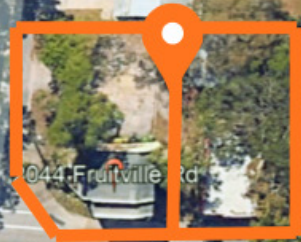


WALLACE AVE



FRUITVILLE ROAD 35,000± VPD

2044 FRUITVILLE RD & 223 WALLACE AVE

SARASOTA, FL 34237

MELINDA GARRETT

COMMERCIAL REAL ESTATE ADVISOR

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REAL ESTATE

Michael Saunders & Company
LICENSED REAL ESTATE BROKER

PROPERTY DESCRIPTION

Exceptional redevelopment opportunity positioned at the corner of Fruitville Road and Wallace Avenue, just east of the US-301 corridor and minutes to Downtown Sarasota. The property consists of approximately 0.21 acres (9,137± SF) and offers a high-visibility corner location along one of Sarasota’s primary east-west corridors with traffic counts exceeding 35,000 vehicles per day. The site is currently improved with four (4) rental units that may provide potential interim holding income while a developer advances future redevelopment plans and entitlements.

The property is zoned DTC (Downtown Core), Sarasota’s premier high-intensity mixed-use zoning district, allowing for a broad range of redevelopment opportunities including multifamily, mixed-use, office, and retail uses. The site allows for residential density up to 50 units per acre, with bonus density potential of up to 200 units per acre through the downtown attainable housing density bonus.

PROPERTY HIGHLIGHTS

- Prime corner redevelopment opportunity
- Existing improvements provide potential holding income pending future redevelopment
- DTC (Downtown Core) zoning allowing high-intensity mixed-use development
- Residential density up to 50 units per acre with attainable housing bonus potential up to 200 units per acre
- Exceptional visibility with 35,000+ vehicles per day along Fruitville Road
- Minutes to Downtown Sarasota, Bayfront, hospitals, dining, retail, and cultural amenities

OFFERING SUMMARY

Sale Price:	\$895,000
Number of Units:	2
Lot Size:	9,137 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	355	1,641	6,788
Total Population	763	3,428	13,878
Average HH Income	\$91,258	\$102,683	\$124,788

Sale Price	\$895,000
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LOCATION INFORMATION

Street Address	2044 Fruitville Rd & 223 Wallace Ave
City, State, Zip	Sarasota, FL 34237
County	Sarasota
Market	Sarasota- Bradenton
Sub-market	Sarasota
Cross-Streets	Fruitville Road and Wallace Avenue.

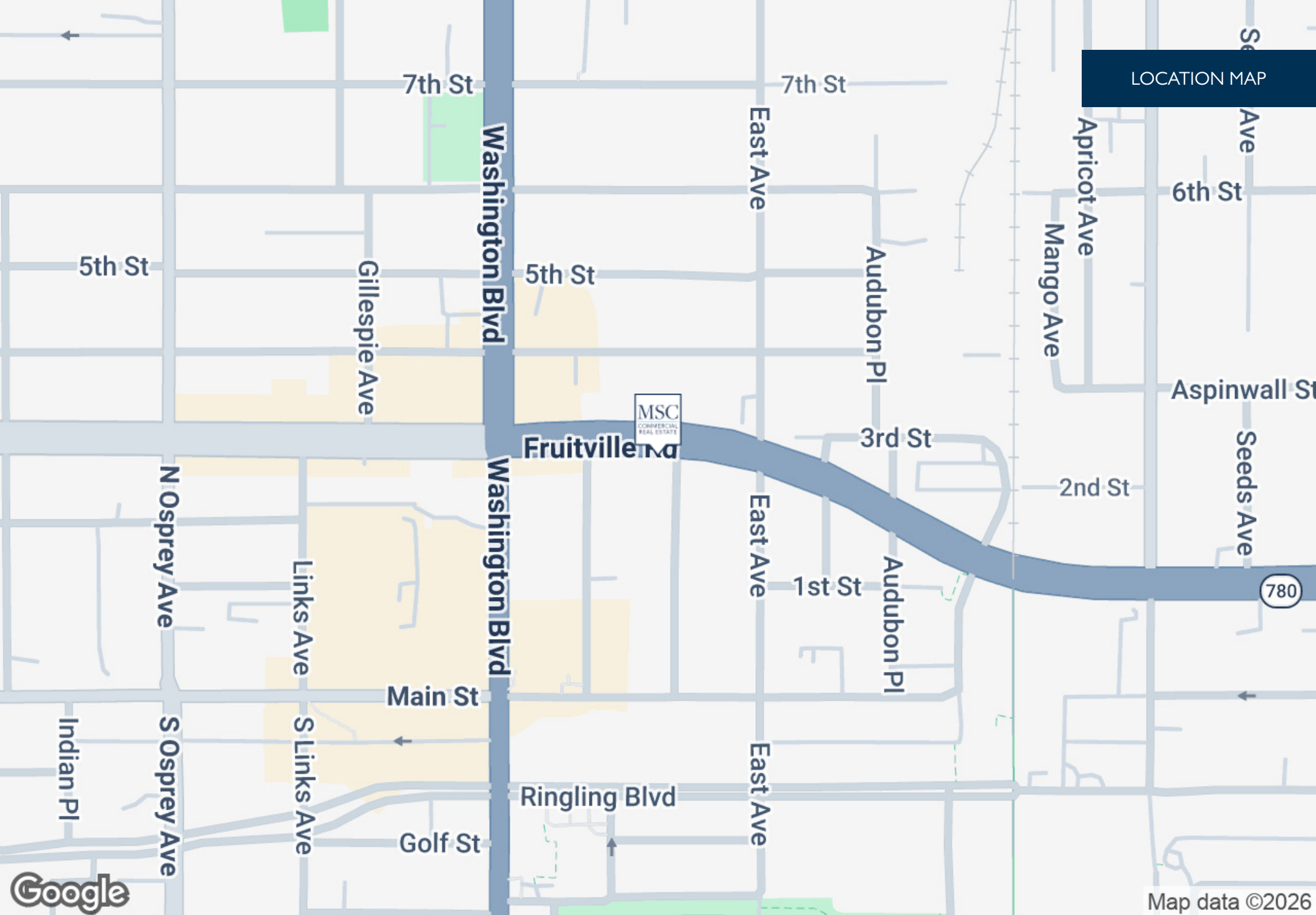
BUILDING INFORMATION

Year Built	1918
Number of Lots	2
Best Use	Redevelopment
Number of Buildings	2

PROPERTY INFORMATION

Property Type	Land
Property Subtype	Multifamily
Zoning	DTC
Lot Size	9,137 SF
APN #	2028130021 and 2028130020
Lot Depth	900 ft

PARKING & TRANSPORTATION

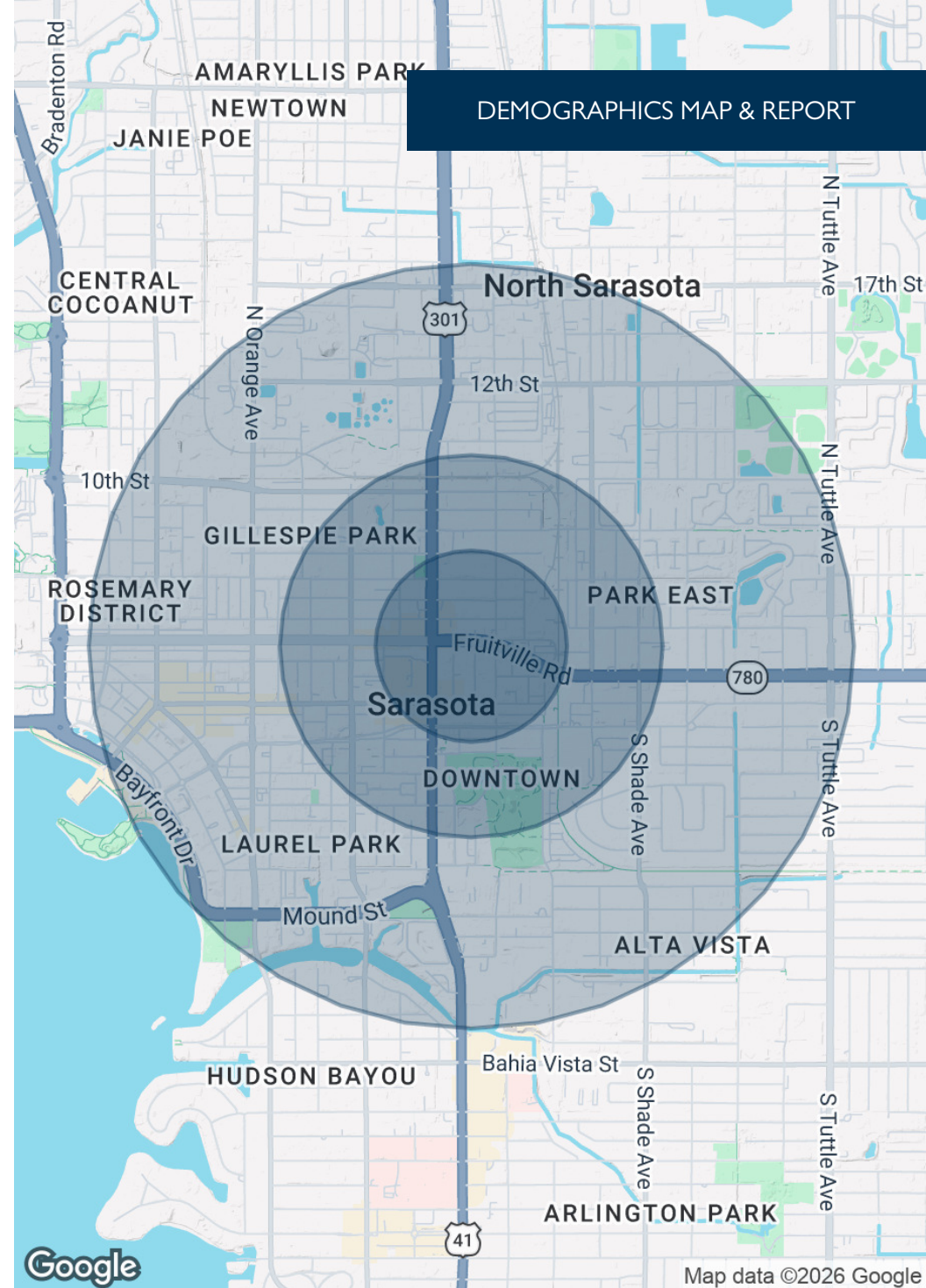


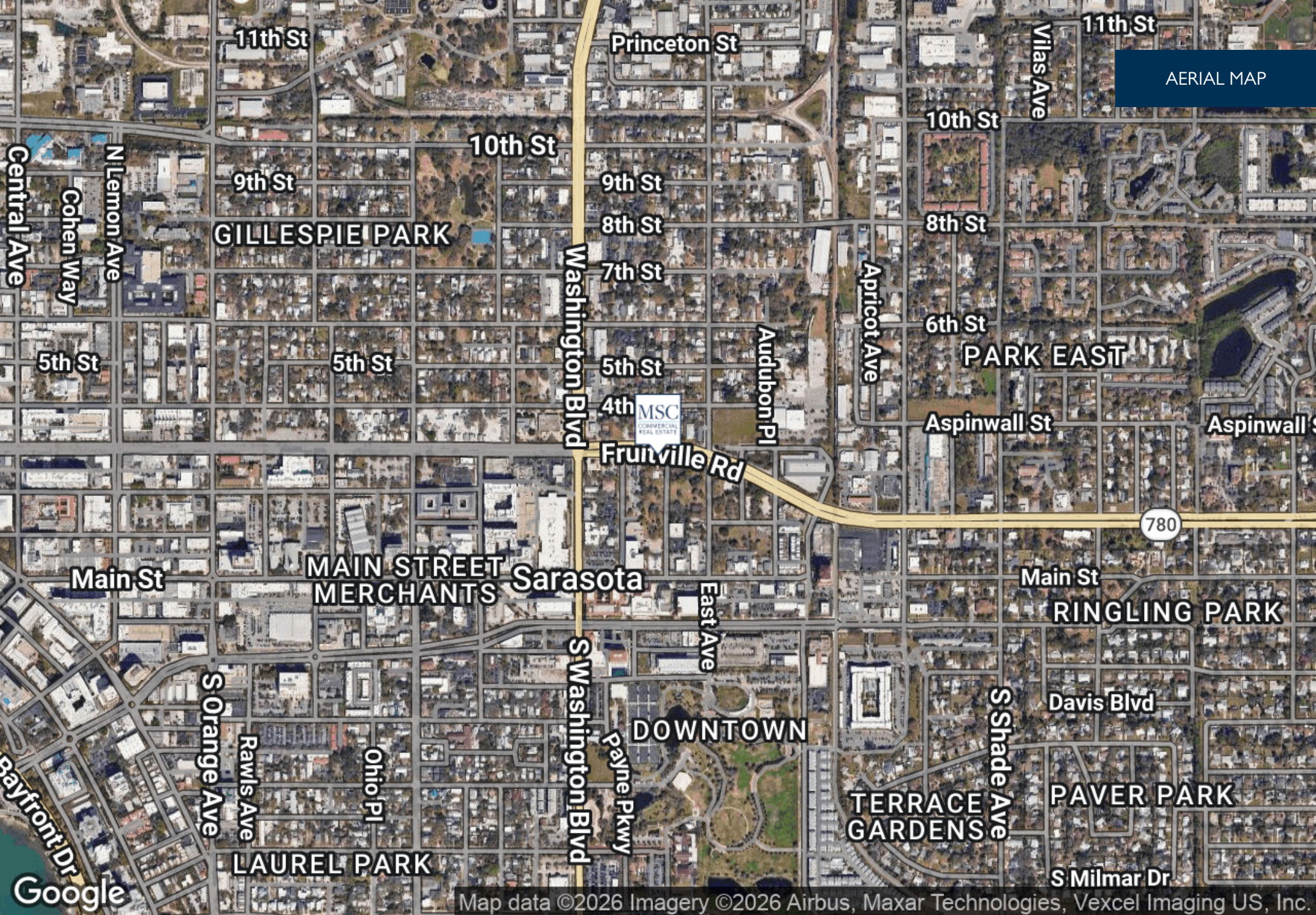
Map data ©2026

DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	763	3,428	13,878
Average Age	34.9	41.4	47.8
Average Age (Male)	33.6	39.5	45.1
Average Age (Female)	38.3	43.9	51.5
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	355	1,641	6,788
# of Persons per HH	2.1	2.1	2.0
Average HH Income	\$91,258	\$102,683	\$124,788
Average House Value	\$462,418	\$507,259	\$642,129

2023 American Community Survey (ACS)





AERIAL MAP

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Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies, Vexcel Imaging US, Inc.

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**MELINDA GARRETT**

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PROFESSIONAL BACKGROUND

Melinda has been deeply rooted in the commercial real estate industry since 2012, driven by a profound passion for the business and a disciplined, analytical approach to the market. Her career reflects a rare combination of valuation expertise, strategic insight, and a commitment to helping clients make informed, high-impact real estate decisions.

Prior to joining Michael Saunders & Company, Melinda built a strong foundation as a commercial real estate appraisal consultant with a respected firm, collaborating closely with developers, investors, and lenders. This background provided her with an in-depth understanding of asset valuation, risk assessment, and market behavior across a wide range of commercial property types, giving her clients a distinct competitive advantage.

Melinda leverages this analytical foundation to deliver a strategic advantage at every stage of the transaction. Her focus is on clarity, protection of client interests, and maximizing value through informed positioning and decisive execution.

With comprehensive market knowledge throughout Sarasota and Manatee counties, Melinda remains closely attuned to evolving local market trends and investment dynamics. She offers forward-thinking guidance rooted in data, experience, and integrity—helping clients move confidently toward their real estate goals while driving long-term profitability and results.

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COMMERCIAL OFFERING MEMORANDUM/BROCHURES DISCLOSURE

MS&C Commercial, a Division of Michael Saunders & Company

MS&C Commercial as the Property Owner's representative has been authorized to provide select persons/entities with materials to assess any interest in pursuing further discussions with the Property Owner. Only a fully signed contract will bind the Owner and you. Acceptance of the materials serves as your confirmation of the following conditions: the information cannot be duplicated or provided to a third party; no materials, records, or representations offered, to include but not limited to financial, environmental, zoning, use or income, are warranted or guaranteed to be accurate, current or complete. Prior to executing any purchase contract you assume all responsibility to independently verify any representation relied upon, whether verbal or written, and you agree to hold Owner and MSC harmless from any error or inaccuracy.