PROPOSAL

University Parkway Frontage

2000 UNIVERSITY PARKWAY

Sarasota, FL 34243

PRESENTED BY:

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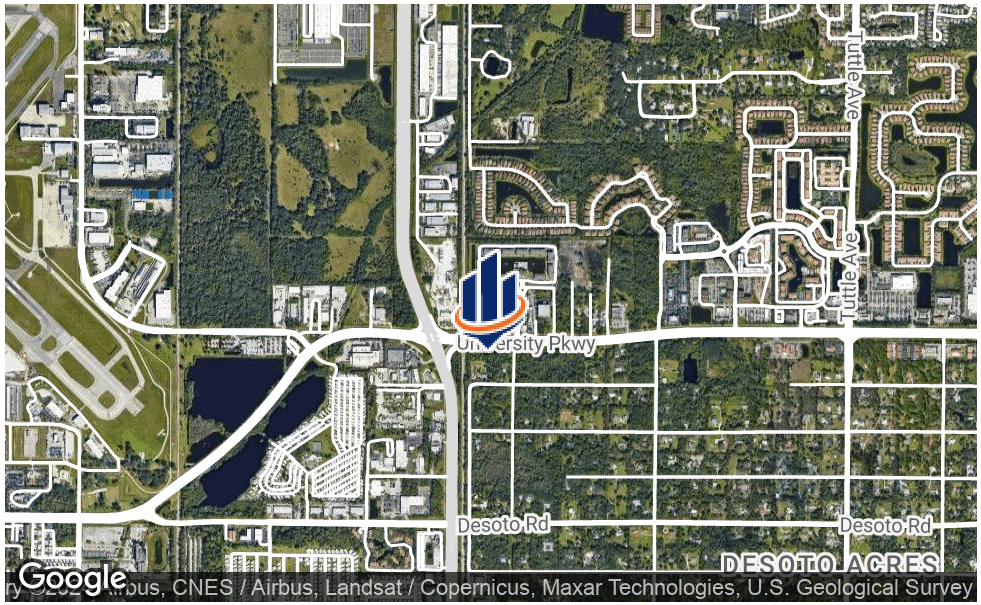
PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	$1,500,000
LOT SIZE:	2.27 Acres
PRICE / ACRE:	$660,793
ZONING:	RE1
MARKET:	Sarasota
SUBMARKET:	SW Florida
APN:	0022-04-0003
VIDEO:	View Here

PROPERTY OVERVIEW

Over 600 feet of frontage in the prime corridor of University Parkway, this desirable location has a dedicated future land use of OPI zoning, making it ideal for variable office uses including medical. In addition this coveted location sits between both Sarasota and Manatee County and is only 4 miles to the Shoppes at the University Town Center. and only 1.4 miles to the Sarasota Bradenton Airport.

Owner will allow reasonable time for rezone and and site plan approval.

PROPERTY HIGHLIGHTS

- AADT 41,000+ Cars
- 602 Feet of University Pkwy Frontage
- Centrally Located between Sarasota and Bradenton

COMPLETE HIGHLIGHTS

LOCATION INFORMATION

BUILDING NAME	University Parkway Frontage
STREET ADDRESS	2000 University Parkway
CITY, STATE, ZIP	Sarasota, FL 34243
COUNTY	Sarasota
MARKET	Sarasota
SUB-MARKET	SW Florida
ROAD TYPE	Paved
MARKET TYPE	Large
NEAREST HIGHWAY	US 301 and I 75
NEAREST AIRPORT	Sarasota Bradenton International Airport.

BUILDING INFORMATION

NUMBER OF LOTS	1
BEST USE	Standard or Medical Use

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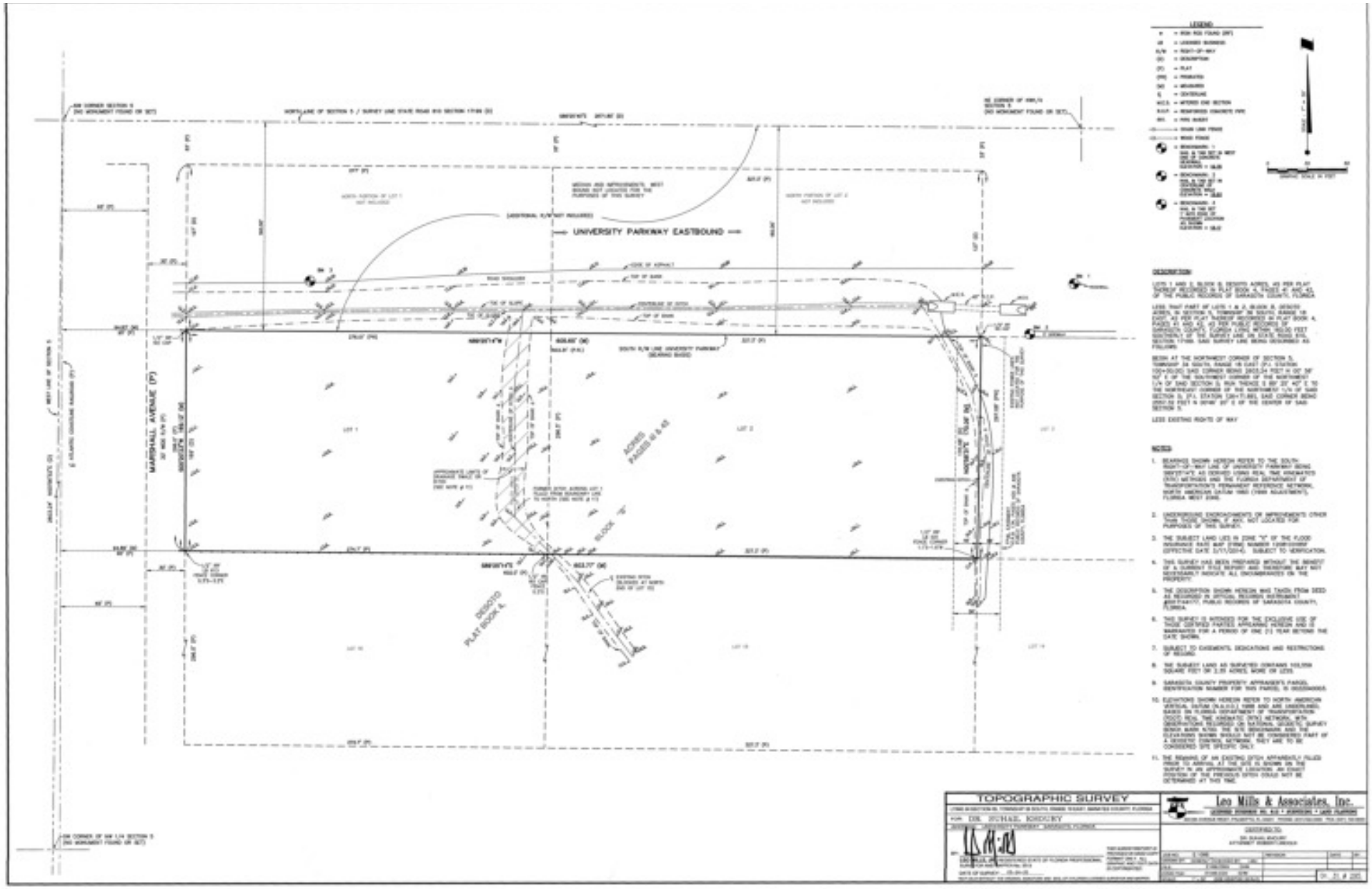
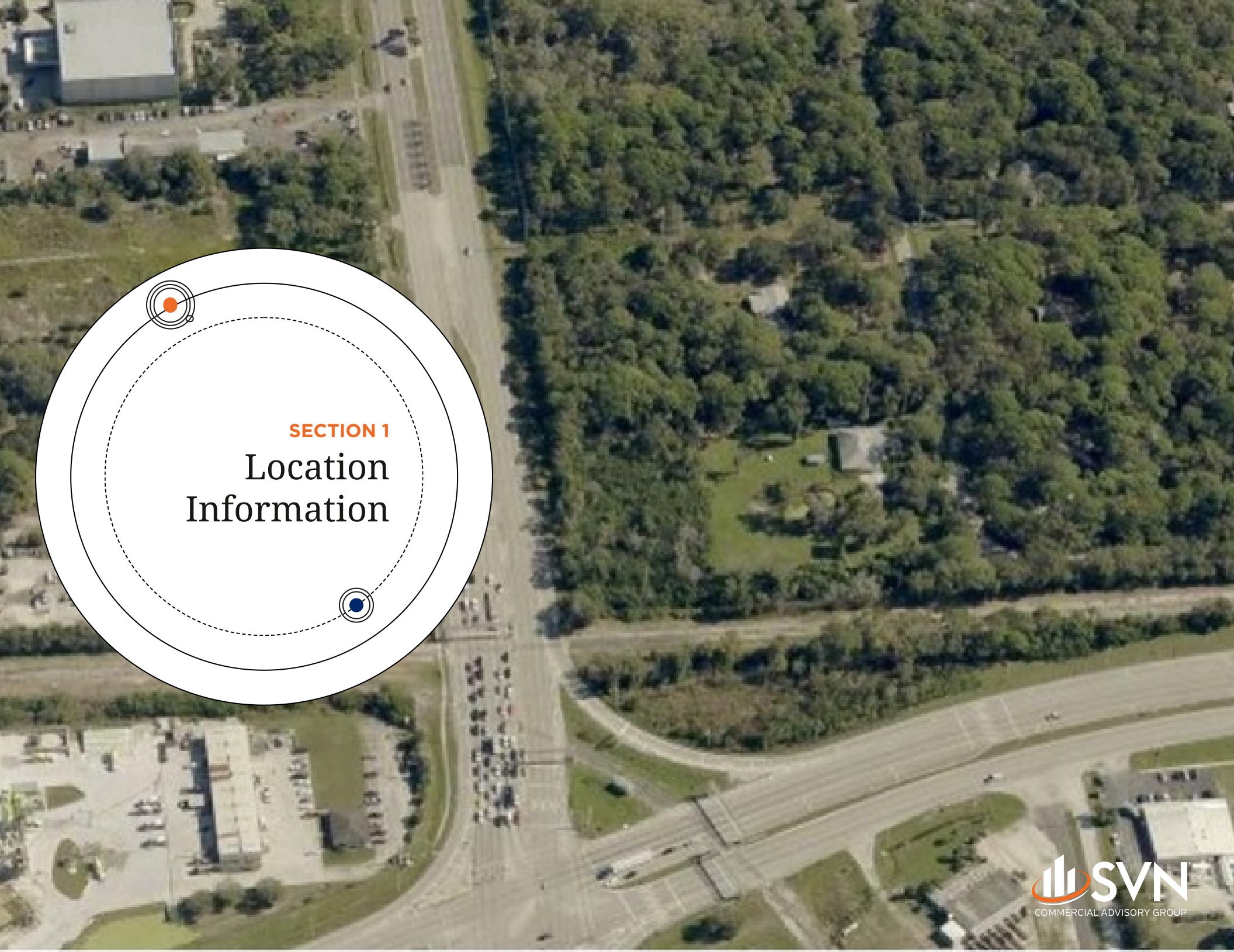
SURVEY


UNIVERSITY PARKWAY EASTBOUND
MARSHALL AVENUE (P)
DESOTO PLAT BOOK A
TOPOGRAPHIC SURVEY
Leo Mills & Associates, Inc.



SECTION 1

Location Information

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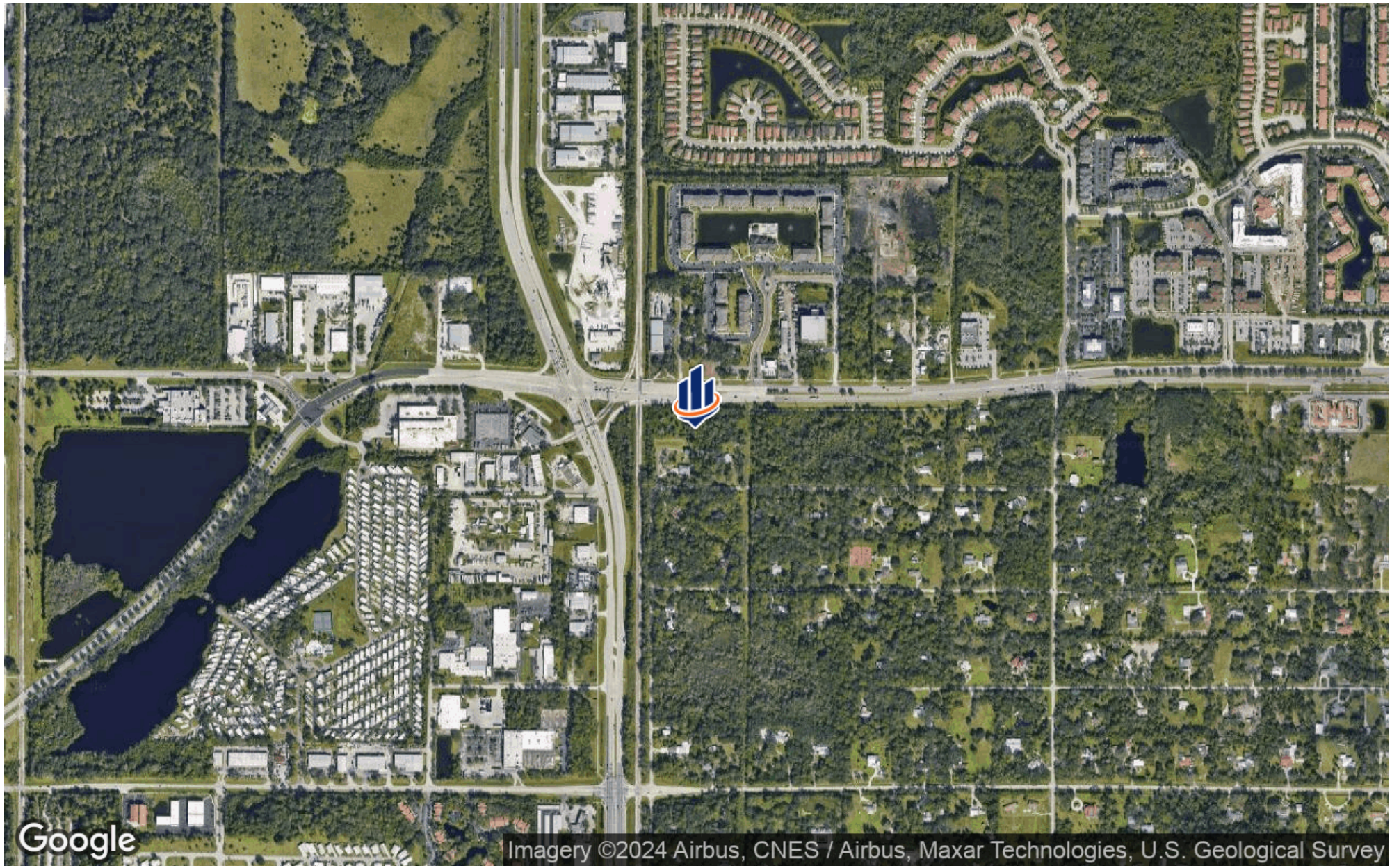
LOCATION MAP

AERIAL MAP


Google
Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, U.S. Geological Survey

SECTION 2

Demographics

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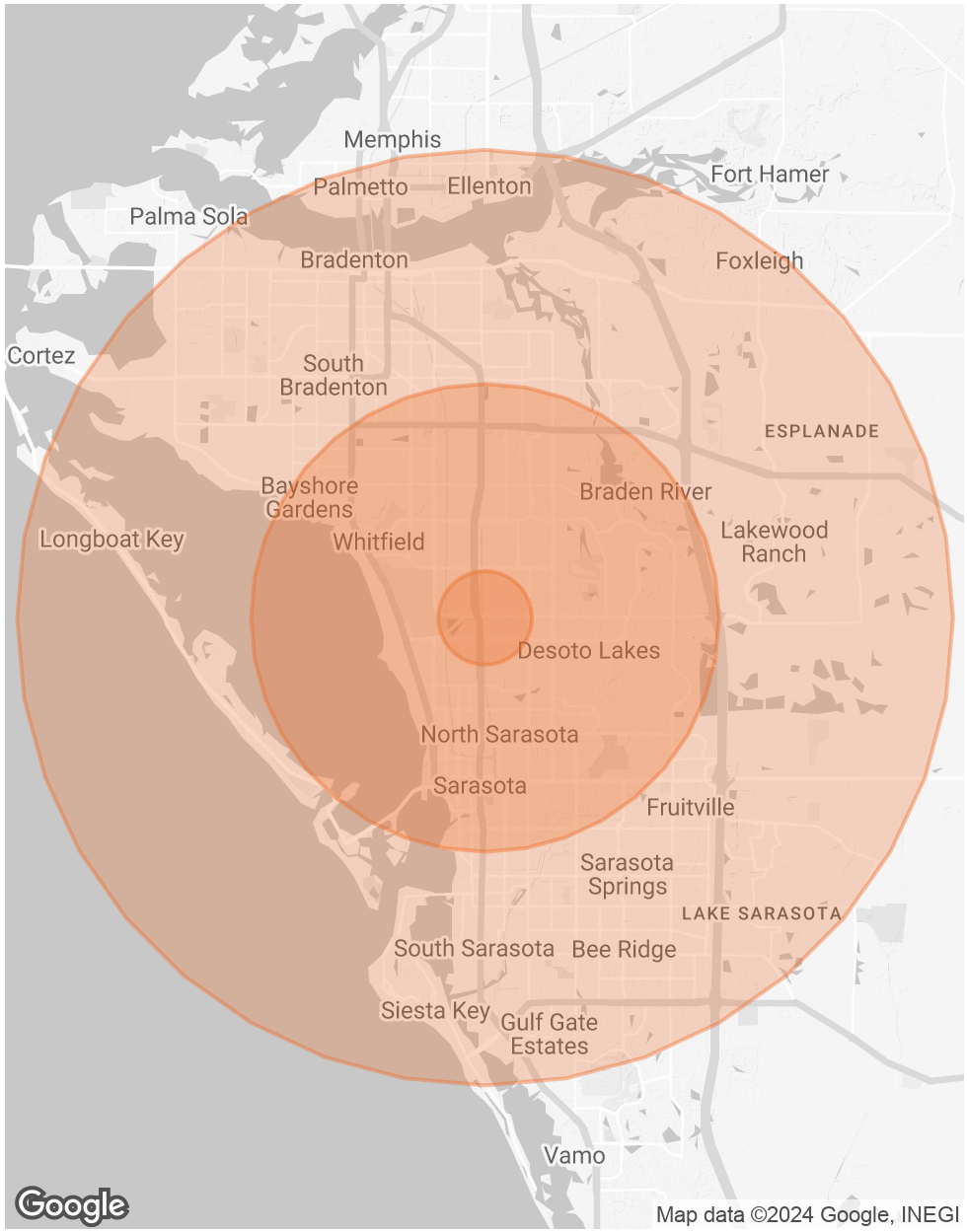
DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	3,036	156,526	452,943
AVERAGE AGE	45.8	44.6	45.4
AVERAGE AGE (MALE)	45.9	43.8	44.1
AVERAGE AGE (FEMALE)	45.1	45.8	46.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,285	66,710	192,168
# OF PERSONS PER HH	2.4	2.3	2.4
AVERAGE HH INCOME	$53,707	$60,716	$67,503
AVERAGE HOUSE VALUE	$231,997	$276,547	$310,593

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



ADVISOR BIO 1

MIKE MIGONE CCIM

Senior Investment Advisor

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PROFESSIONAL BACKGROUND

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.

EDUCATION

Associates Degree in Business Administration at Broward College. CCIM 2008

MEMBERSHIPS

CCIM, GRI, Suncoast Community Church

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