



POTENTIAL MEMORY CARE OR SMALL MULTI RESIDENTIAL SITE

6824 LOCKWOOD RIDGE ROAD
SARASOTA, FL 34243

Mike Migone CCIM



DISCLAIMER

POTENTIAL MEMORY CARE OR SMALL MULTI RESIDENTIAL SITE | 4.62 ACRES | SARASOTA, FL

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This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



Executive Summary

PROPERTY SUMMARY

SALE PRICE: \$429,000

LOT SIZE: 4.62 Acres

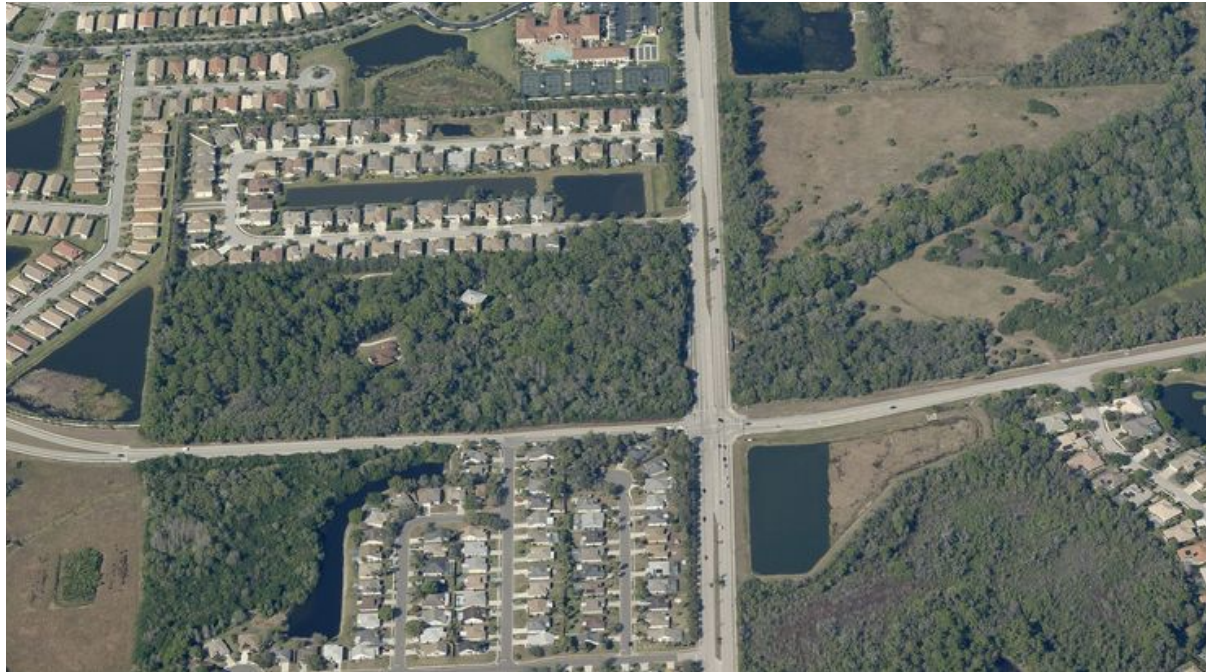
APN #: 1879110102

ZONING: A1

MARKET: Sarasota/Bradenton

SUB MARKET: SW Florida

CROSS STREETS: Lockwood Ridge Road And
Whitfield Avenue



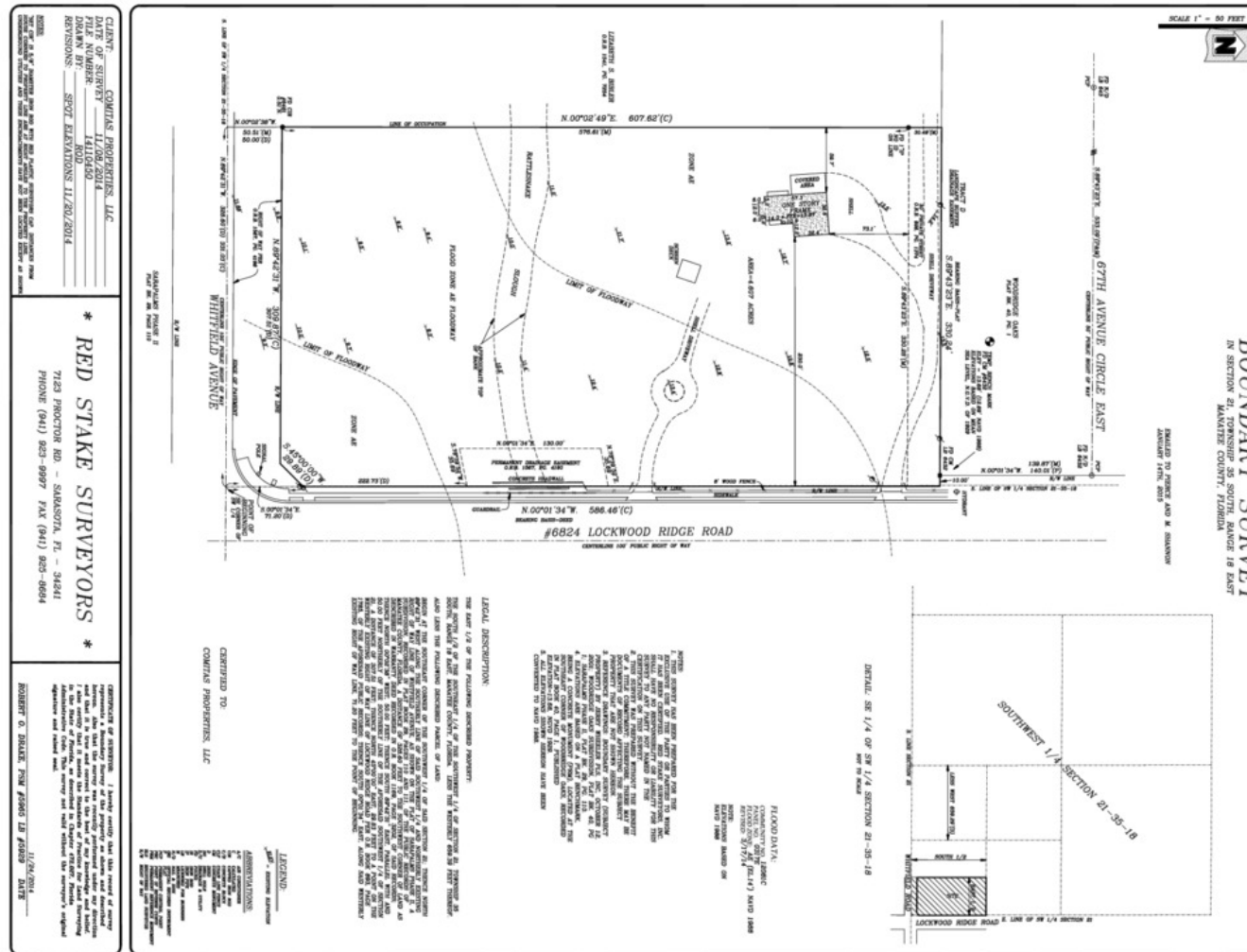
PROPERTY HIGHLIGHTS

- High Profile Visibility
- Lighted Intersection
- Surrounded by Mostly Newer Residential Development.
- Fast Growing Area
- Convenient to Shopping and Restaurants

Aerial Site Description



The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

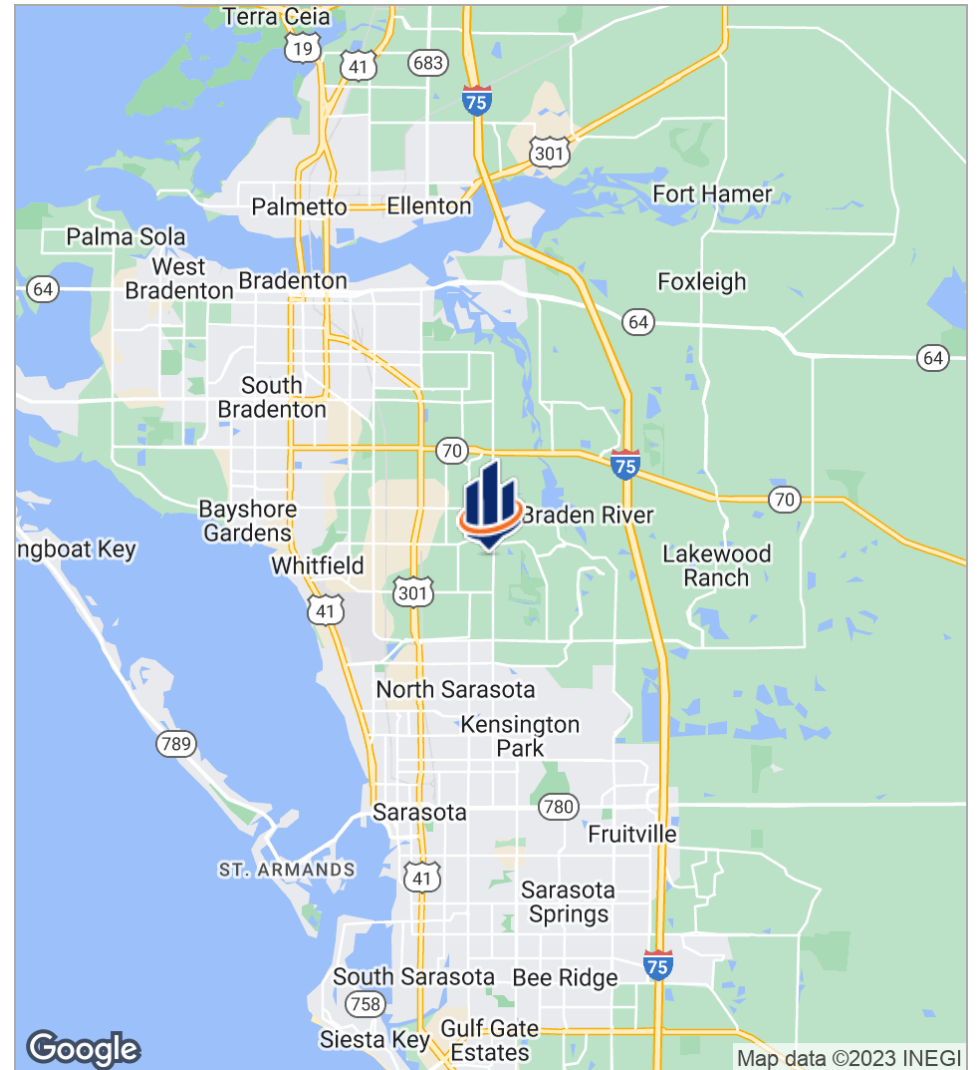
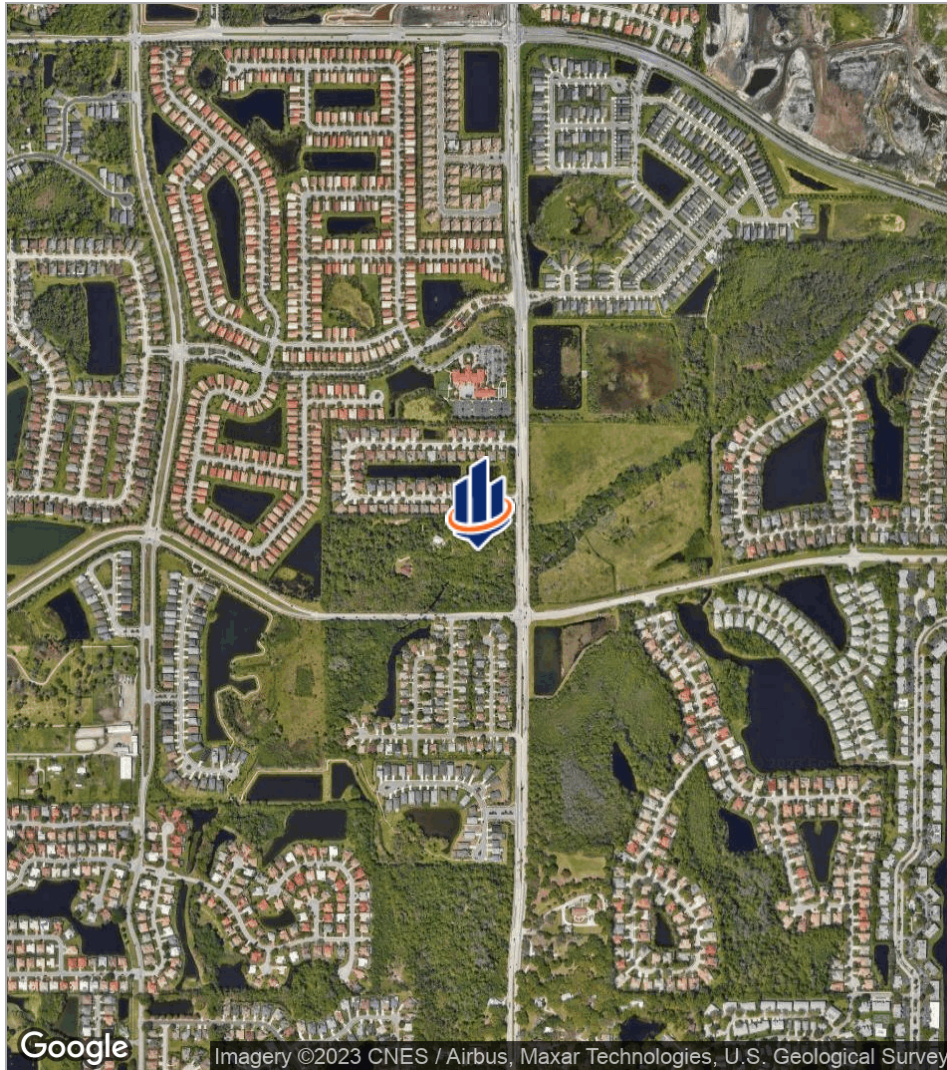




1 LOCATION INFORMATION

6824 Lockwood Ridge Road
Sarasota, FL 34243

Location Maps





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DEMOGRAPHICS

6824 Lockwood Ridge Road
Sarasota, FL 34243

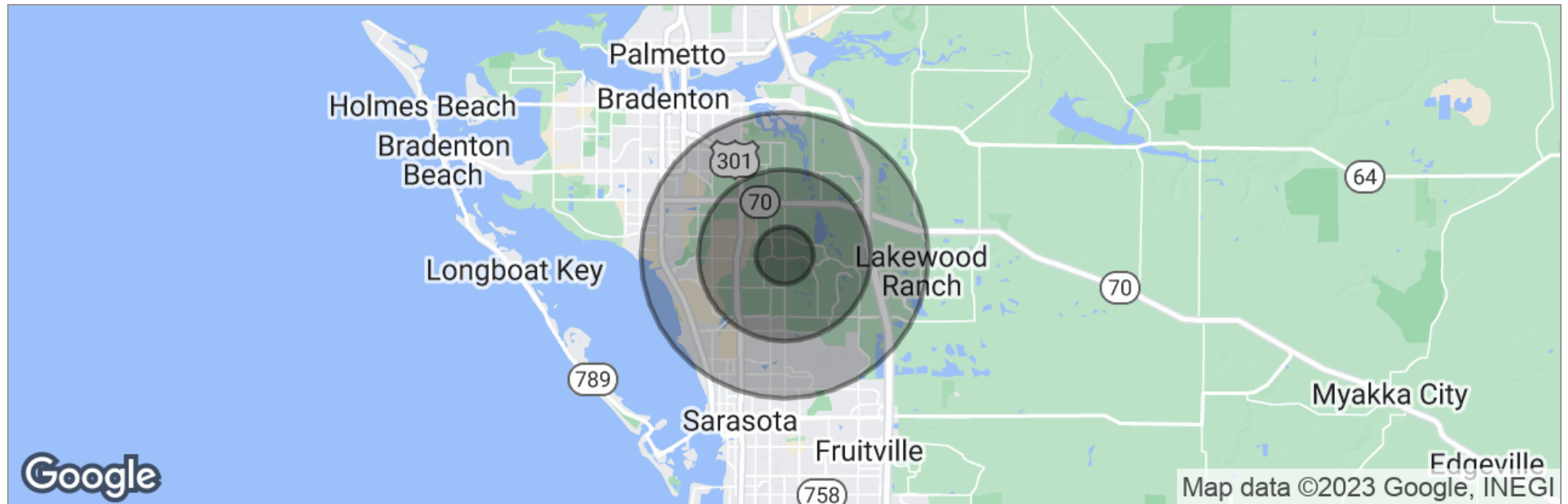
Demographics Report

	1 MILE	3 MILES	5 MILES
Total households	3,043	19,296	59,219
Total persons per hh	2.3	2.3	2.4
Average hh income	\$74,875	\$72,793	\$61,746
Average house value	\$228,062	\$291,891	\$293,957

	1 MILE	3 MILES	5 MILES
Total population	6,960	44,583	144,481
Median age	49.7	47.0	43.8
Median age (male)	50.4	47.4	43.5
Median age (female)	49.2	47.2	44.8

* Demographic data derived from 2020 ACS - US Census

Demographics Map



	1 Mile	3 Miles	5 Miles
Total Population	6,960	44,583	144,481
Population Density	2,215	1,577	1,840
Median Age	49.7	47.0	43.8
Median Age [Male]	50.4	47.4	43.5
Median Age [Female]	49.2	47.2	44.8
Total Households	3,043	19,296	59,219
# of Persons Per HH	2.3	2.3	2.4
Average HH Income	\$74,875	\$72,793	\$61,746
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Advisor Bio & Contact 1



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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PRESENTED BY:

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