

2ND GENERATION WALGREENS

3550 FRUITVILLE RD, SARASOTA, FL 34247

FOR LEASE



JOHN PAULICH IV
Senior Advisor
239.676.1242
John.Paulich@TrinityCRE.com

GIANNA GRIGALIUNAS
Associate
239.676.1242
Gianna.Grigaliunas@TrinityCRE.com

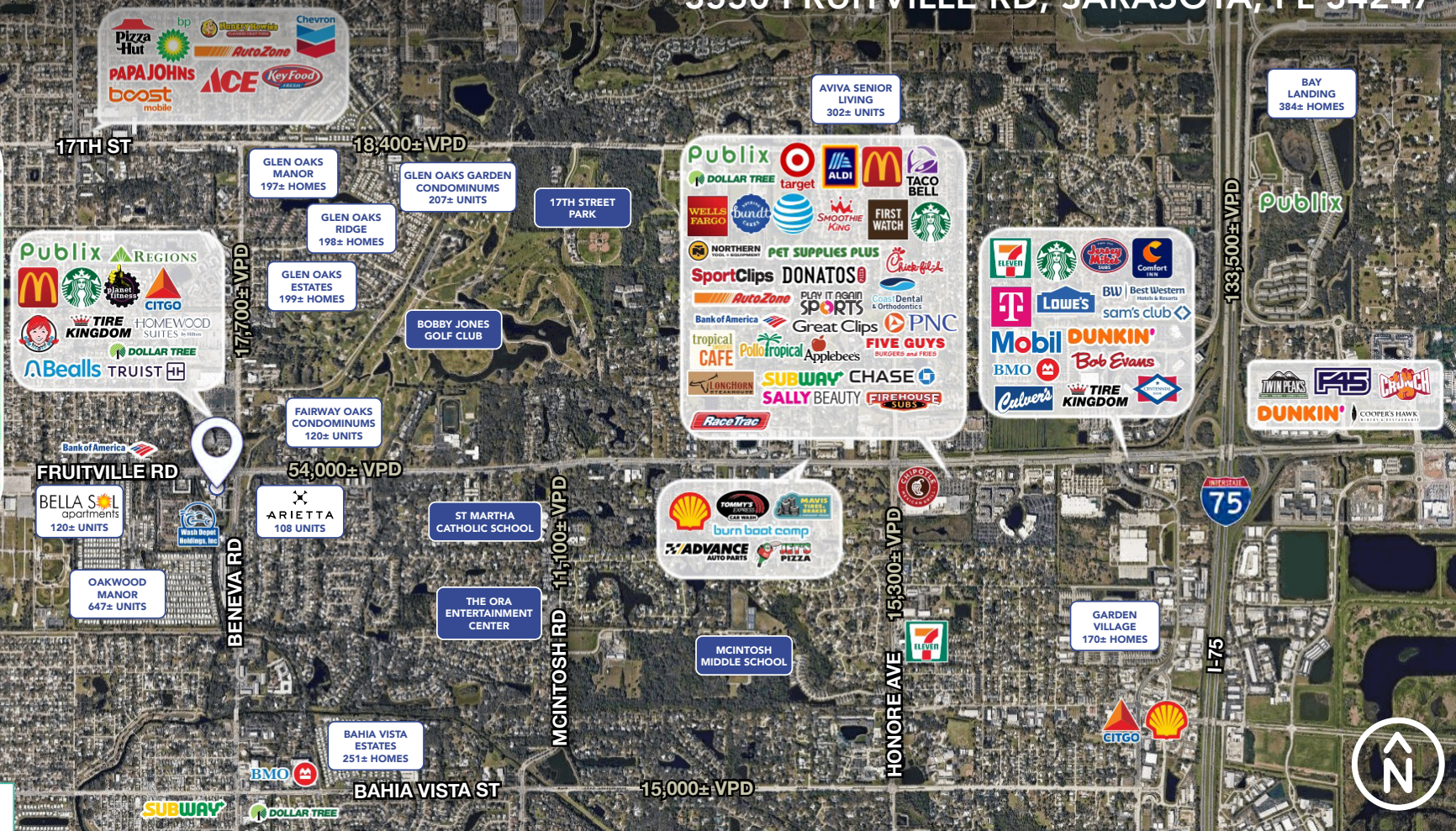
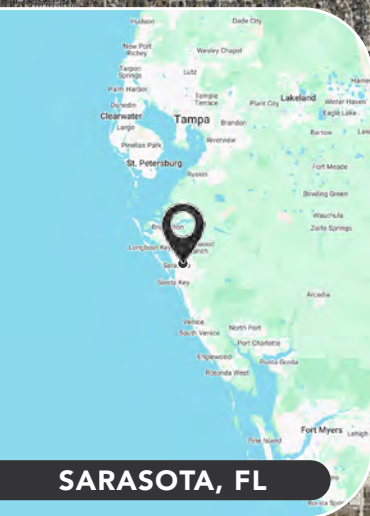
DOUG OLSON
Partner

MATT FREDRICKSON
Partner



2ND GENERATION WALGREENS

3550 FRUITVILLE RD, SARASOTA, FL 34247



2026 DEMOGRAPHICS

3550 FRUITVILLE RD



AVERAGE H.H INCOME

1 MILE	3 MILE	5 MILE
\$101,035	\$115,377	\$131,000



POPULATION

12,143	90,425	177,842
--------	--------	---------



EMPLOYMENT DENSITY

4,518	64,913	127,571
-------	--------	---------

PROPERTY FEATURES

PRICE	\$28 PSF
AVAILABLE	14,820± SF 1.6± Acres
ZONING	CN (Sarasota)

LOCATION

This site is positioned along Fruitville Road with strong visibility, convenient access, and proximity to surrounding residential and commercial demand drivers.



TrinityCRE.com
 9450 Corkscrew Palms Cir • Suite 101 • Estero, FL 33928
 © 2026 Trinity Commercial Group
 This information is considered accurate, but not guaranteed.



2ND GENERATION WALGREENS

3550 FRUITVILLE RD, SARASOTA, FL 34247



TrinityCRE.com
9450 Corkscrew Palms Cir • Suite 101 • Estero, FL 33928
© 2026 Trinity Commercial Group
This information is considered accurate, but not guaranteed.



2ND GENERATION WALGREENS

3550 FRUITVILLE RD, SARASOTA, FL 34247



SITE AERIAL

SARASOTA COMMONS
176,000 SF

SARASOTA COUNTY
FIRE STATION 5

STC FIRE
ACADEMY

TOWN & COUNTRY PLAZA
193,303 SF

FAIRWAY OAKS
CONDOMINIUMS
120± UNITS

FRUITVILLE RD

54,000± VPD



17,500± VPD

ARIETTA
108 UNITS



TrinityCRE.com
9450 Corkscrew Palms Cir • Suite 101 • Estero, FL 33928
© 2026 Trinity Commercial Group
This information is considered accurate, but not guaranteed.



2ND GENERATION WALGREENS

3550 FRUITVILLE RD, SARASOTA, FL 34247



TrinityCRE.com
 9450 Corkscrew Palms Cir • Suite 101 • Estero, FL 33928
 © 2026 Trinity Commercial Group
 This information is considered accurate, but not guaranteed.



2ND GENERATION WALGREENS

3550 FRUITVILLE RD, SARASOTA, FL 34247

NORTH



SOUTHEAST



WEST



NORTHEAST



TrinityCRE.com

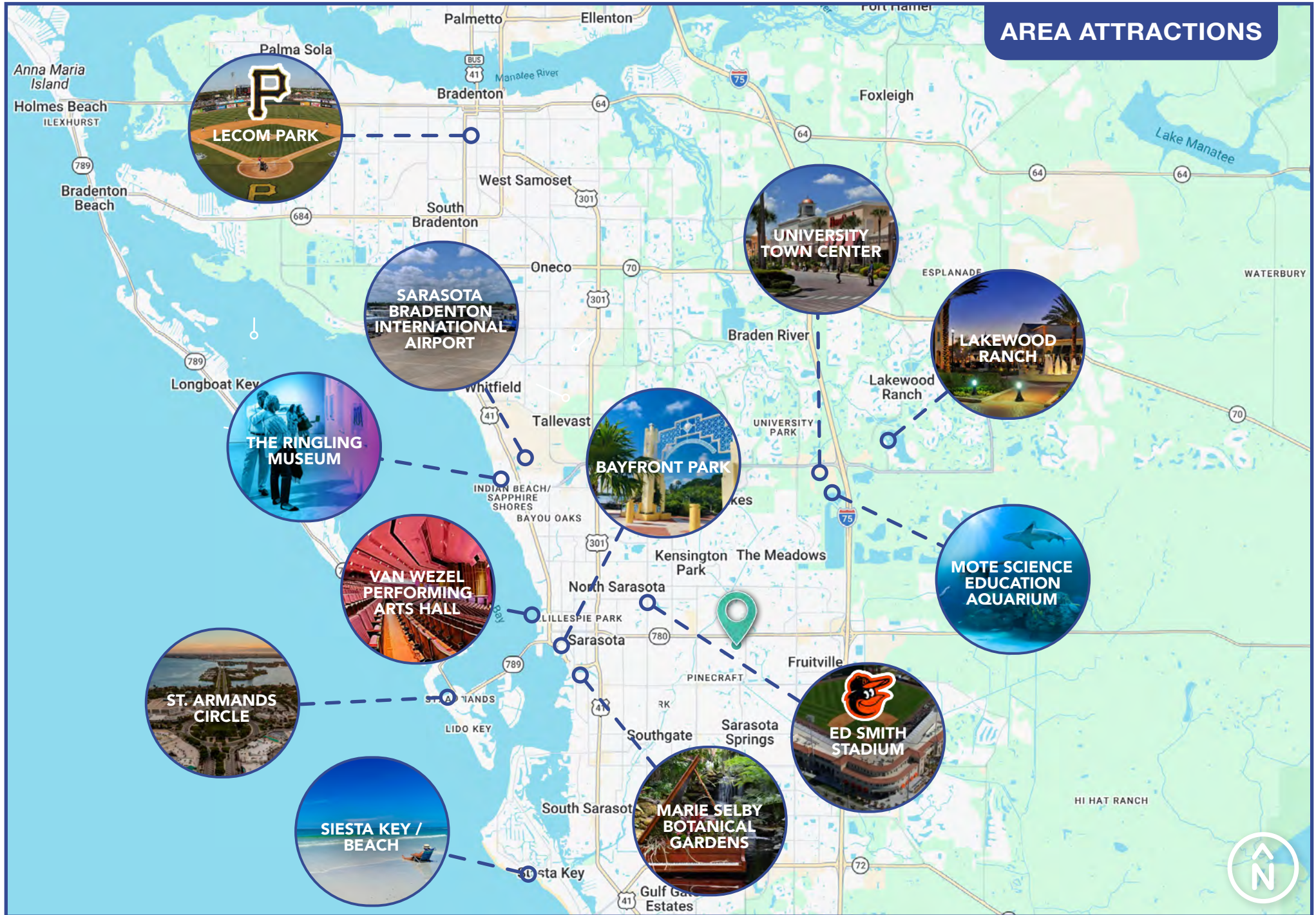
9450 Corkscrew Palms Cir • Suite 101 • Estero, FL 33928

© 2026 Trinity Commercial Group

This information is considered accurate, but not guaranteed.



AREA ATTRACTIONS



Sarasota blends bayfront lifestyle with year-round commercial demand.

57,700+
Residents

\$2.29B
Total retail sales
in 2022

\$2.31B
in health care and social
assistance receipts in
2022

\$662M
Accommodation and
food services sales
in 2022



"Here, each moment is your own"

VISIT SARASOTA official touring
site for Sarasota

Sarasota is a premier Gulf Coast market known for its bayfront setting, cultural identity, strong visitor appeal, and established commercial base. As Sarasota County's county seat, the city supports daily activity from surrounding neighborhoods, downtown districts, barrier-island communities, and regional growth corridors.

The market benefits from direct access through U.S. 41 / Tamiami Trail, U.S. 301, Fruitville Road, University Parkway, and nearby I-75. This connectivity links Sarasota with Bradenton, Lakewood Ranch, Venice, North Port, Tampa Bay, and Fort Myers, helping support steady customer traffic and regional business demand.

Sarasota's economy is driven by health-care, tourism, arts and culture, hospitality, professional services, education, construction, and retail. With strong retail sales, major healthcare activity, and continued population growth, Sarasota remains one of Southwest Florida's most attractive commercial and service destinations.