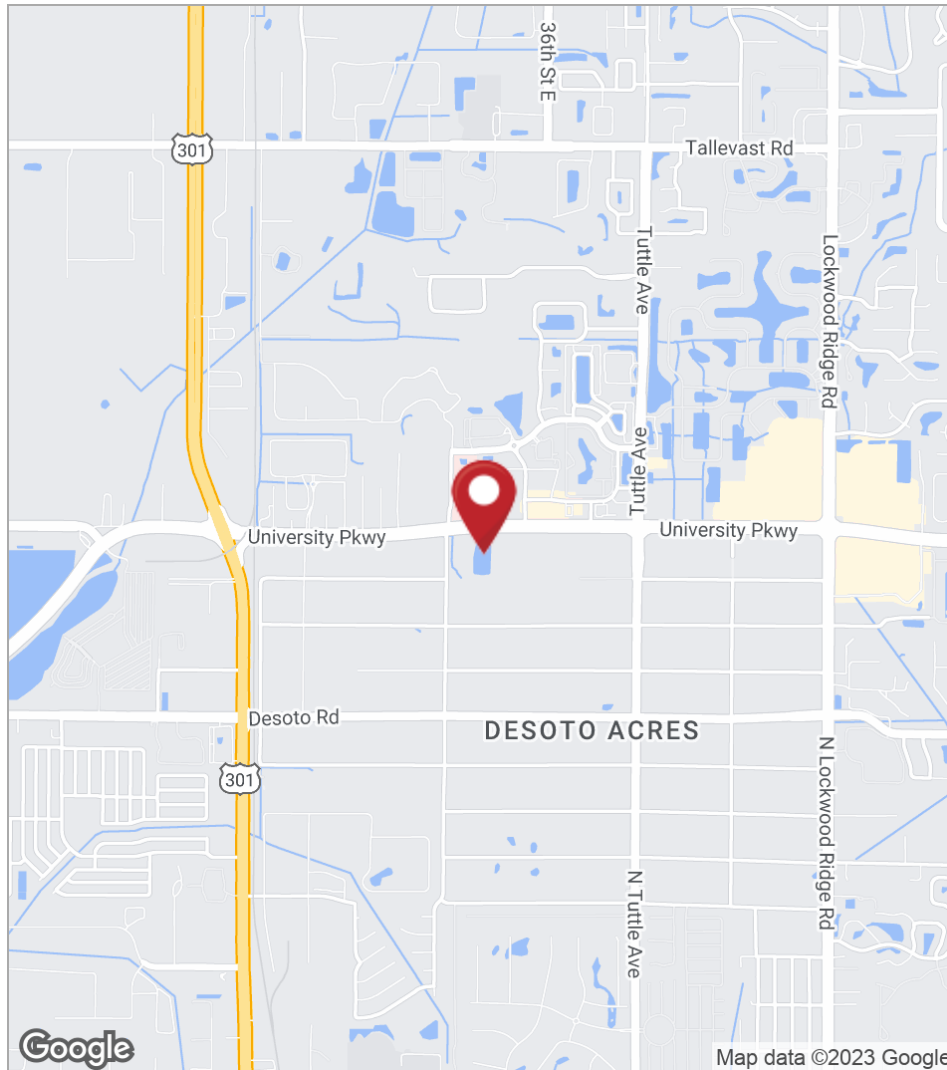
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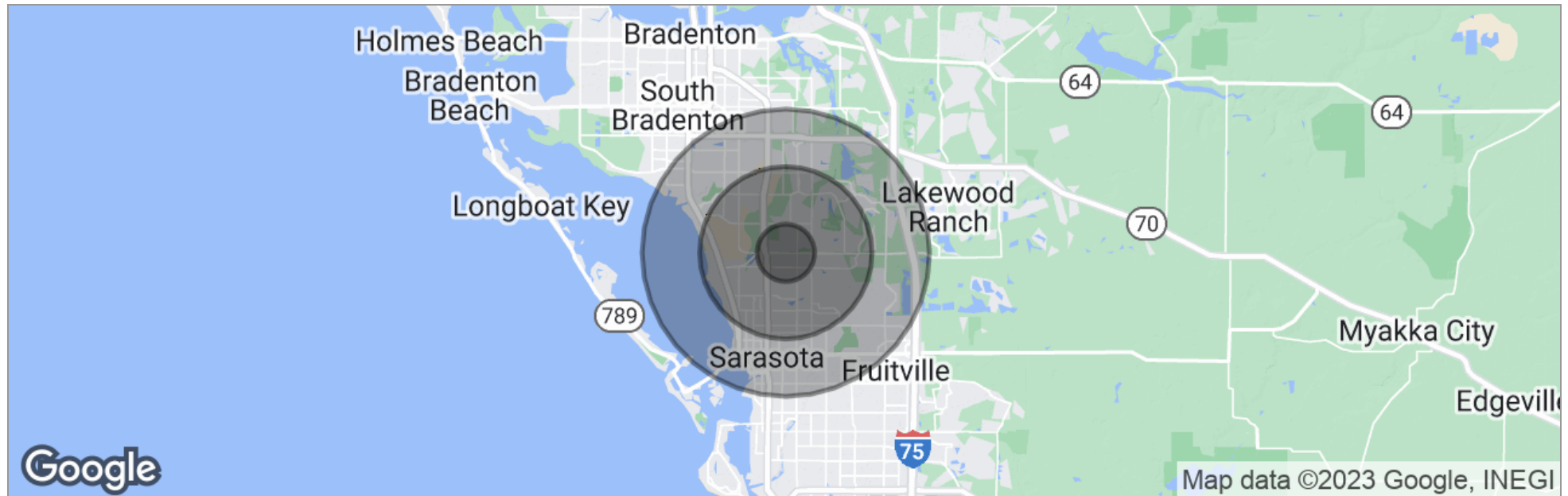
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|                     | 1 Mile    | 3 Miles   | 5 Miles   |
|---------------------|-----------|-----------|-----------|
| Total Population    | 3,553     | 56,396    | 157,852   |
| Population Density  | 1,131     | 1,995     | 2,010     |
| Median Age          | 47.8      | 42.9      | 44.2      |
| Median Age (Male)   | 47.6      | 42.3      | 43.5      |
| Median Age (Female) | 47.9      | 44.1      | 45.3      |
| Total Households    | 1,563     | 23,677    | 66,755    |
| # of Persons Per HH | 2.3       | 2.4       | 2.4       |
| Average HH Income   | \$55,640  | \$57,658  | \$61,951  |
| Average House Value | \$233,003 | \$249,135 | \$288,691 |

\* Demographic data derived from 2020 ACS - US Census

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### NICK DEVITO II, SIOR Partner



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### Professional Background

Mr. DeVito, a 6th generation Floridian, grew up in Sarasota as did his parents, Nick Menard DeVito and Nancy Alday, so his Sarasota roots run deep. After graduating from Riverview High School, Nick attended the University of Florida and received a B.A. at the College of Business, focusing on Finance, Marketing, and Real Estate. Nick joined Ian Black Real Estate in 2010 and in 2016 was named a partner in the firm. Over the years, he has successfully assisted clients with leasing, sales, and tenant representation for regional expansion of warehouse, office, and retail locations. Other specialties include acquisition and disposition of Investment, Owner/User and Real Estate owned properties for lending institutions and Trusts. Companies Nick has served include Northern Trust, Gorman Plumbing, Berlin Patten Ebling, Lennox, ASO, Roofing Supply Group, Wentzel's Heating and Air, Allied Building Products, HD Supply, Custom Air & Plumbing, Massey Services, Clark & Washington, Tidewell Hospice, Microtron Inc., The Starling Group, Willis Smith Construction, Linksters, and Paddywagon and the Sarasota County Sheriff's Department to help assess the market in their relocation and to purchase of a 70,000 square foot office facility. From 2012 through 2019, Nick has achieved \$110,000,000 in sales representing a total of over 1,450,000 square feet of property.

Married for 30 years to Susan Kerstan-DeVito, in their downtime, they enjoy traveling, and their 5 kids, Dillon, Dalton, Danielle, Dustin & Duncan. Nick can also be spotted at numerous non-profit golf events!

### Memberships & Affiliations

Nick holds the prestigious designation as a member of the Society of Industrial and Office Realtors (SIOR), where he serves as a Regional Director for the State Chapter. He is also a member of the International Council of Shopping Centers (ICSC); a member of the National, Florida, and Realtors Association of Manatee and Sarasota (RAMS); and a member of Commercial Investment Division (CID) of RAMS, and a Certified Commercial Investment Member (CCIM) member, actively pursuing the CCIM designation; Lakewood Ranch Business Alliance; Gulf Coast Builders Exchange

### Education

Bachelor of Arts - University of Florida, College of Business  
CCIM Candidate

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### BRIE TULP, RPA® Sales Associate



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### Professional Background

Brianna Tulp, RPA® joined Ian Black Real Estate in early 2021 after relocating from New York City where she worked for the largest office landlord and fully integrated REIT. Her broad experience spanned Property Management, Building Services, and Underwriting. In her most recent role, Brianna was appointed Assistant Vice President of Underwriting.

In her tenure at SL Green, she evaluated investment opportunities for the firm which included asset repositioning, base building efficiencies, direct acquisitions, structured finance, and dispositions for mixed-use properties. She was critical for the approval and acceptance of liability for ~50M square feet of redevelopment, development, repositioning, and conversion opportunities as well as ~\$3B in acquisition targets. Within each role, Brianna brought a new level of service, successfully elevated procedures, and maintained excellent tenant and vendor relationships.

When she's not working on deals to benefit her clients, Brianna enjoys traveling, golfing, scuba diving, boating, fishing and all things water-related with her husband, David.

### Education

Brianna holds a Bachelor of Arts degree from Northeastern University. She also holds a valid Real Property Administrator (RPA®) designation, Florida Sales Associate license, and is currently completing her LEED Green Associate certification.

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