



4880 Fruitville Rd
SARASOTA, FL 34232

FOR SALE

MSC | COMMERCIAL
REAL ESTATE

LEE DELIETO JR
Senior Commercial Advisor
(941) 323-0060
leedelietojr@msccommercial.com
BK702292, Florida

WILLIAM MARTIN
Commercial Advisor
(941) 302-9990
willmartin@msccommercial.com
SL3373206, FL

SPENCER BRANNEN
Commercial Advisor
(941) 822-7473
spencerbrannen@msccommercial.com
SL3582071, FL

PROPERTY SUMMARY

4880 FRUITVILLE RD | SARASOTA, FL 34232



Property Summary

Price:	See Agent For Details
Building SF:	7,954
Lot Size:	2.89 Acres
Frontage:	246 ft
Signage:	Monument Sign
Parking:	112 Spaces
Parking Ratio:	12.6 per 1000 sqft.
Year Built:	1978
Renovated:	1990

Property Overview

The subject property is currently zoned OPI, the site's strategic frontage on a major arterial and its proximity to significant east Sarasota growth make higher-density residential development arguably the highest and best long-term use, subject to a successful rezoning and entitlement process. For groups seeking a more near-term execution, the existing OPI zoning supports a range of office, medical, and professional uses, allowing for an office-focused redevelopment. In addition, a buyer could simply continue to utilize the existing structure, which has operated as a successful event, party, and membership venue, preserving current functionality while planning future redevelopment. Investors and developers can pursue either a rezoning for residential or mixed-use density to capture ongoing eastward expansion, capitalize on the in-place OPI zoning for a modern office or professional project, or maintain and enhance the current improvements as an income-producing asset.

Location Overview

Located directly on Fruitville Road, one of Sarasota's primary east-west arterials, this site offers exceptional visibility and ease of access for future development. Its position near I-75 places it at a key gateway between established central Sarasota neighborhoods and the rapidly expanding residential and commercial communities to the east. Daily traffic along Fruitville delivers strong drive-by exposure and convenient connectivity to major employment centers, retail, and dining. As growth continues to push eastward, this corridor is experiencing increasing rooftops, improved infrastructure, and a deepening customer and workforce base.

MSC COMMERCIAL
1605 Main Street, Suite 500
Sarasota, FL 34236

LEE DELIETO JR
Senior Commercial Advisor
O: (941) 323-0060
C: (941) 323-0060
leedelietojr@msccommercial.com
BK702292, Florida

WILLIAM MARTIN
Commercial Advisor
O: (941) 302-9990
C: (941) 302-9990
willmartin@msccommercial.com
SL3373206, FL

SPENCER BRANNEN
Commercial Advisor
O: (941) 822-7473
C: (941) 822-7473
spencerbrannen@msccommercial.com
SL3582071, FL

PROPERTY PHOTOS

4880 FRUITVILLE RD | SARASOTA, FL 34232



MSC COMMERCIAL
1605 Main Street, Suite 500
Sarasota, FL 34236

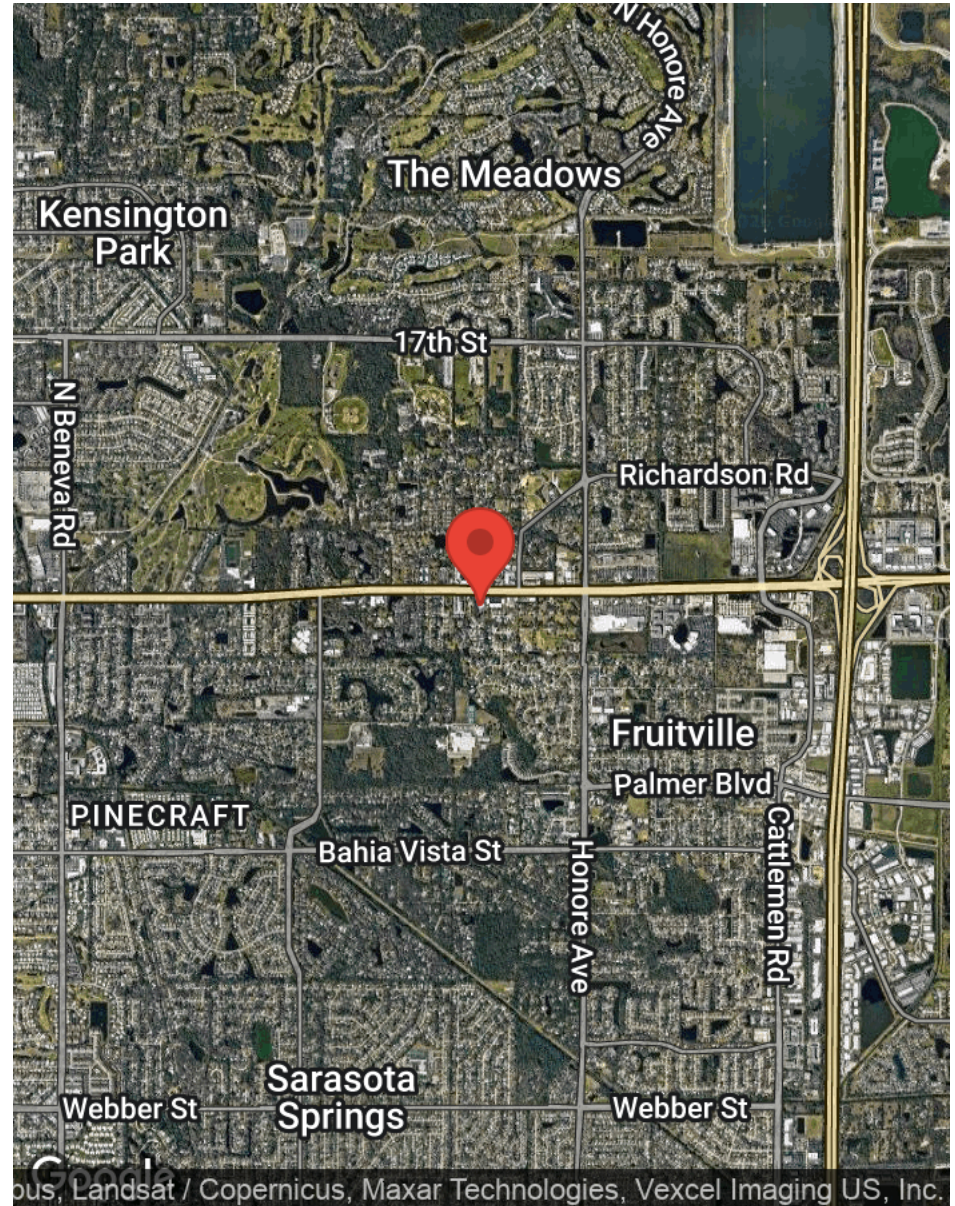
LEE DELIETO JR
Senior Commercial Advisor
O: (941) 323-0060
C: (941) 323-0060
leedelietojr@msccommercial.com
BK702292, Florida

WILLIAM MARTIN
Commercial Advisor
O: (941) 302-9990
C: (941) 302-9990
willmartin@msccommercial.com
SL3373206, FL

SPENCER BRANNEN
Commercial Advisor
O: (941) 822-7473
C: (941) 822-7473
spencerbrannen@msccommercial.com
SL3582071, FL

LOCATION MAPS

4880 FRUITVILLE RD | SARASOTA, FL 34232



MSC COMMERCIAL
1605 Main Street, Suite 500
Sarasota, FL 34236

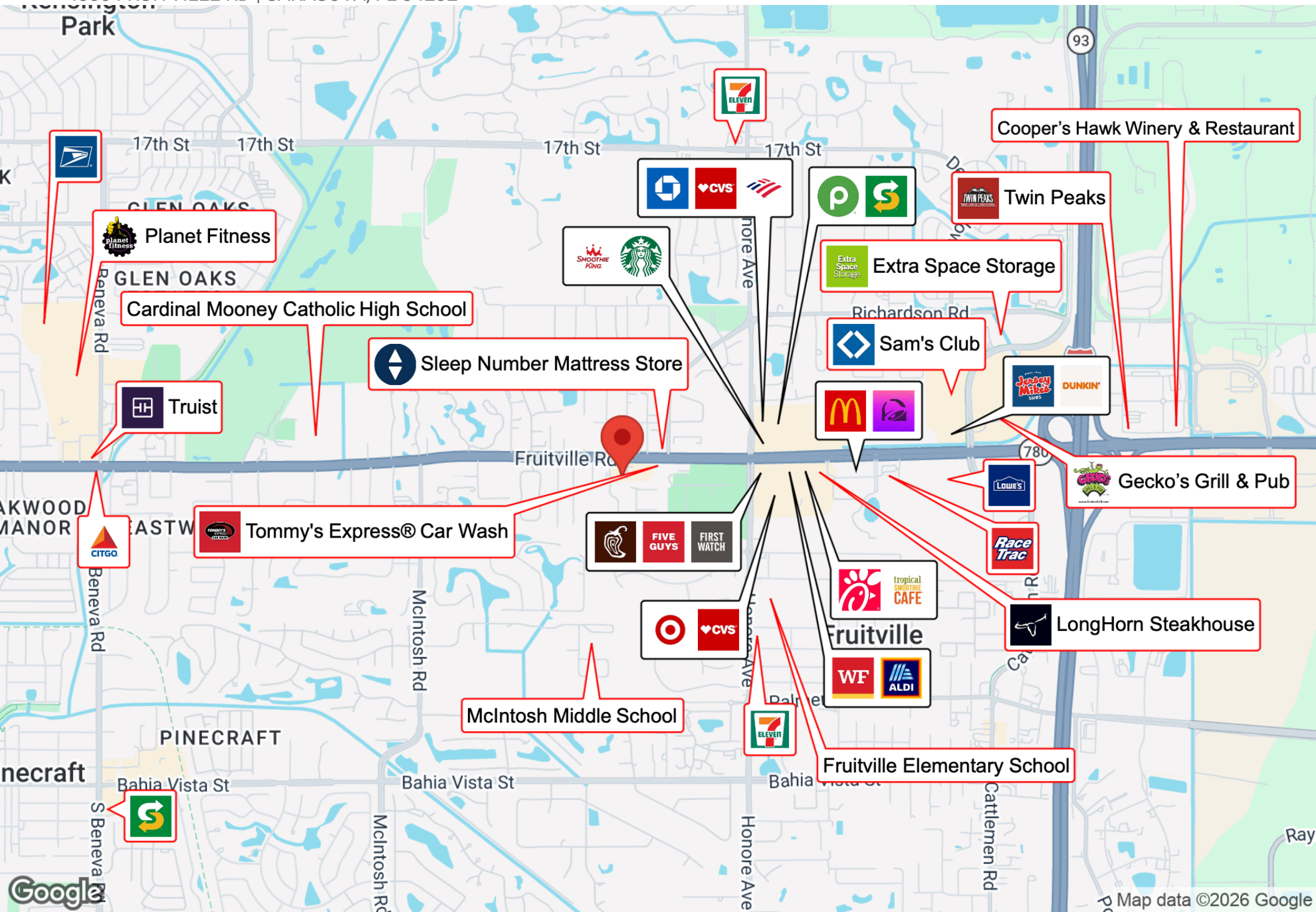
LEE DELIETO JR
Senior Commercial Advisor
O: (941) 323-0060
C: (941) 323-0060
leedelietojr@msccommercial.com
BK702292, Florida

WILLIAM MARTIN
Commercial Advisor
O: (941) 302-9990
C: (941) 302-9990
willmartin@msccommercial.com
SL3373206, FL

SPENCER BRANNEN
Commercial Advisor
O: (941) 822-7473
C: (941) 822-7473
spencerbrannen@msccommercial.com
SL3582071, FL

BUSINESS MAP

4880 FRUITVILLE RD | SARASOTA, FL 34232



17th St 17th St

17th St

17th St

93

Planet Fitness

GLEN OAKS
Cardinal Mooney Catholic High School

Sleep Number Mattress Store

Truist

Twin Peaks

Extra Space Storage

Sam's Club

Gecko's Grill & Pub

Tommy's Express® Car Wash

LongHorn Steakhouse

McIntosh Middle School

tropical SMOOTHIE CAFE

Fruitville Elementary School

Bahia Vista St

Bahia Vista St

Bahia Vista St

PINECRAFT

Bahia Vista St

McIntosh Rd

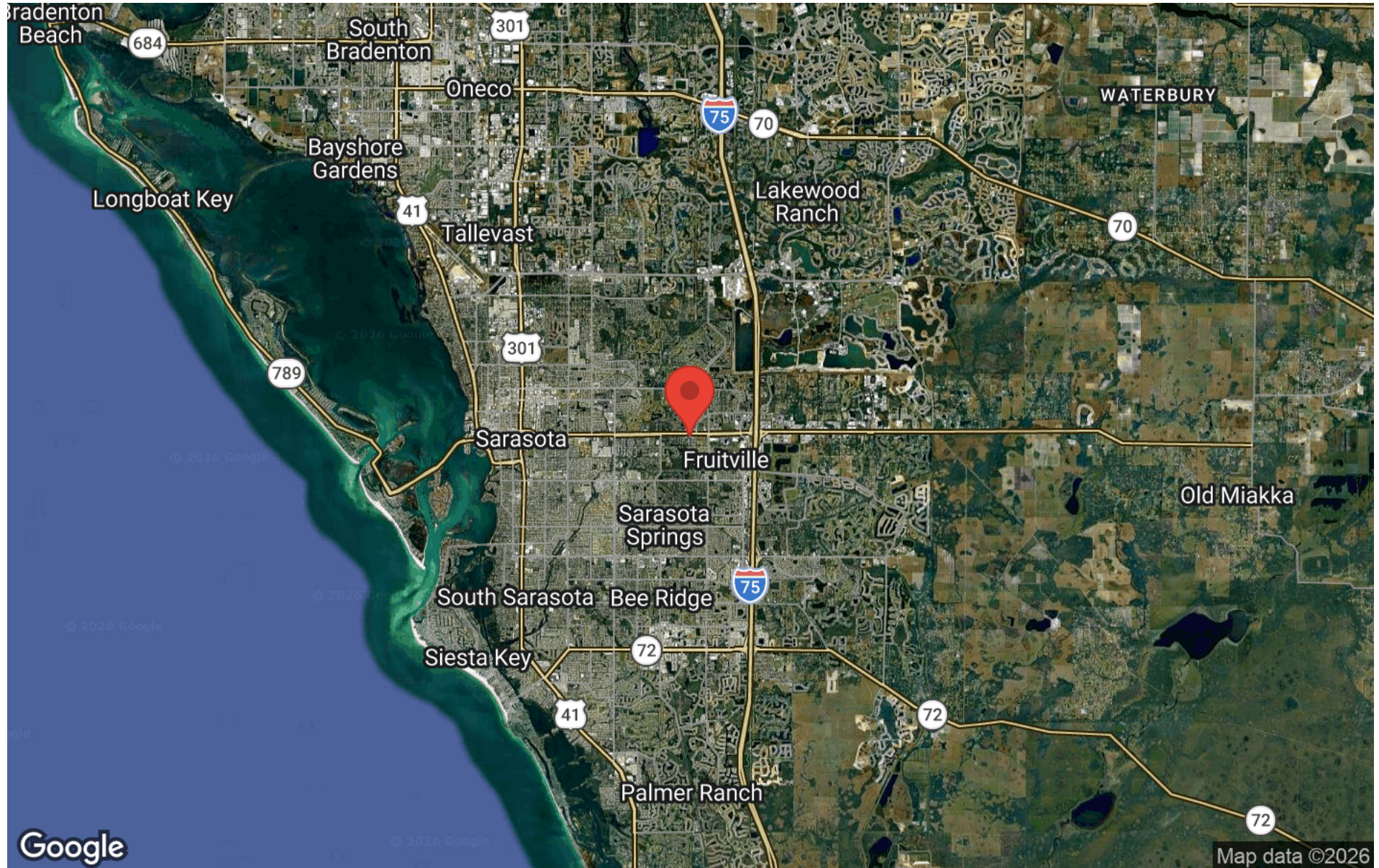
Honor Ave

Cattlemen Rd

Ray

REGIONAL MAP

4880 FRUITVILLE RD | SARASOTA, FL 34232



MSC COMMERCIAL
1605 Main Street, Suite 500
Sarasota, FL 34236

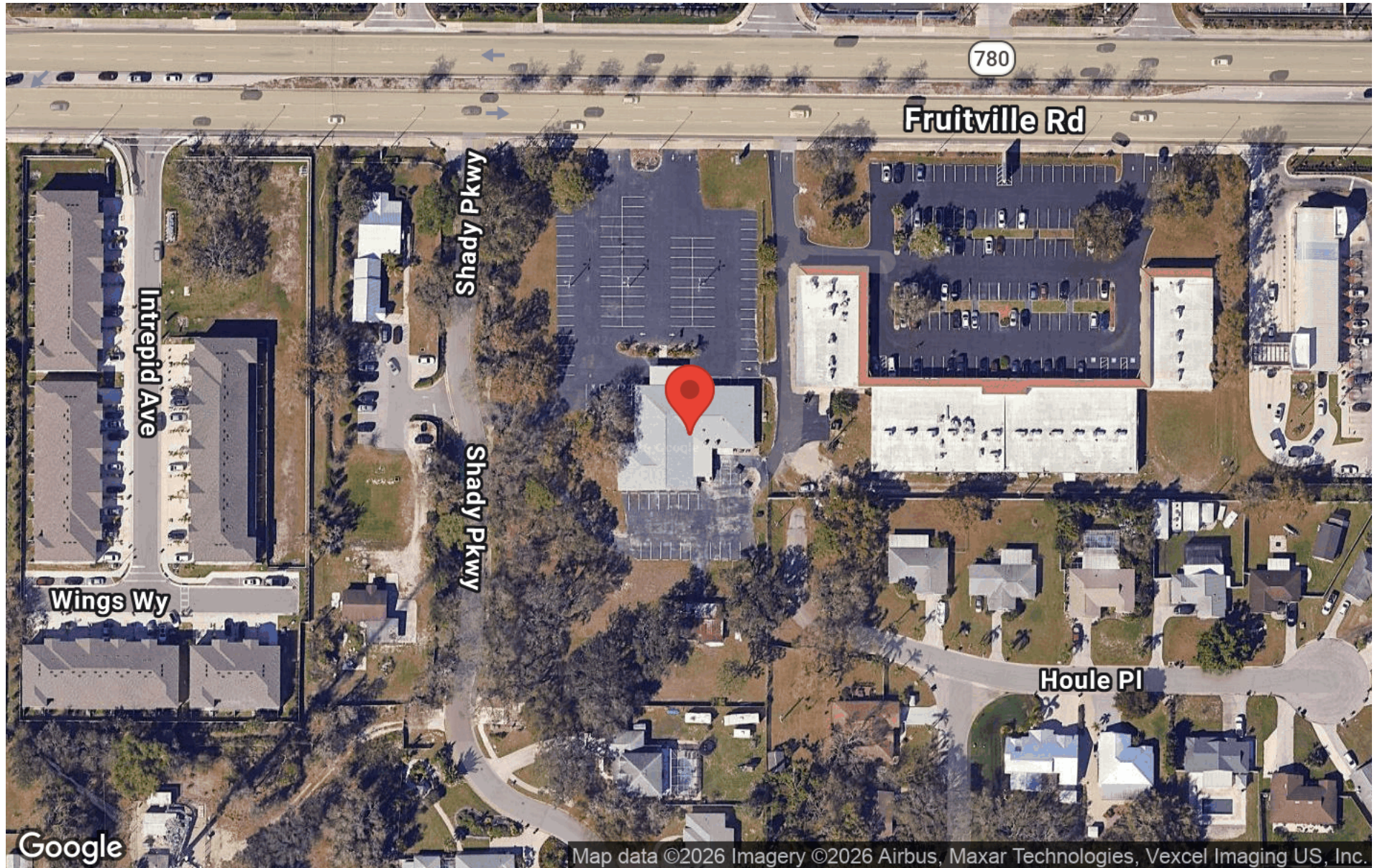
LEE DELIETO JR
Senior Commercial Advisor
O: (941) 323-0060
C: (941) 323-0060
leedelietojr@msccommercial.com
BK702292, Florida

WILLIAM MARTIN
Commercial Advisor
O: (941) 302-9990
C: (941) 302-9990
willmartin@msccommercial.com
SL3373206, FL

SPENCER BRANNEN
Commercial Advisor
O: (941) 822-7473
C: (941) 822-7473
spencerbrannen@msccommercial.com
SL3582071, FL

AERIAL MAP

4880 FRUITVILLE RD | SARASOTA, FL 34232



MSC COMMERCIAL
1605 Main Street, Suite 500
Sarasota, FL 34236

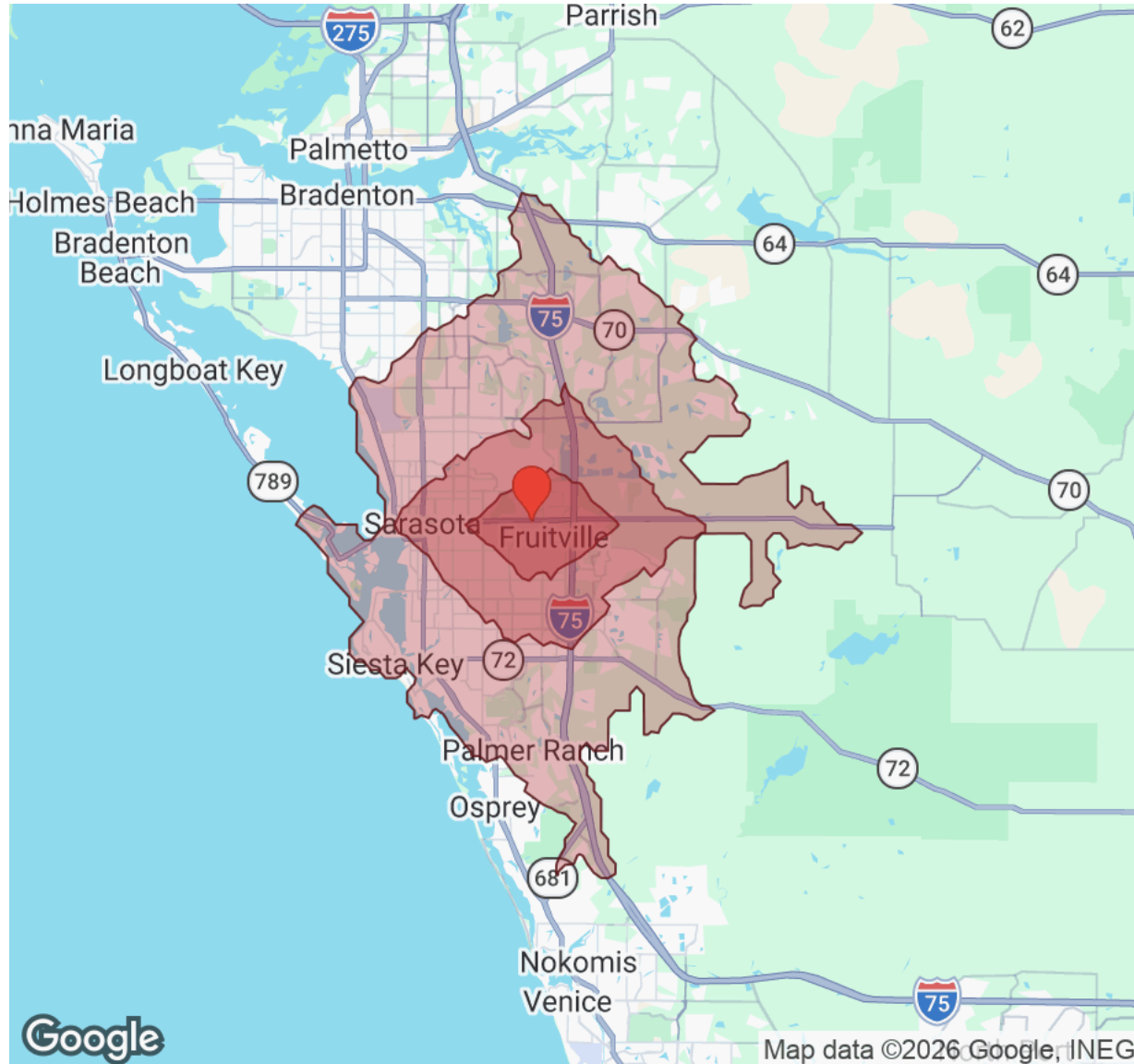
LEE DELIETO JR
Senior Commercial Advisor
O: (941) 323-0060
C: (941) 323-0060
leedelietojr@msccommercial.com
BK702292, Florida

WILLIAM MARTIN
Commercial Advisor
O: (941) 302-9990
C: (941) 302-9990
willmartin@msccommercial.com
SL3373206, FL

SPENCER BRANNEN
Commercial Advisor
O: (941) 822-7473
C: (941) 822-7473
spencerbrannen@msccommercial.com
SL3582071, FL

DEMOGRAPHICS

4880 FRUITVILLE RD | SARASOTA, FL 34232



Driving Time: ■ 5 Mins ■ 10 Mins ■ 20 Mins

Population	5 Mins	10 Mins	20 Mins
Male	11,599	58,940	161,939
Female	12,085	59,820	169,589
Total Population	23,684	118,760	331,528

Race / Ethnicity	5 Mins	10 Mins	20 Mins
White	18,225	89,272	250,602
Black	950	5,784	19,129
Am In/AK Nat	21	95	232
Hawaiian	5	24	66
Hispanic	3,392	18,550	44,856
Asian	663	2,921	10,874
Multiracial	386	1,924	5,404
Other	40	178	398

Housing	5 Mins	10 Mins	20 Mins
Total Units	13,559	68,466	195,492
Occupied	10,569	53,610	153,819
Owner Occupied	6,914	34,378	106,668
Renter Occupied	3,655	19,232	47,151
Vacant	2,990	14,856	41,674

Age	5 Mins	10 Mins	20 Mins
Ages 0 - 14	3,103	14,954	40,006
Ages 15 - 24	2,436	11,696	31,112
Ages 25 - 54	8,256	41,797	102,270
Ages 55 - 64	3,296	16,986	48,991
Ages 65+	6,593	33,330	109,149

Income	5 Mins	10 Mins	20 Mins
Median	\$85,909	\$87,864	\$96,271
Under \$15k	813	3,265	9,422
\$15k - \$25k	480	2,522	6,258
\$25k - \$35k	695	3,225	8,803
\$35k - \$50k	896	5,573	14,538
\$50k - \$75k	1,874	8,525	22,373
\$75k - \$100k	1,204	7,179	18,234
\$100k - \$150k	2,186	10,269	30,738
\$150k - \$200k	982	5,362	15,737
Over \$200k	1,439	7,689	27,716

MSC COMMERCIAL
1605 Main Street, Suite 500
Sarasota, FL 34236

LEE DELIETO JR
Senior Commercial Advisor
O: (941) 323-0060
C: (941) 323-0060
leedelietojr@msccommercial.com
BK702292, Florida

WILLIAM MARTIN
Commercial Advisor
O: (941) 302-9990
C: (941) 302-9990
willmartin@msccommercial.com
SL3373206, FL

SPENCER BRANNEN
Commercial Advisor
O: (941) 822-7473
C: (941) 822-7473
spencerbrannen@msccommercial.com
SL3582071, FL

PROFESSIONAL BIO

4880 FRUITVILLE RD | SARASOTA, FL 34232

LEE DELIETO JR

Senior Commercial Advisor



MSC Commercial
1605 Main Street, Suite 500
Sarasota, FL 34236
O: (941) 323-0060
C: (941) 323-0060
leedelietojr@msccommercial.com
BK702292, Florida

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

DISCLAIMER

4880 FRUITVILLE RD

All materials and information received or derived from MSC Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither MSC Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. MSC Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. MSC Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. MSC Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by MSC Commercial in compliance with all applicable fair housing and equal opportunity laws.

MSC COMMERCIAL
1605 Main Street, Suite 500
Sarasota, FL 34236

PRESENTED BY:

LEE DELIETO JR
Senior Commercial Advisor
O: (941) 323-0060
C: (941) 323-0060
leedelietojr@msccommercial.com
BK702292, Florida

WILLIAM MARTIN
Commercial Advisor
O: (941) 302-9990
C: (941) 302-9990
willmartin@msccommercial.com
SL3373206, FL

SPENCER BRANNEN
Commercial Advisor
O: (941) 822-7473
C: (941) 822-7473
spencerbrannen@msccommercial.com
SL3582071, FL

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.