

# 2ND GENERATION WALGREENS

3550 FRUITVILLE RD, SARASOTA, FL 34247

FOR LEASE



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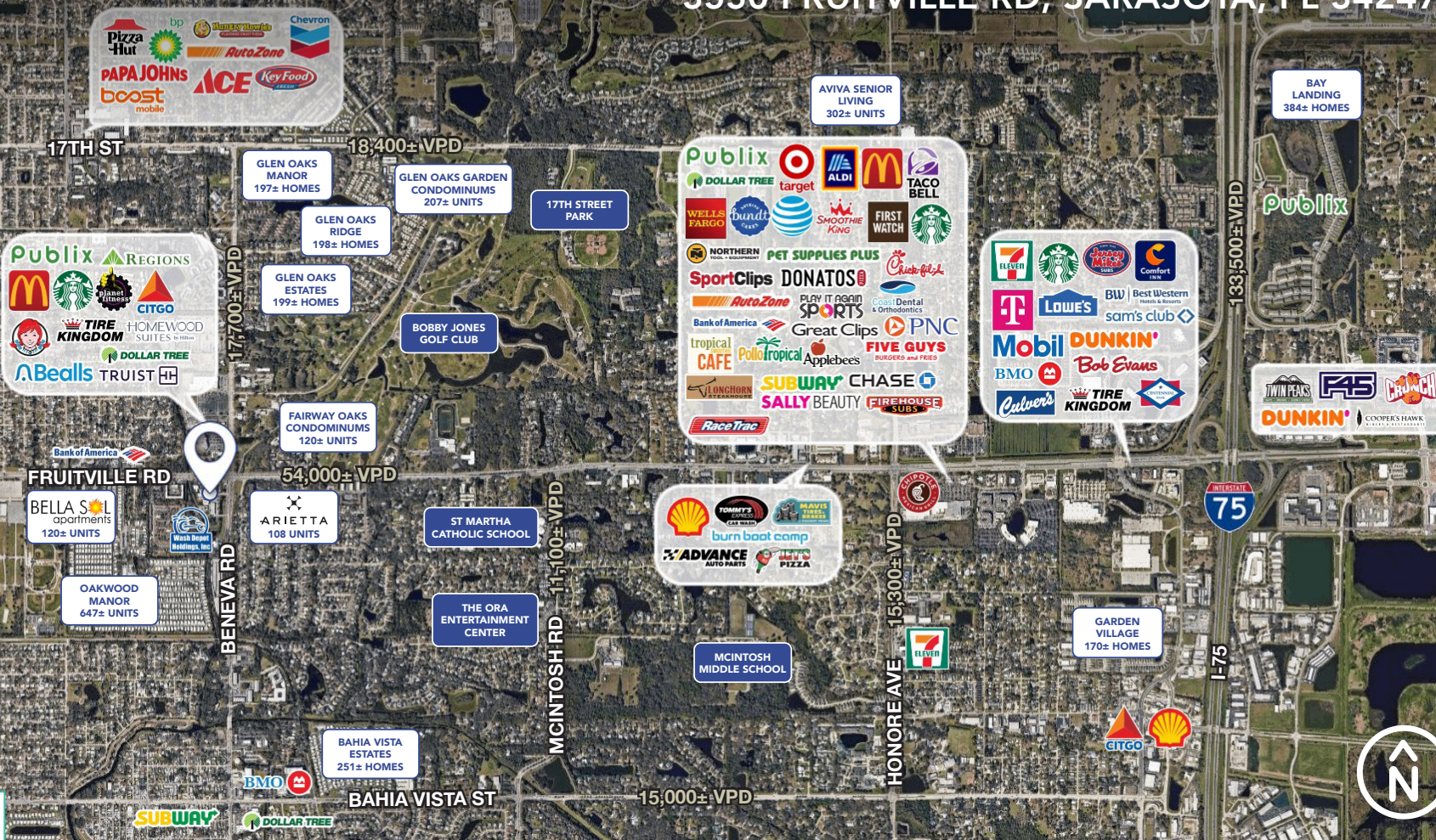
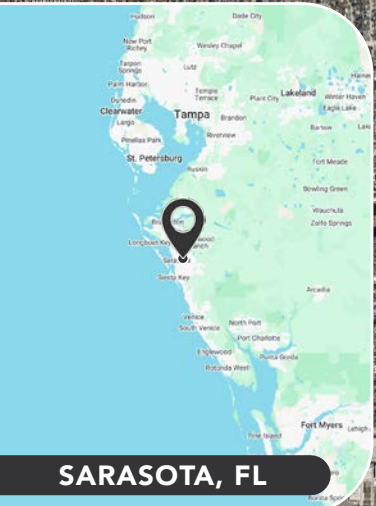
Associate

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## 2026 DEMOGRAPHICS

3550 FRUITVILLE RD



	1 MILE	3 MILE	5 MILE
<b>AVERAGE H.H INCOME</b>	\$101,035	\$115,377	\$131,000
<b>POPULATION</b>	12,143	90,425	177,842
<b>EMPLOYMENT DENSITY</b>	4,518	64,913	127,571

## PROPERTY FEATURES

<b>PRICE</b>	Call for Details
<b>AVAILABLE</b>	14,820± SF
<b>ZONING</b>	CN (Sarasota)
<b>LOCATION</b>	This site is positioned along Fruitville Road with strong visibility, convenient access, and proximity to surrounding residential and commercial demand drivers.



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SITE AERIAL



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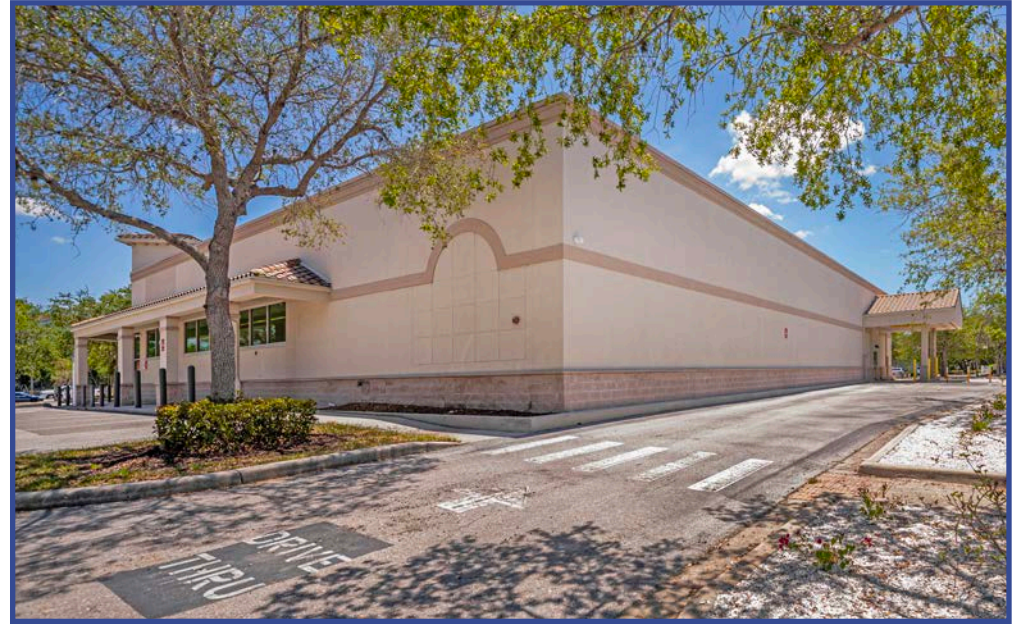


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# AREA ATTRACTIONS



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**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.