



FOR SALE
PRICE: \$1,175,000



2335 UNIVERSITY PKWY SARASOTA, FL 34243

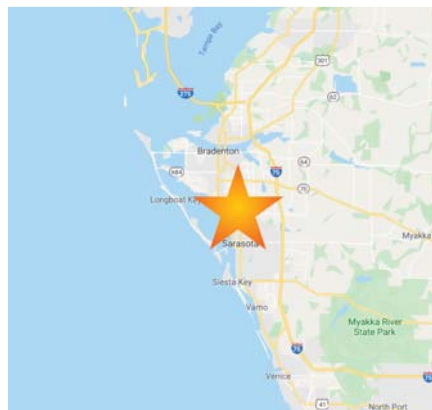
**GREAT DEVELOPMENT
 OPPORTUNITY**

For More Information:

Bobby Bridges

407 616 0125

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PROPERTY HIGHLIGHTS

- +/-1.1 acre parcel adjacent to Shoot Straight Facility
- Property features off-site retention
- Cross parking available with neighboring parcel
- Direct frontage with good visibility on University Parkway (48,000 AADT)
- Located on the premier commercial corridor servicing the Bradenton/Sarasota markets
- Opportunity to combine with adjacent parcel of +/-8.92 acres

DEMOGRAPHICS

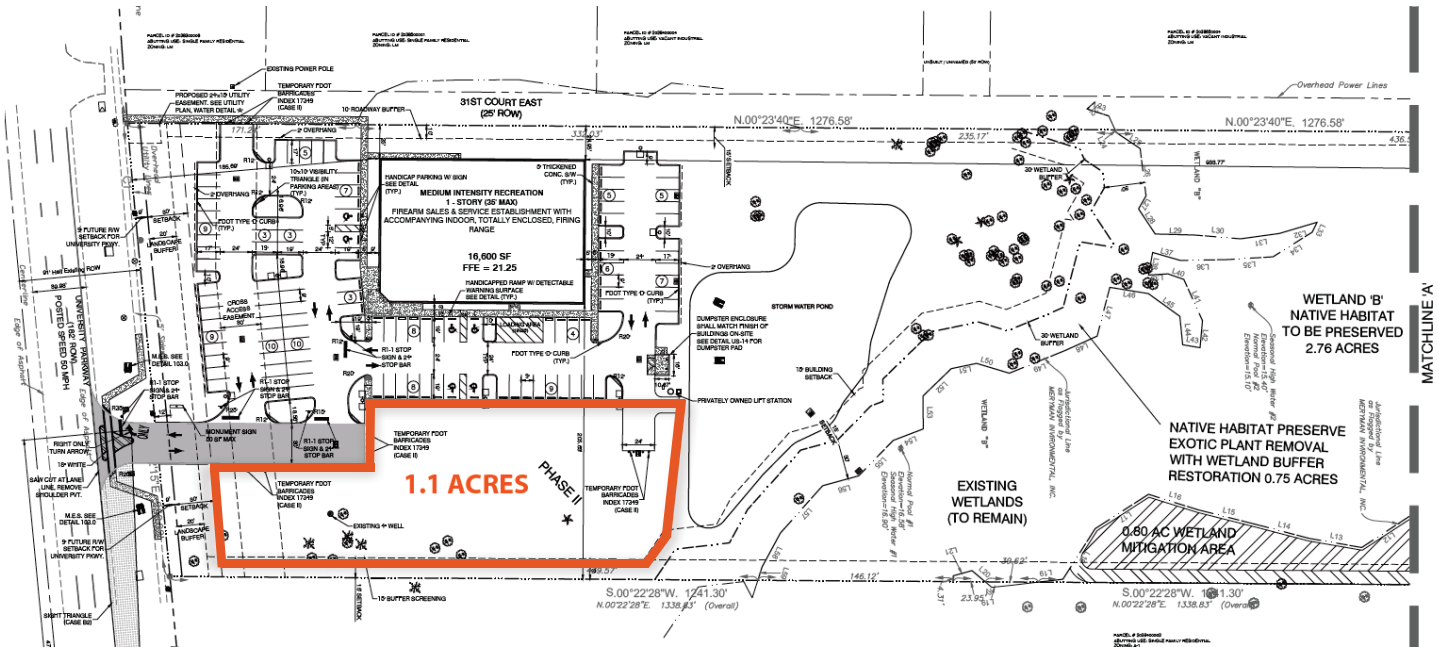
	1 MILE	3 MILE	5 MILE
Population	3,999	53,326	160,169
Households	1,872	22,607	69,431
Avg HH Income	\$78,046	\$66,302	\$67,943

www.v3commercialadvisors.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



SITE PLAN



CORRIDOR VIEW

