

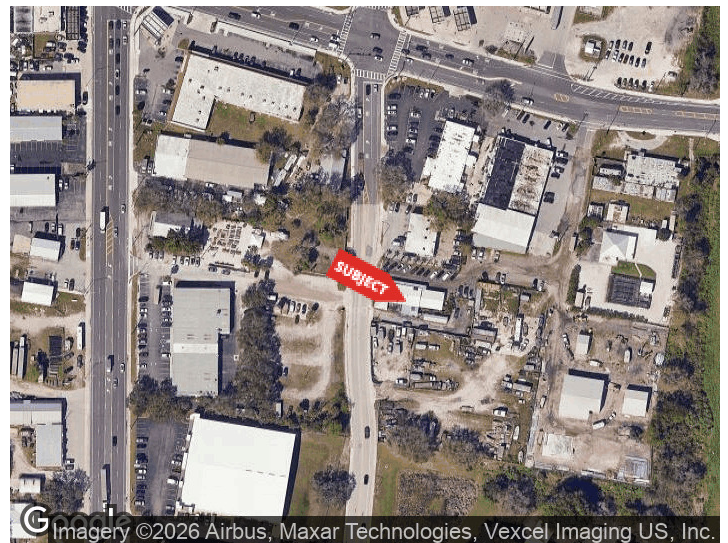


FREESTANDING RESTAURANT PROPERTY NEAR FRUITVILLE ROAD

987 S PACKINGHOUSE RD
SARASOTA, FLORIDA 34232

PROPERTY HIGHLIGHTS

- ±2,015 SF restaurant (±4,878 SF gross)
- Qualifies for 4COP SFS Full Liquor License
- Turn Key operation
- Established Sarasota restaurant location
- Indoor and covered outdoor dining areas
- Full commercial kitchen with hood system and grease trap
- Approximately 151 seats
- Ample on-site parking
- Covered outdoor event and gathering space
- Stage area for live entertainment
- Excellent access near Fruitville Road
- Flexible opportunity for owner-users, investors, or restaurant operators



For More Information

ADAM SEIDEL

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RESTAURANT PROPERTY FOR SALE



OFFERING SUMMARY

Sale Price:	\$1,595,000
Building Size:	2,015 SF
Lot Size:	27,285 SF
Price / SF:	\$791.56
Year Built:	1945
Renovated:	1970
Zoning:	I
Market:	Sarasota

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 987 S Packinghouse Rd, Sarasota, FL

Property Type: Restaurant Real Estate for Sale

Property Size: ±2,015 SF (±4,878 SF Gross Area)

Lot Size: ±27,285 SF

Rare opportunity to acquire a freestanding restaurant property in Sarasota with a long history as a popular dining destination. Situated on a ±27,285 SF parcel just off Fruitville Road, the property offers excellent accessibility, ample on-site parking, and a distinctive Old Florida atmosphere.

The building is configured for restaurant use and features indoor dining areas, covered outdoor seating, a full commercial kitchen, bar area, and a covered outdoor gathering space suitable for dining, entertainment, or private events. The property's established restaurant layout and infrastructure make it well-suited for a variety of food and beverage concepts.

The sale includes the real estate, assets, and restaurant improvements only. The business, trade name, and operating entity are not included.

Do not disturb tenant or employees.

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987 S Packinghouse Rd

TURN KEY RESTAURANT PROPERTY FOR SALE



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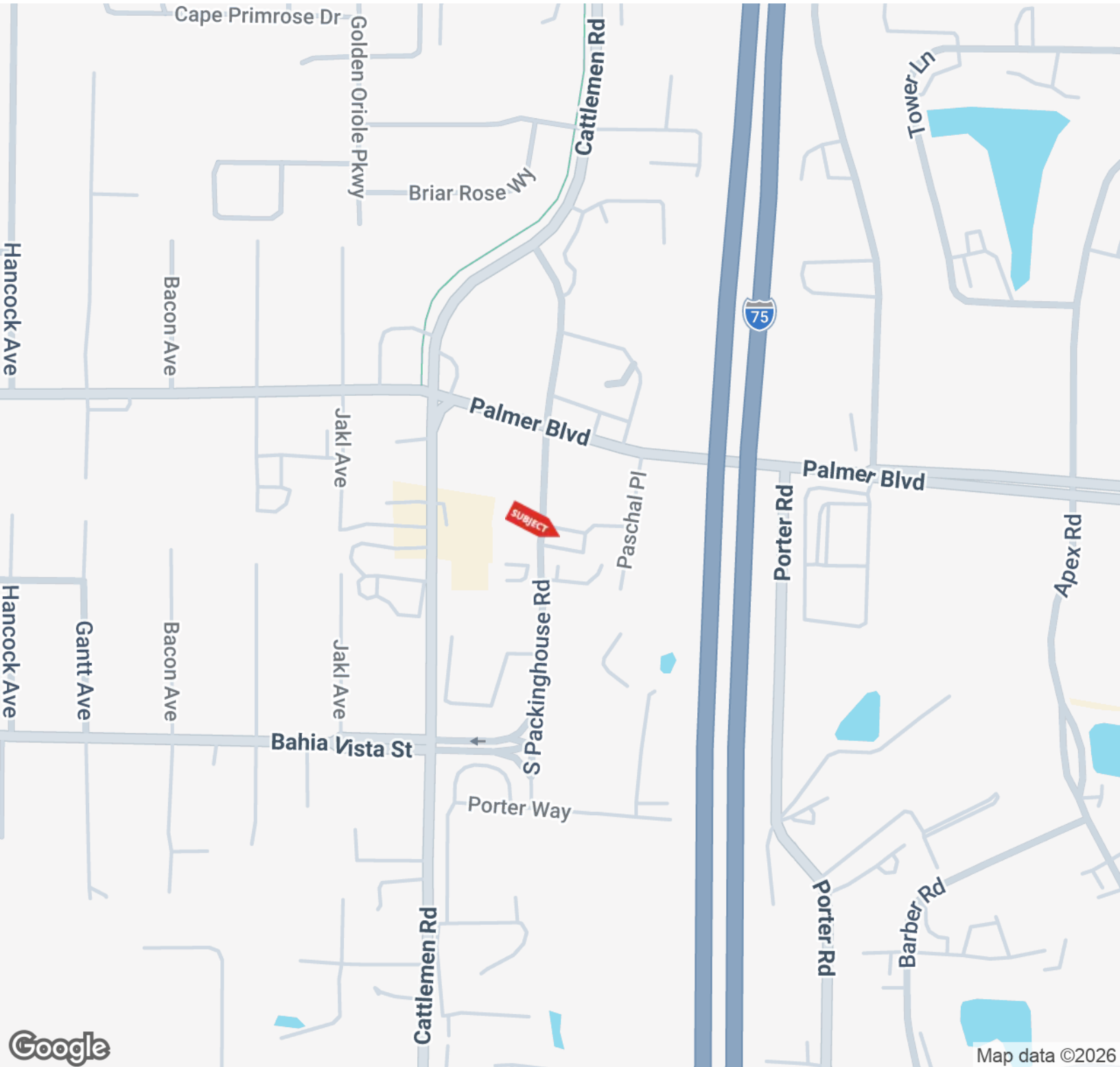
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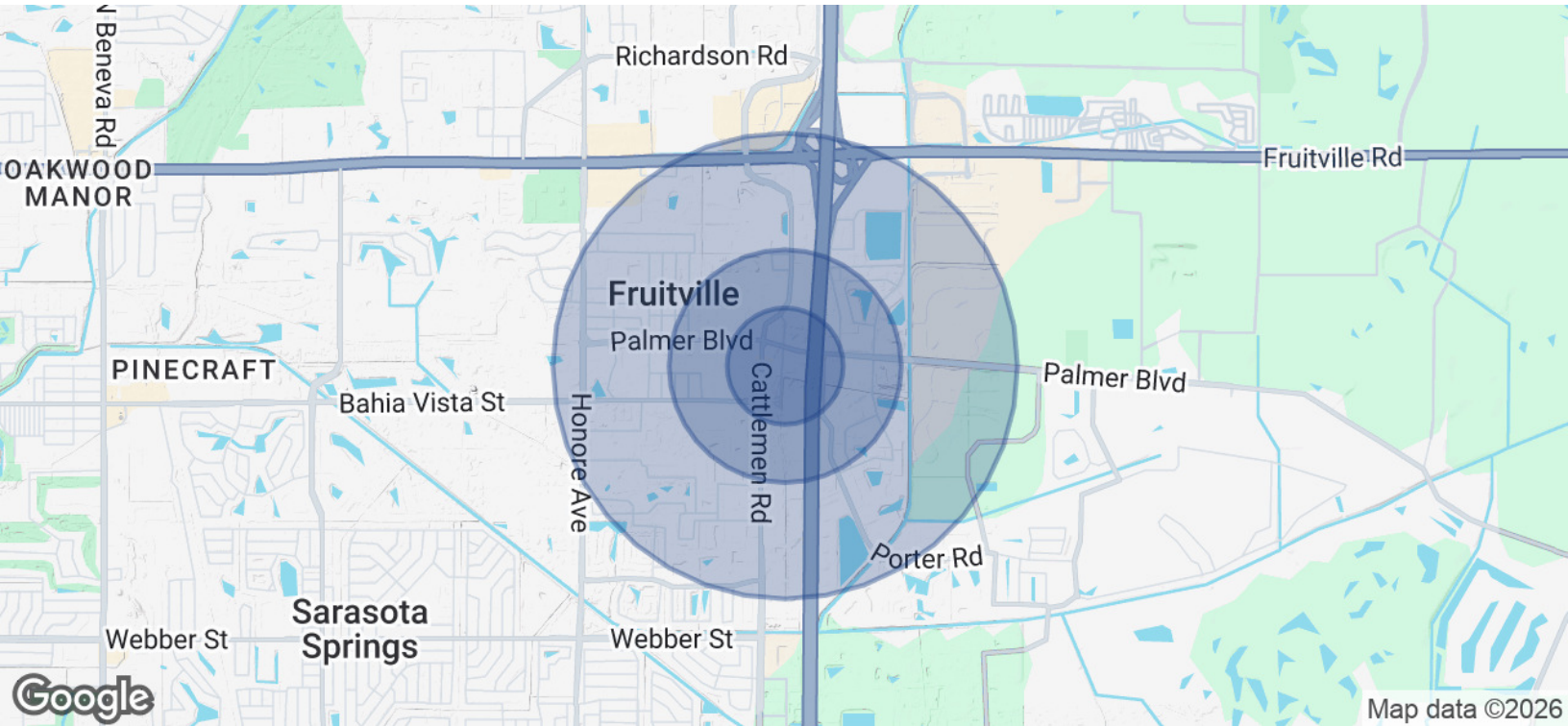
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TURN KEY RESTAURANT PROPERTY FOR SALE



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	203	892	3,784
Average Age	40.2	42.9	44.8
Average Age (Male)	40.9	41.9	42.5
Average Age (Female)	38.6	42.7	45.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	93	393	1,638
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$88,556	\$95,465	\$100,095
Average House Value	\$409,204	\$437,300	\$447,692

2023 American Community Survey (ACS)

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