



LONGBOAT KEY 1.52 ACRES

6920 GULF OF MEXICO DRIVE
LONGBOAT KEY, FL 34228

Mike Migone CCIM



DISCLAIMER

LONGBOAT KEY COMMERCIAL 1.52 ACRES | 1.52 ACRES | LONGBOAT KEY, FL

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Executive Summary



PROPERTY OVERVIEW

Commercially zoned site with direct Gulf of Mexico Drive frontage. Perfect location for a small retail shopping plaza or office. Property consists of 10 combined parcels that owner would consider selling separately.

PROPERTY HIGHLIGHTS

- COMMERCIAL LAND DIRECTLY ON GULF OF MEXICO DRIVE
- NEXT TO REVITALIZED WHITNEY BEACH PLAZA
- HIGH TOURISM AREA IDEAL FOR BEACH RELATED RETAIL

PROPERTY SUMMARY

SALE PRICE:	\$1,100,000
LOT SIZE:	1.52 Acres
APN #:	Multiple Parcels Contact Lister
ZONING:	C2
MARKET:	Longboat Key
SUB MARKET:	Sarasota Bradenton Airport
CROSS STREETS:	Broadway

Complete Highlights

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1 LOCATION INFORMATION

6920 Gulf Of Mexico Drive
Longboat Key, FL 34228

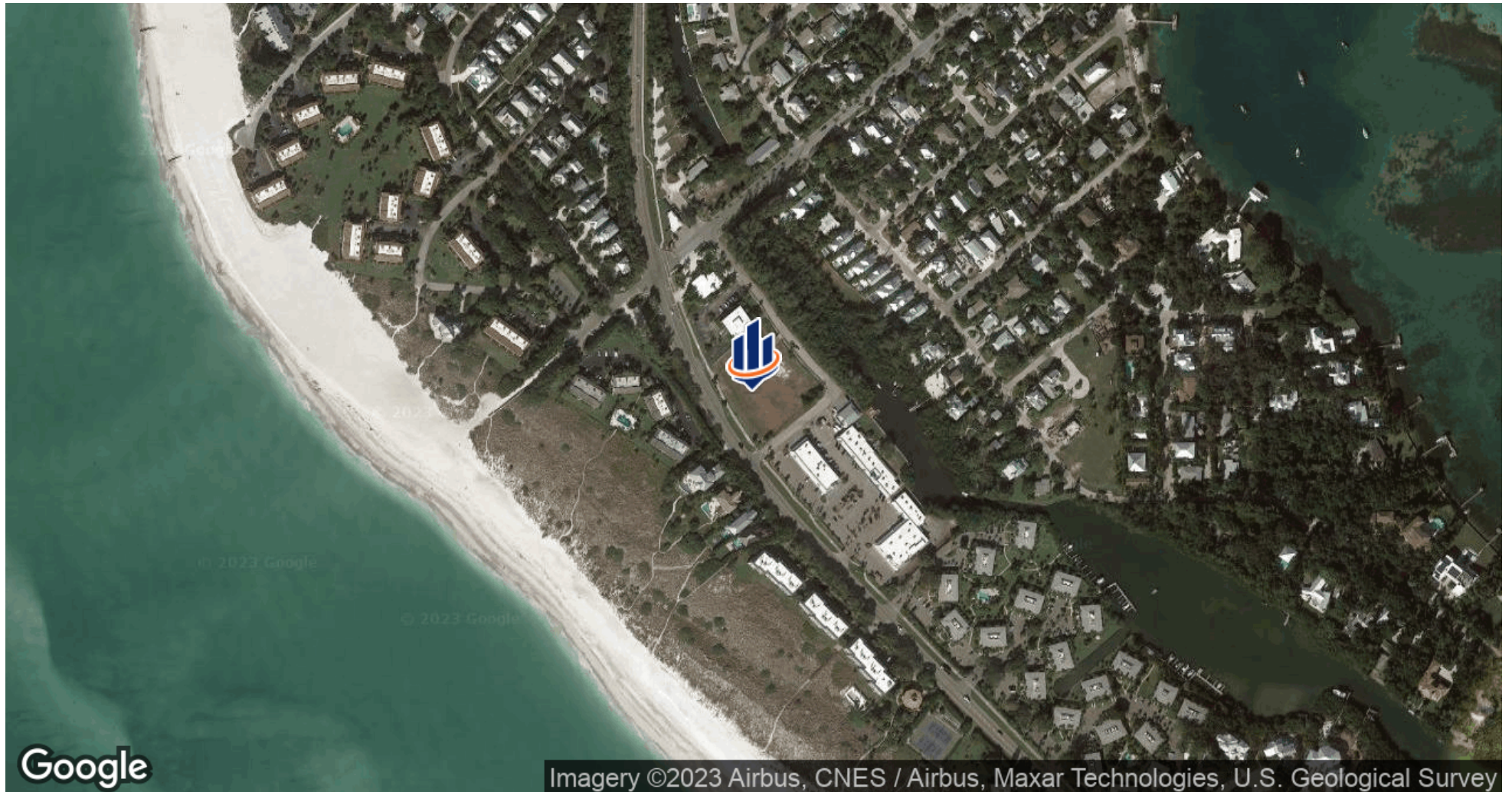
Area Map



Retail Map



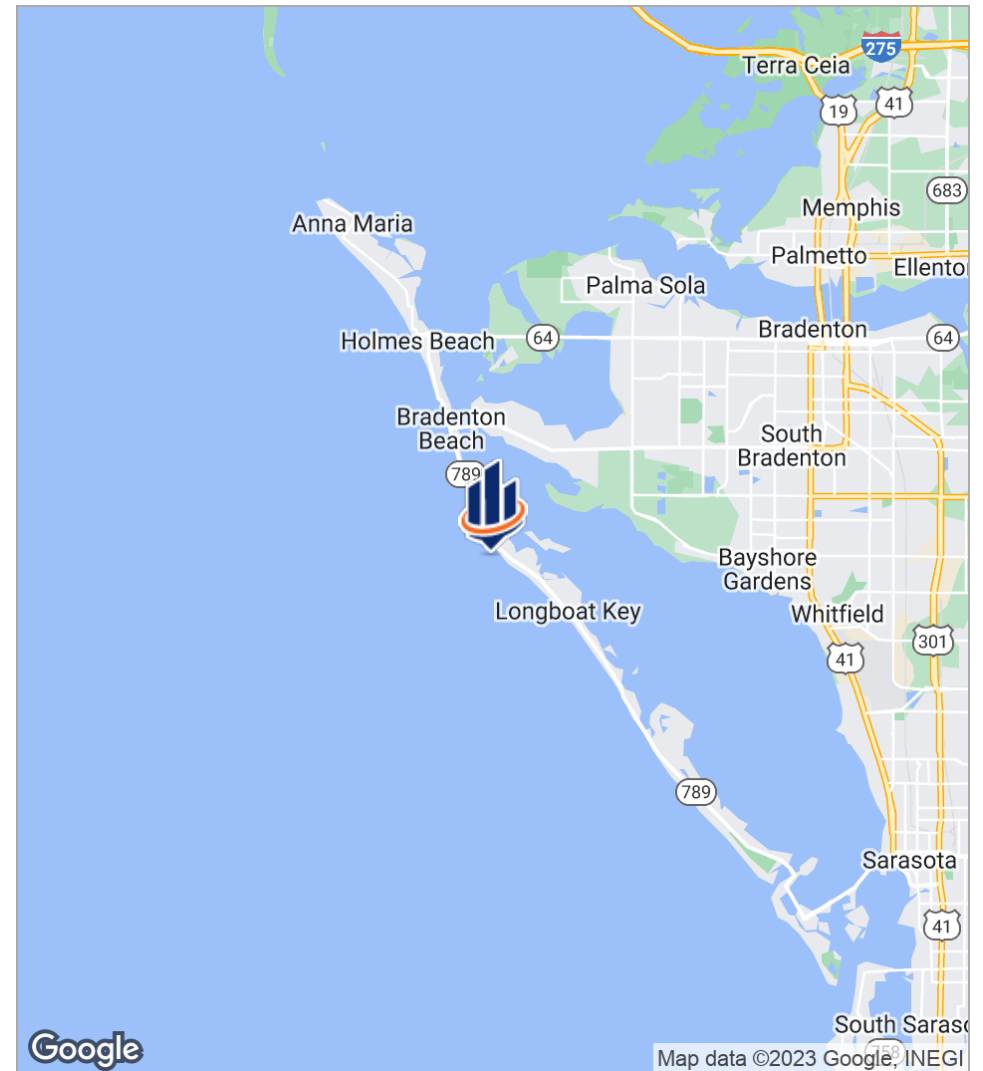
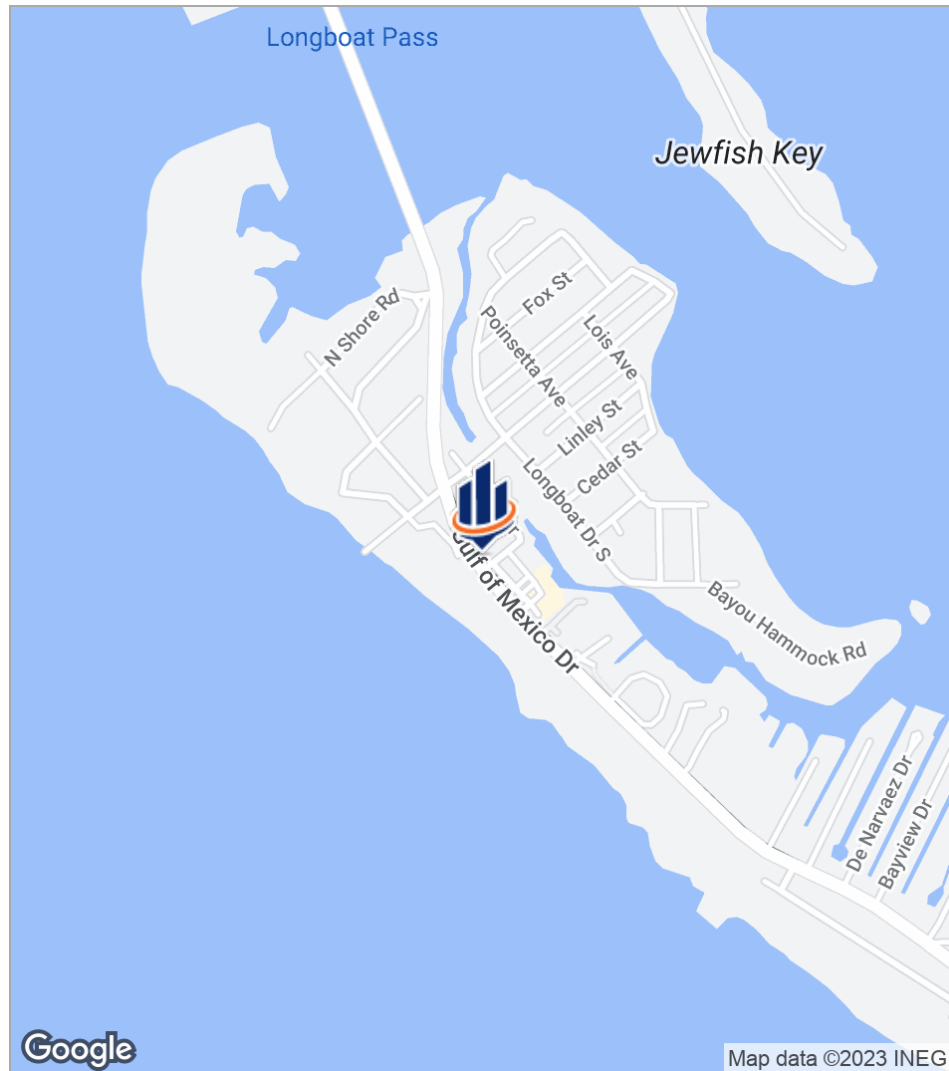
Satellite Map



Google

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Location Maps



DEMOGRAPHICS

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Longboat Key, FL 34228

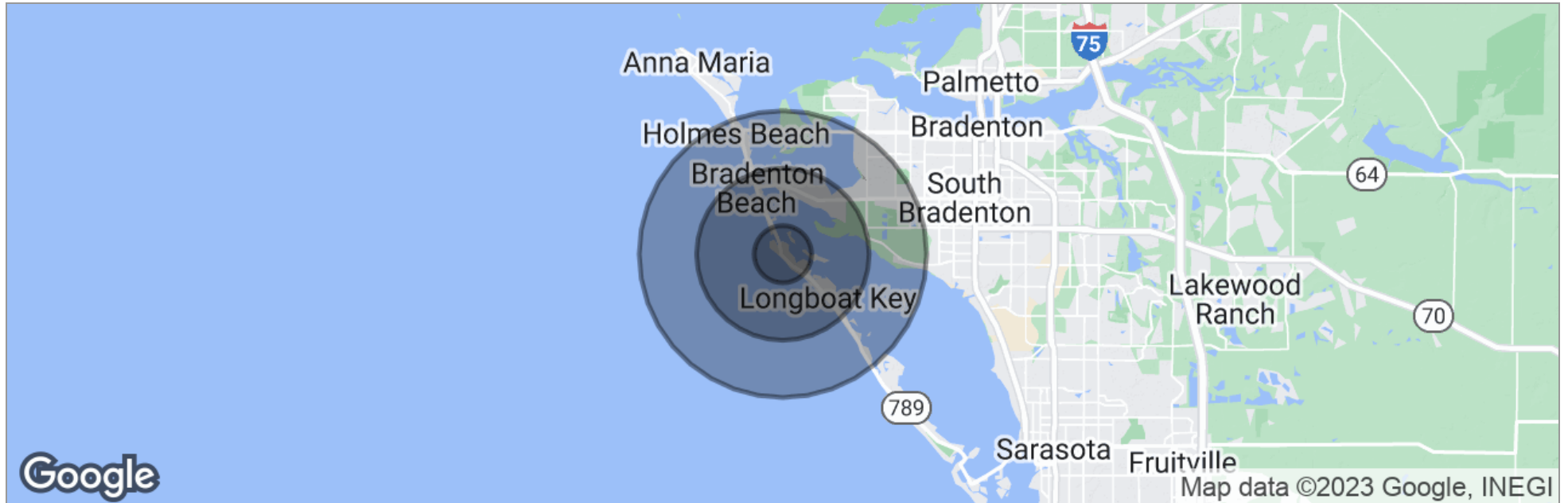
Demographics Report

	1 MILE	3 MILES	5 MILES
Total households	274	4,152	13,114
Total persons per hh	1.9	1.9	2.0
Average hh income	\$133,449	\$79,196	\$75,635
Average house value	\$539,282	\$453,580	\$423,457

	1 MILE	3 MILES	5 MILES
Total population	512	8,003	26,601
Median age	63.0	59.6	54.3
Median age (male)	62.8	57.8	50.9
Median age (female)	62.9	60.1	56.0

** Demographic data derived from 2020 ACS - US Census*

Demographics Map



	1 Mile	3 Miles	5 Miles
Total Population	512	8,003	26,601
Population Density	163	283	339
Median Age	63.0	59.6	54.3
Median Age [Male]	62.8	57.8	50.9
Median Age [Female]	62.9	60.1	56.0
Total Households	274	4,152	13,114
# of Persons Per HH	1.9	1.9	2.0
Average HH Income	\$133,449	\$79,196	\$75,635
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Advisor Bio



Mike Migone CCIM

Senior Investment Advisor

SVN | Commercial Advisory Group

Mike Migone, a Senior Investment Advisor for SVN | Commercial Advisory Group, has essentially grown up in the real estate industry, thanks to his father who was a successful Broker in Miami, Florida for decades. Mike's professionalism, integrity and passion for commercial real estate, has consistently made him a Top Advisor. He ranked 1st in sales in the State of Florida in 2019 and 9th in the World for SVN and 10th in 2021 in the State and 33rd Internationally. With extensive experience in listing and selling several commercial asset types, his specialties include the acquisition and development of multi-family properties, where he excels in site identification and the assessment of deal structuring and cost analysis. He was designated a Certified Land Specialist by SVN with over \$100 Million Dollars in total land sales volume. With an equally strong track record in medical office, retail, and land for all facets of development. Garnered by his CCIM designation; his advanced financial and market analysis and keen sense of investment approach, has led to a loyal client roster.

Mike grew up in Miami and relocated to Sarasota in 1991. He and his wife Cindy, enjoy the arts and are proud supporters /volunteers of several organizations. Exploring the area parks with their pup and spending time with their family is something titled, as priceless.

Memberships & Affiliations

CCIM, GRI, Suncoast Community Church

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