

LAND FOR SALE

4101-4103 S School Ave

4101-4103 S SCHOOL AVE, SARASOTA,
FL 34237

FOR SALE

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MSC | COMMERCIAL
REAL ESTATE

PROPERTY SUMMARY

4101-4103 S SCHOOL AVE | SARASOTA, FL 34237



Property Summary

Price:	Undisclosed
Lot Size:	4.77 Acres
Price / Acre:	
Access:	
Cross Streets:	Olentary St
Permitted Uses:	
Frontage:	
Traffic Count:	
Drainage:	
Signal Intersection:	
Utilities:	
Zoning:	RSF-3
APN:	0074110062 - 0074110063

Property Overview

- 4.77± acres of vacant land
- Just east of US-41/Tamiami Trail with convenient access to Bee Ridge Rd and Siesta Key
- One parcel zoned PUD, adjacent parcel zoned RSF3
- Area undergoing active redevelopment and infill supporting long-term value
- Close to shopping, restaurants, medical facilities, parks, and beaches

Location Overview

The property is positioned on S School Avenue just east of the US-41/Bee Ridge Road corridor, one of Sarasota's primary north-south and east-west arteries. This central location offers easy connectivity to downtown Sarasota, shopping and dining along Tamiami Trail, Sarasota Memorial Hospital, and the barrier islands including Siesta Key. The surrounding South Sarasota neighborhood is experiencing ongoing redevelopment and infill activity, with a mix of established single-family homes, multifamily communities, and neighborhood commercial uses. Residents at a future community here will benefit from proximity to parks, schools, and everyday services while remaining only a short drive from world-class beaches and cultural venues.

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PROPERTY PHOTOS

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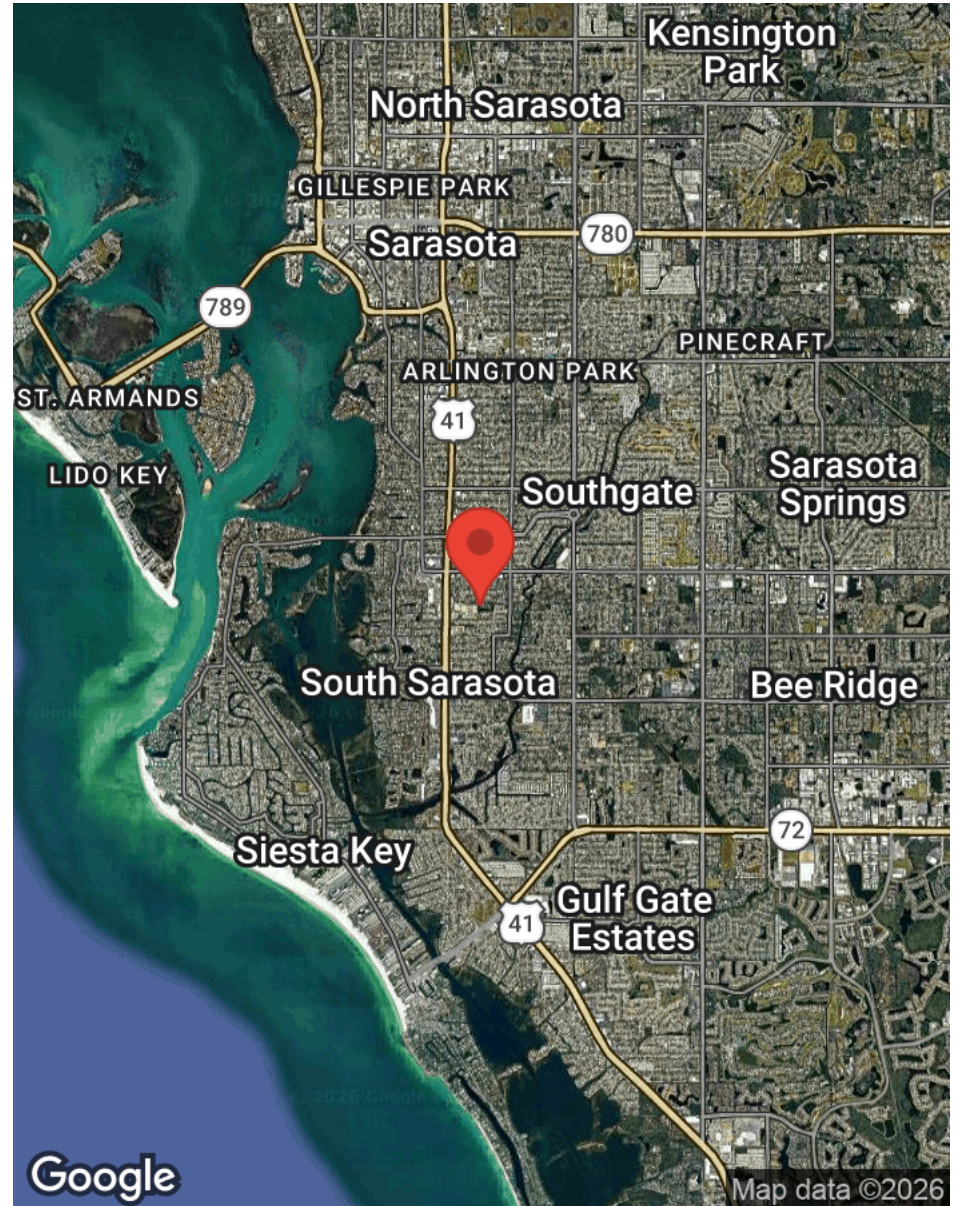
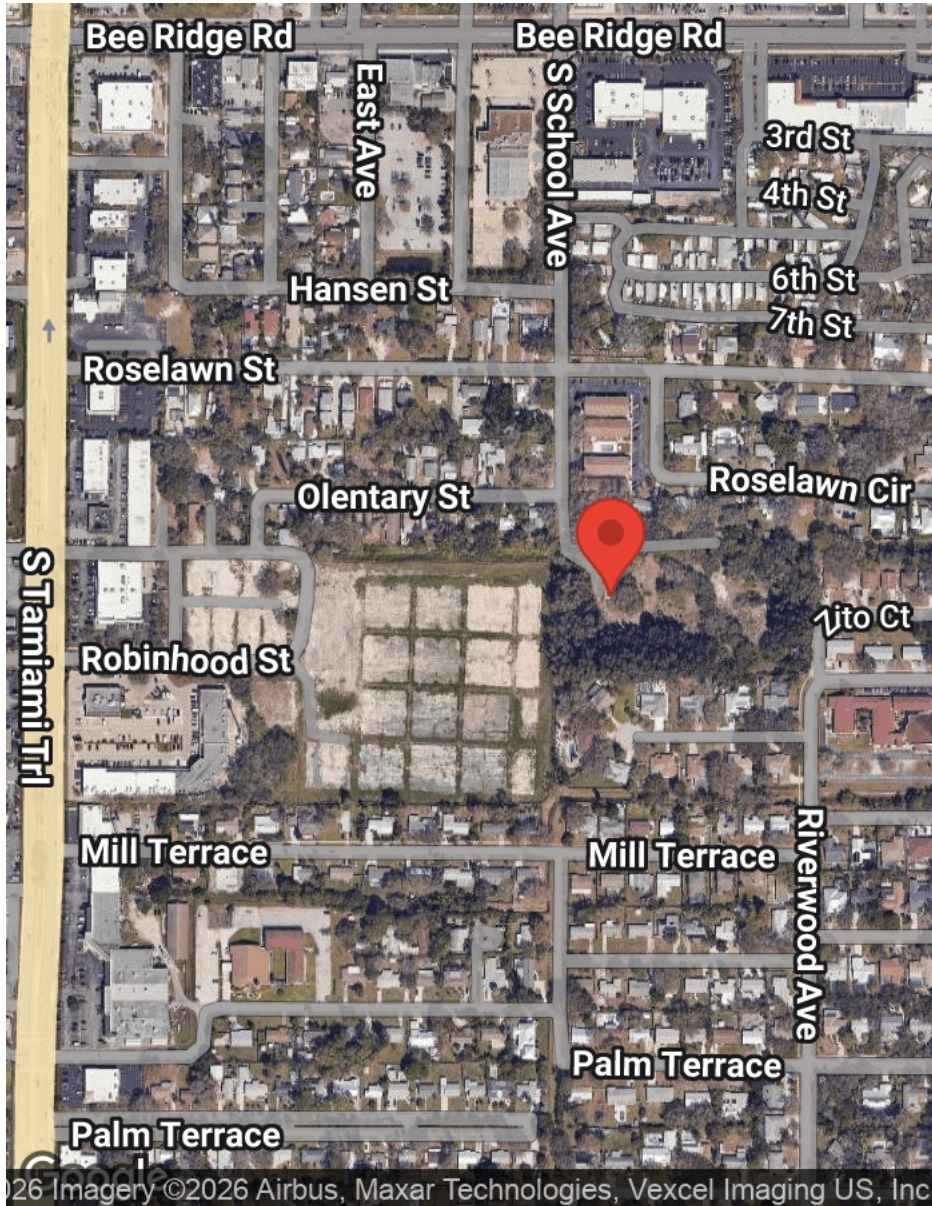
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LOCATION MAPS

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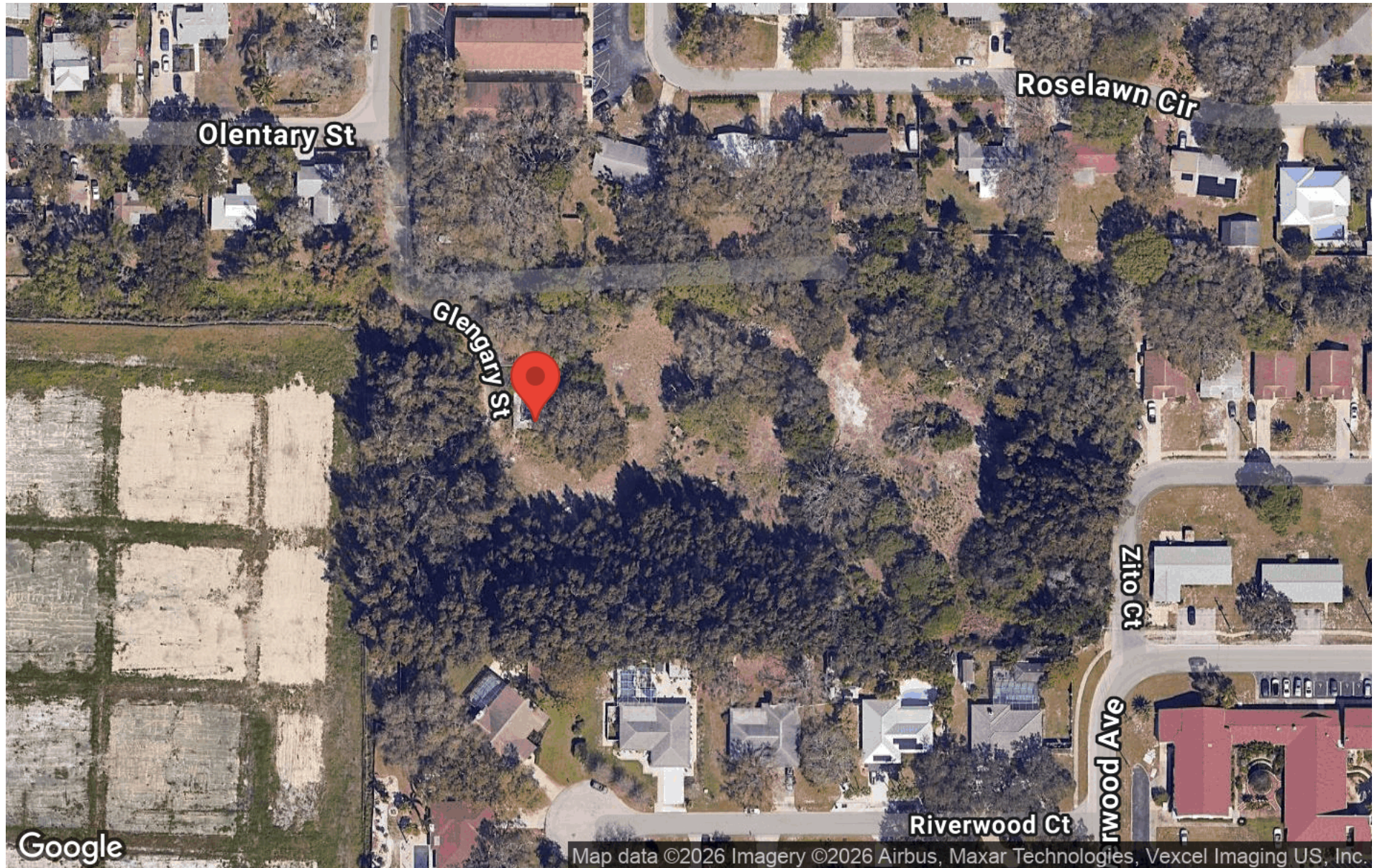
BUSINESS MAP

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AERIAL MAP

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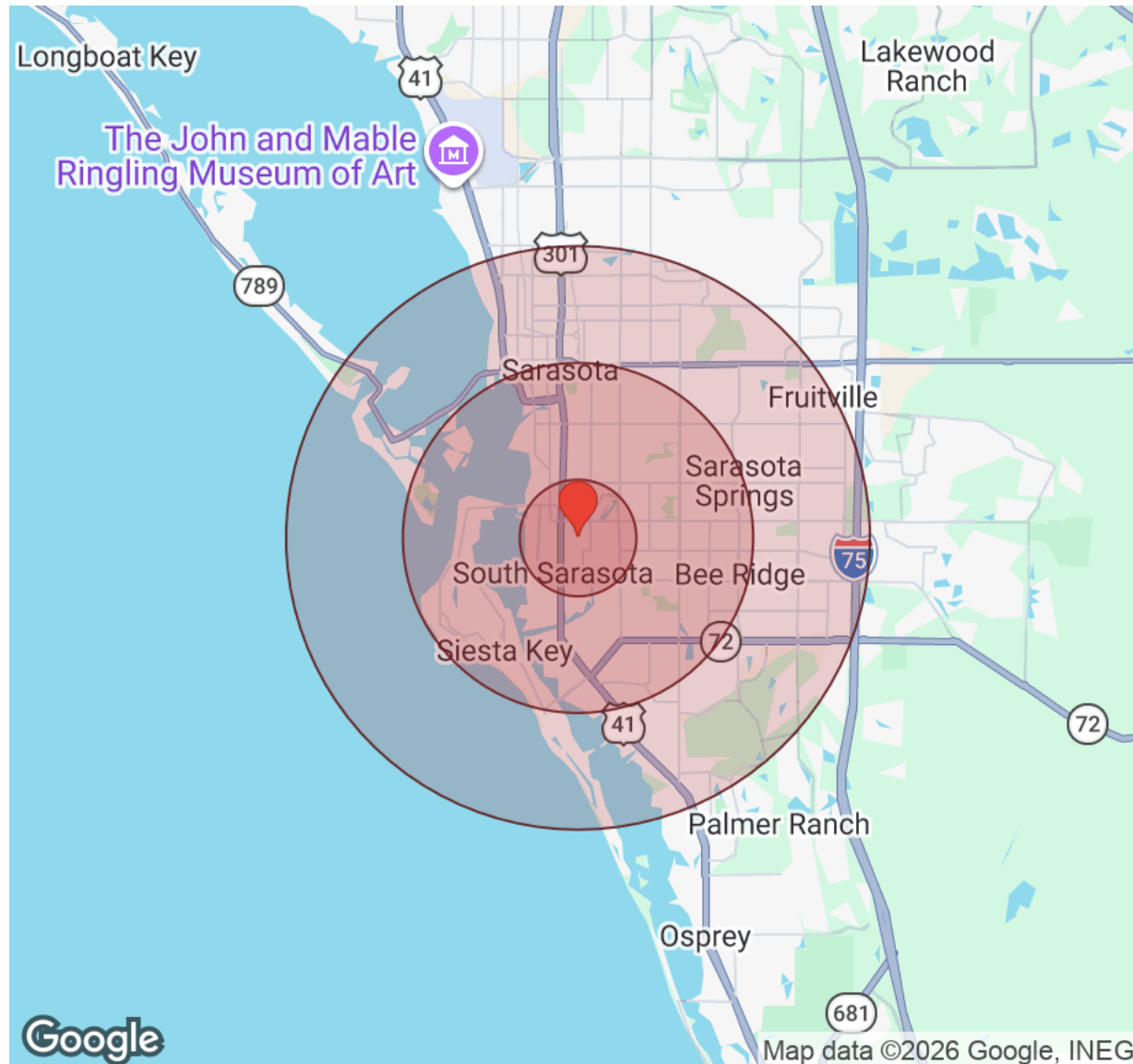
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DEMOGRAPHICS

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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	4,242	37,480	79,055
Female	4,297	37,731	81,318
Total Population	8,539	75,212	160,373

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	6,964	61,012	121,162
Black	189	2,121	10,087
Am In/AK Nat	6	60	128
Hawaiian	1	15	32
Hispanic	1,052	9,356	22,404
Asian	182	1,414	3,881
Multiracial	133	1,113	2,438
Other	13	120	257

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,915	47,682	97,361
Occupied	3,867	35,680	74,341
Owner Occupied	2,623	24,754	48,361
Renter Occupied	1,244	10,926	25,980
Vacant	1,047	12,002	23,021

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,134	7,991	18,912
Ages 15 - 24	791	6,246	14,981
Ages 25 - 54	2,989	23,163	50,753
Ages 55 - 64	1,386	11,962	23,316
Ages 65+	2,239	25,848	52,410

Income	1 Mile	3 Miles	5 Miles
Median	\$81,932	\$86,221	\$85,177
Under \$15k	303	2,291	4,657
\$15k - \$25k	185	1,991	4,436
\$25k - \$35k	274	2,594	5,416
\$35k - \$50k	396	3,730	7,699
\$50k - \$75k	631	5,129	10,818
\$75k - \$100k	528	4,689	10,181
\$100k - \$150k	748	6,396	13,885
\$150k - \$200k	150	2,629	5,803
Over \$200k	656	6,231	11,446

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A commercial real estate sales and leasing specialist for 20 + years, Lee DeLieto Jr. offers a uniquely informed perspective on the Sarasota market, helping clients to make the right decisions about their investment strategies. In 2005, Lee joined his father, a seasoned Michael Saunders associate, to form the Company's top producing Commercial team. To date, this exceptional duo has closed on millions of dollars of commercial property, working diligently to achieve the objectives of clients and investors.

Lee's Commercial real estate services include commercial investment property, land development, site and land acquisition, office space and retail leasing, 1031 exchanges, and asset disposition. The DeLieto Team has the proven ability to make every investment, lease, acquisition/sale a profitable experience. Committed to the community they serve, both Lee Jr. and Sr. are actively involved in local organizations both civic and charitable. Lee Jr has recently finished a 6-year term as a Board of Trustees member of Plymouth Harbor.

A graduate of the University of Florida, Lee has lived in Sarasota since 2005. Married to Valarie Wadsworth-DeLieto, the newest member of the DeLieto Team, together they enjoy traveling across the United States on Lee's 2008 Harley Davidson.

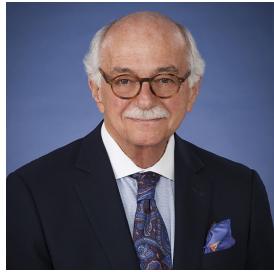
Awards

2014 President's Award Recipient
2015 Founders Award Recipient
2016 Presidents Award Recipient
2017 Legacy Award Recipient
2019 Legacy Award Recipient
2020 Presidents Award Recipient
2021 Legacy Award Recipient
2022 Legacy Award Recipient

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Lee DeLieto, Sr. joined the Commercial Group at Michael Saunders & Company more than 24 years ago and has repeatedly received the "Top Commercial Real Estate Producer" recognition, including top performing salesperson company-wide for Michael Saunders and Company in 2005. His knowledge of the Sarasota and Manatee county areas has allowed businesses to find commercial real estate that matches each client's specific needs.

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Lee has the proven ability to make your next investment, lease, acquisition/sale a profitable experience. There is no secret to Lee's success – solid commercial real estate knowledge and years of experience in helping clients achieve their goals.

Prior to entering the commercial real estate field, Lee spent several years in the corporate world including 15 years with Xerox Corporation in various marketing and sales positions. He holds a Bachelor of the Arts from Syracuse University and MBA in Finance and Economics from University of Rochester Simon School of Business

Lee was joined by his son Lee Jr. in 2005 who is committed to the same business practices and work ethics established by Lee Sr. DeLieto Team currently includes four licensed commercial Realtors.

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