



1348 Fruitville Rd
SARASOTA, FL 34236

Office Condo
For Sale or Lease

FRUITVILLE PROFESSIONAL VILLAS

1358

1348

MSC | COMMERCIAL
REAL ESTATE

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PROPERTY SUMMARY

1348 FRUITVILLE ROAD | SARASOTA, FL 34236



Property Summary

| | |
|---------------|------------|
| Price: | \$950,000 |
| Building SF: | 2,542 |
| Price / SF: | \$373.72 |
| Lease Rate: | \$25/SF |
| Lease Term: | Negotiable |
| Available SF: | 2,542 |
| NNN: | \$10.96/SF |
| Parking: | 2 Reserved |
| Year Built: | 2005 |
| Eff Yr Built: | 2010 |

Property Overview

This 2,542 SF double unit offers a well-positioned second-floor office opportunity on Fruitville Road in downtown Sarasota, available for sale at \$950,000. The asset can support a strong investment or owner-user scenario at an attractive price per square foot, with existing income potential at a lease rate of \$25/SF NNN. The property benefits from sufficient on-site parking, including two reserved spaces, and a highly visible location in the heart of Sarasota's downtown corridor, providing excellent access to the city's core business, dining, and residential demand. Quarterly Condo Fees for the combination of both units is \$4,604 which is incorporated into the NNN cost.

Location Overview

Located in downtown Sarasota's vibrant Fruitville corridor, this property benefits from exceptional accessibility, strong visibility, and close proximity to the city's core business, dining, and residential areas. The surrounding area continues to see meaningful reinvestment and new development, making Fruitville Road one of Sarasota's most active and desirable commercial corridors. Its central location provides convenient access to downtown, nearby neighborhood amenities, and major regional thoroughfares, making it a great office location for your business.

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PROPERTY PHOTOS

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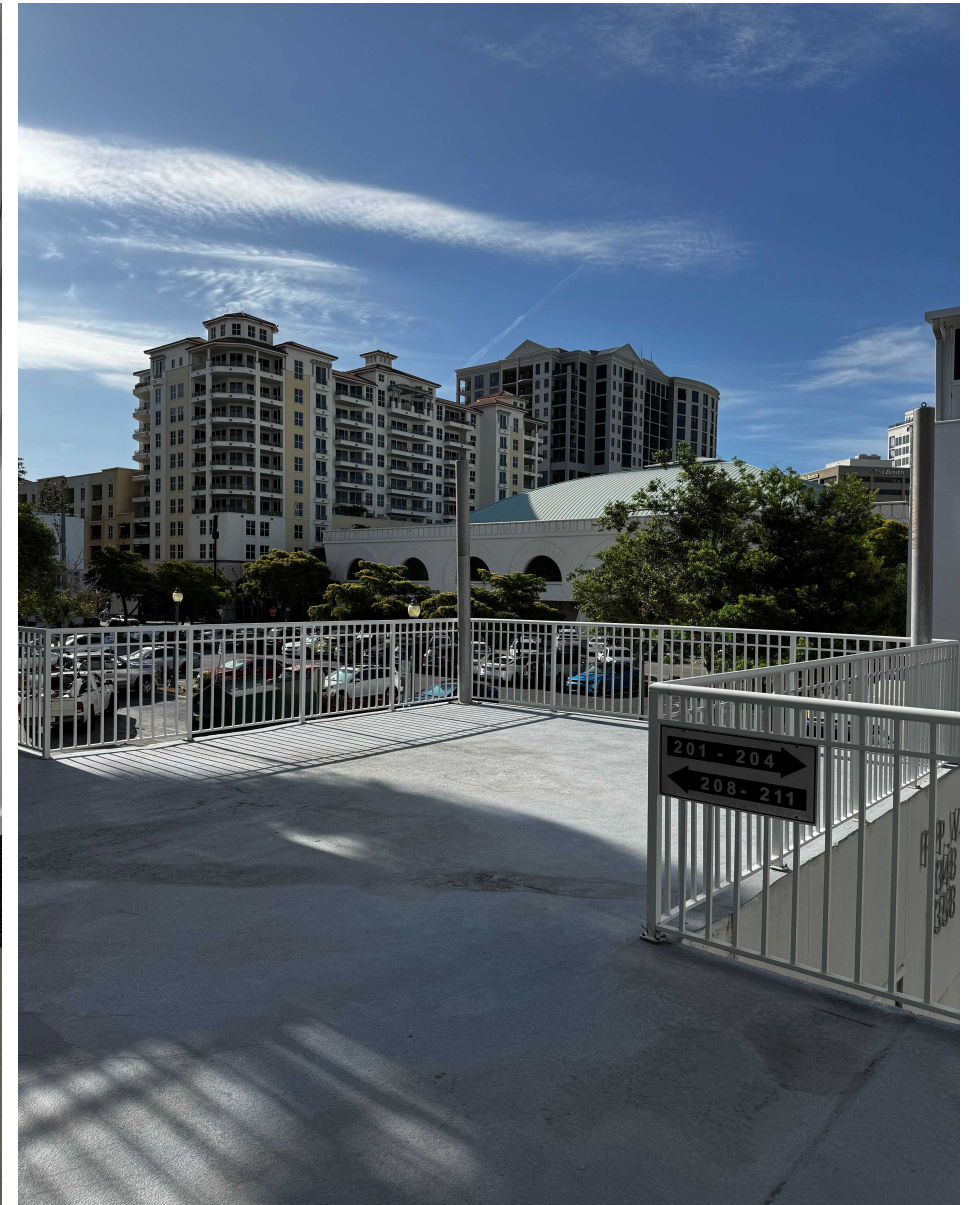
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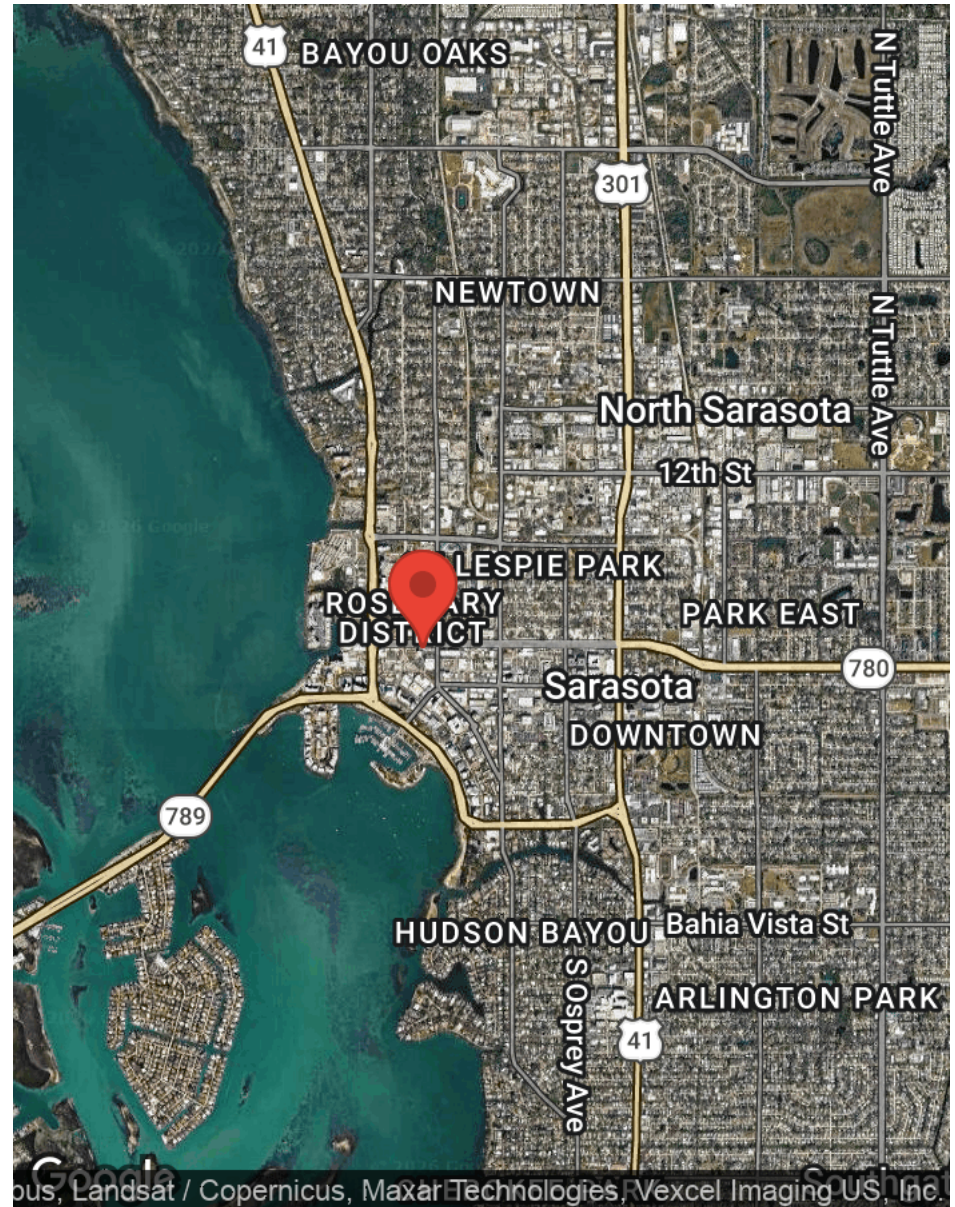
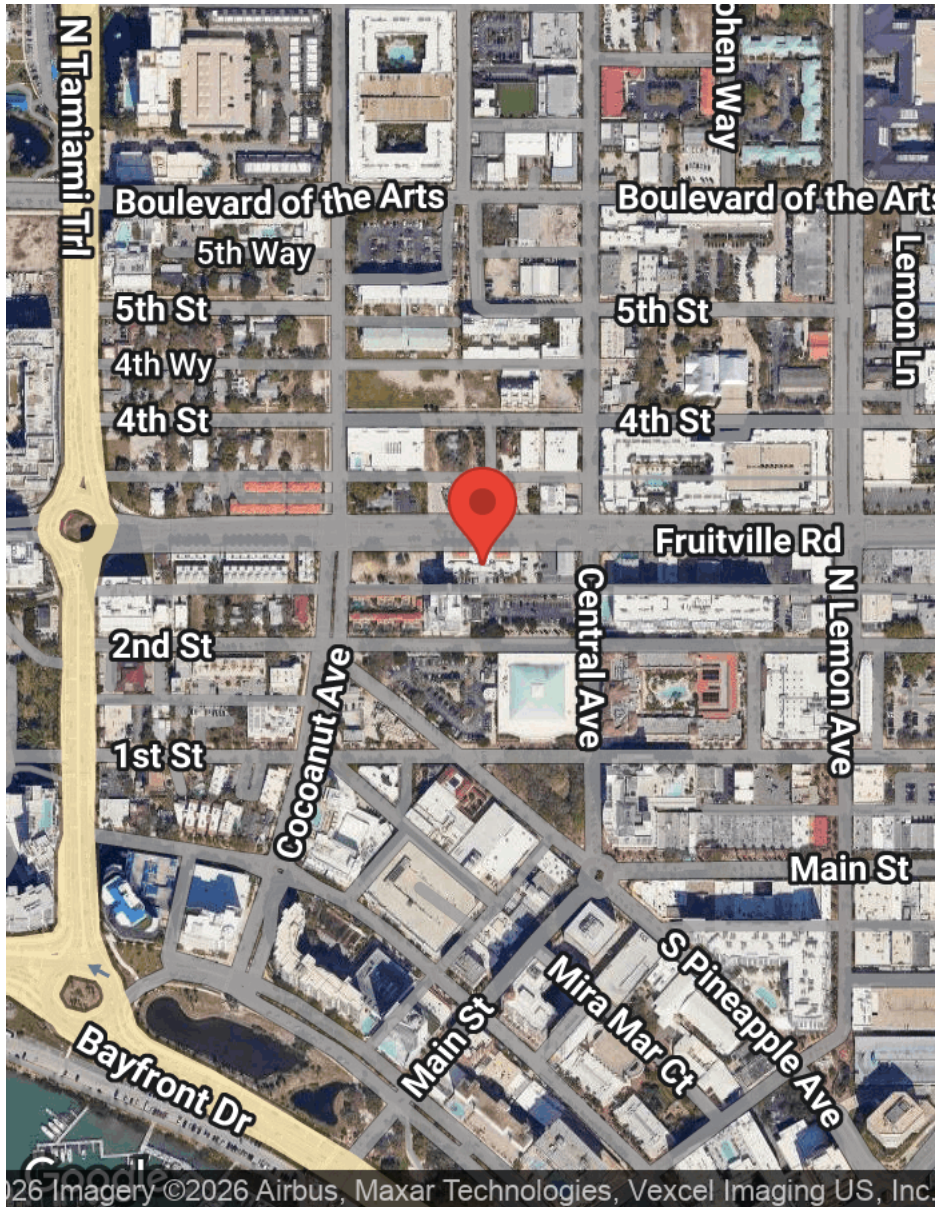
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LOCATION MAPS

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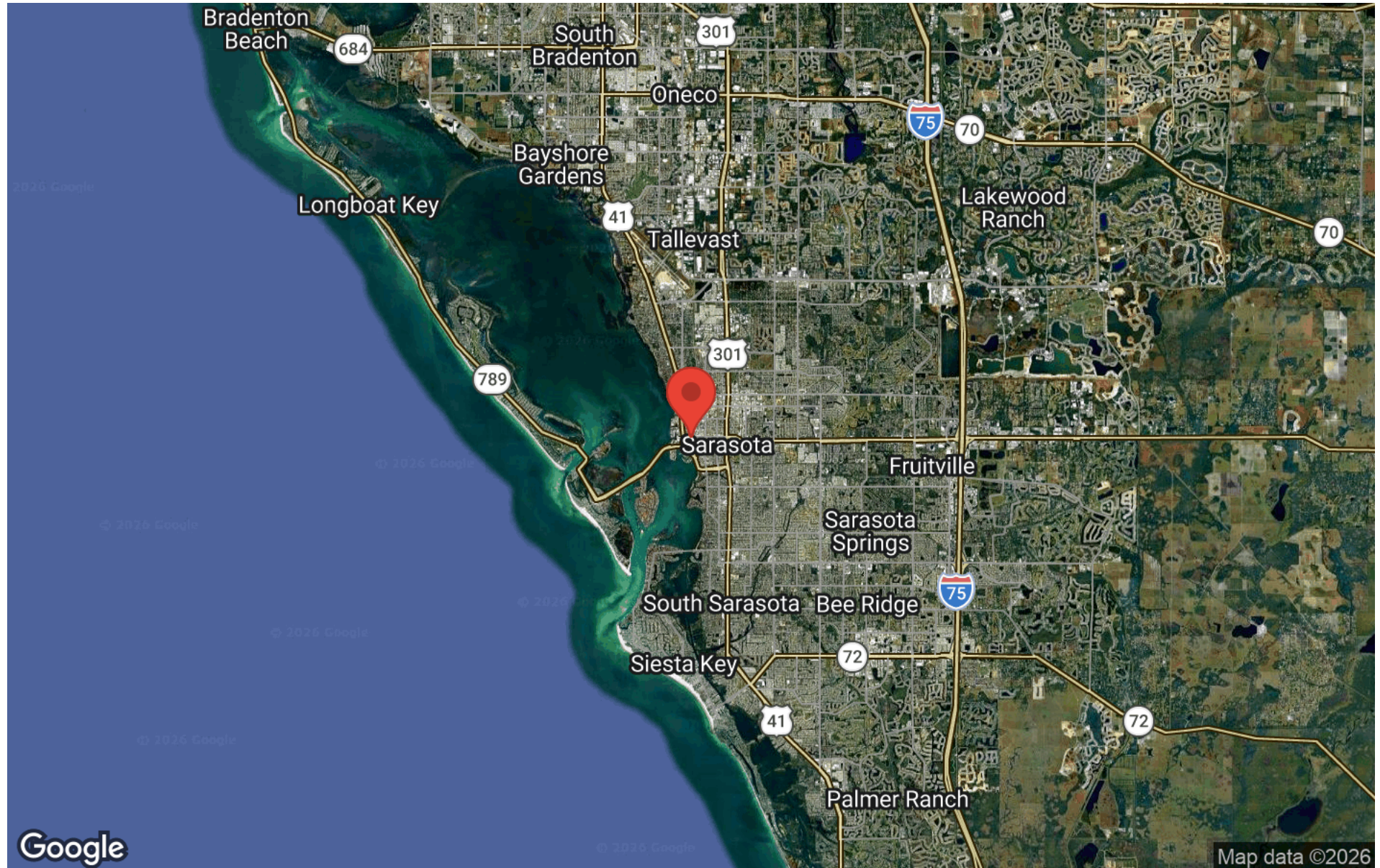
BUSINESS MAP

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REGIONAL MAP

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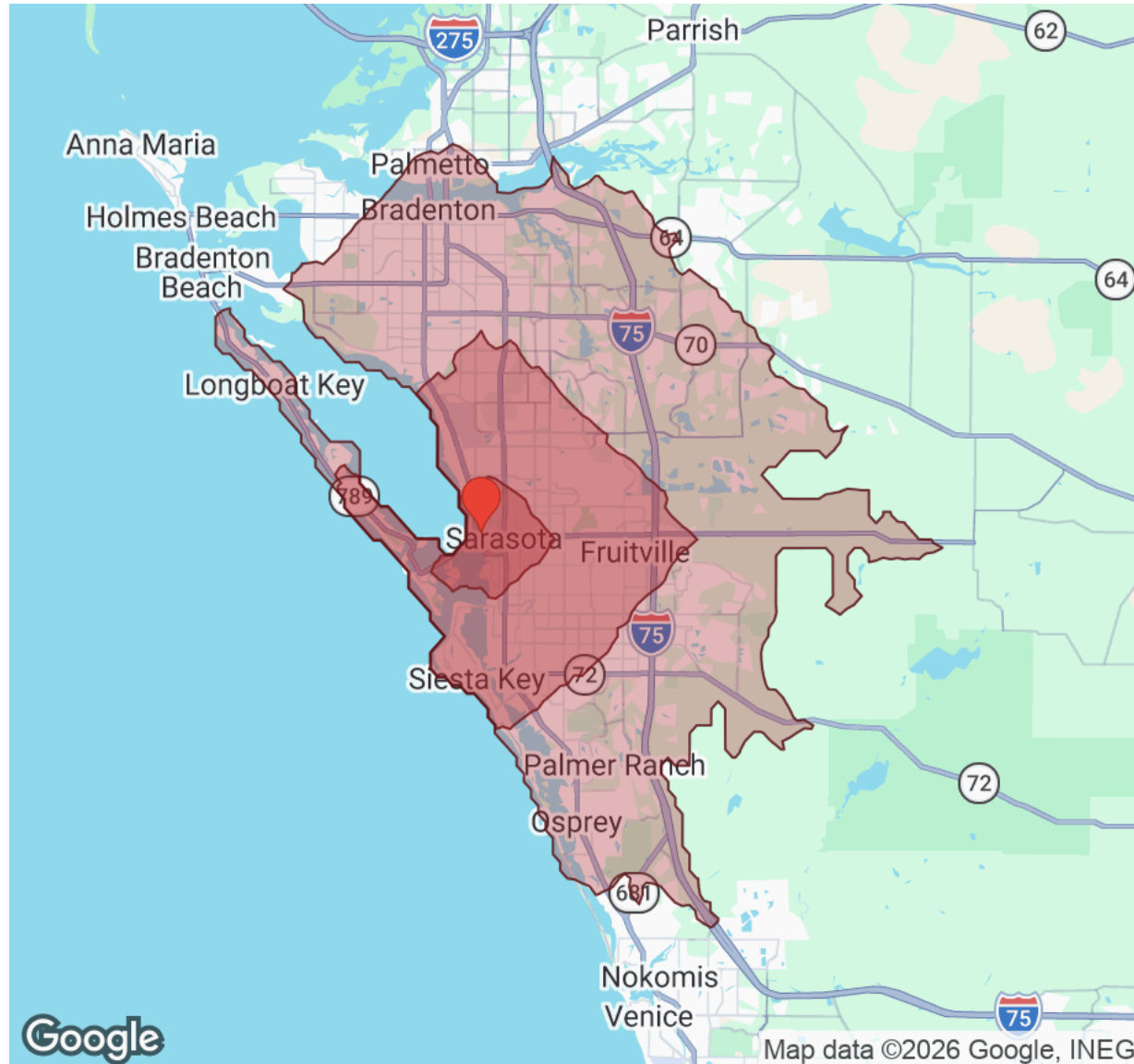
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DEMOGRAPHICS

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Driving Time: ■ 5 Mins ■ 15 Mins ■ 30 Mins

| Population | 5 Mins | 15 Mins | 30 Mins |
|------------------|--------|---------|---------|
| Male | N/A | N/A | N/A |
| Female | N/A | N/A | N/A |
| Total Population | N/A | N/A | N/A |

| Race / Ethnicity | 5 Mins | 15 Mins | 30 Mins |
|------------------|--------|---------|---------|
| White | N/A | N/A | N/A |
| Black | N/A | N/A | N/A |
| Am In/AK Nat | N/A | N/A | N/A |
| Hawaiian | N/A | N/A | N/A |
| Hispanic | N/A | N/A | N/A |
| Asian | N/A | N/A | N/A |
| Multiracial | N/A | N/A | N/A |
| Other | N/A | N/A | N/A |

| Housing | 5 Mins | 15 Mins | 30 Mins |
|-----------------|--------|---------|---------|
| Total Units | N/A | N/A | N/A |
| Occupied | N/A | N/A | N/A |
| Owner Occupied | N/A | N/A | N/A |
| Renter Occupied | N/A | N/A | N/A |
| Vacant | N/A | N/A | N/A |

| Age | 5 Mins | 15 Mins | 30 Mins |
|--------------|--------|---------|---------|
| Ages 0 - 14 | N/A | N/A | N/A |
| Ages 15 - 24 | N/A | N/A | N/A |
| Ages 25 - 54 | N/A | N/A | N/A |
| Ages 55 - 64 | N/A | N/A | N/A |
| Ages 65+ | N/A | N/A | N/A |

| Income | 5 Mins | 15 Mins | 30 Mins |
|-----------------|--------|---------|---------|
| Median | N/A | N/A | N/A |
| Under \$15k | N/A | N/A | N/A |
| \$15k - \$25k | N/A | N/A | N/A |
| \$25k - \$35k | N/A | N/A | N/A |
| \$35k - \$50k | N/A | N/A | N/A |
| \$50k - \$75k | N/A | N/A | N/A |
| \$75k - \$100k | N/A | N/A | N/A |
| \$100k - \$150k | N/A | N/A | N/A |
| \$150k - \$200k | N/A | N/A | N/A |
| Over \$200k | N/A | N/A | N/A |

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PROFESSIONAL BIO

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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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PRESENTED BY:

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