



ADDRESS

**5869 Derek Ave
Sarasota, FL 34238**

PROPERTY FEATURES

- Vacant Land
- Flat Lot with Utilities
- Paved roads on three sides

| | 1 Mile | 3 Miles | 5 Miles |
|---------------------------|----------|----------|----------|
| Total Households: | 2,816 | 30,527 | 62,937 |
| Total Population: | 6,184 | 65,900 | 140,266 |
| Average HH Income: | \$89,376 | \$68,961 | \$74,282 |

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It or other conditions, prior sale, lease or financing, or withdrawal without notice.



PRESENTED BY:

DENNIS DAHM

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Commercial

GREAT COMMERCIAL LOT ON MCINTOSH RD LAND

5869 DEREK AVE, SARASOTA, FL



OFFERING SUMMARY

| | |
|----------------|--------------------------------------|
| Sale Price: | \$875,000 |
| Available SF: | |
| Lot Size: | 1.23 Acres |
| Zoning: | PID (Planned Industrial Development) |
| Market: | North Port-Bradenton-Sarasota |
| Submarket: | I-75 Corridor/South Sarasota |
| Traffic Count: | 42,500 |
| Price / SF: | \$16.33 |

PROPERTY OVERVIEW

Great vacant, flat lot with utilities and paved roads on three sides. Numerous uses include convenience retail, fast food with drive thru, etc. Huge traffic on Derek thanks to nearby McDonalds, Starbucks, Goodwill and Tire Choice. Derek is the reverse frontage road for all these retail outlets. Frontage also on McIntosh. Only 200' from traffic light on Clark Rd.

PROPERTY HIGHLIGHTS

- Vacant Land
- Flat Lot with Utilities
- Paved roads on three sides

Michael Saunders & Company
TCN WORLDWIDE REAL ESTATE SERVICES

1605 Main Street Suite 500 | Sarasota, FL
941.957.3730 | MSCcommercial.com

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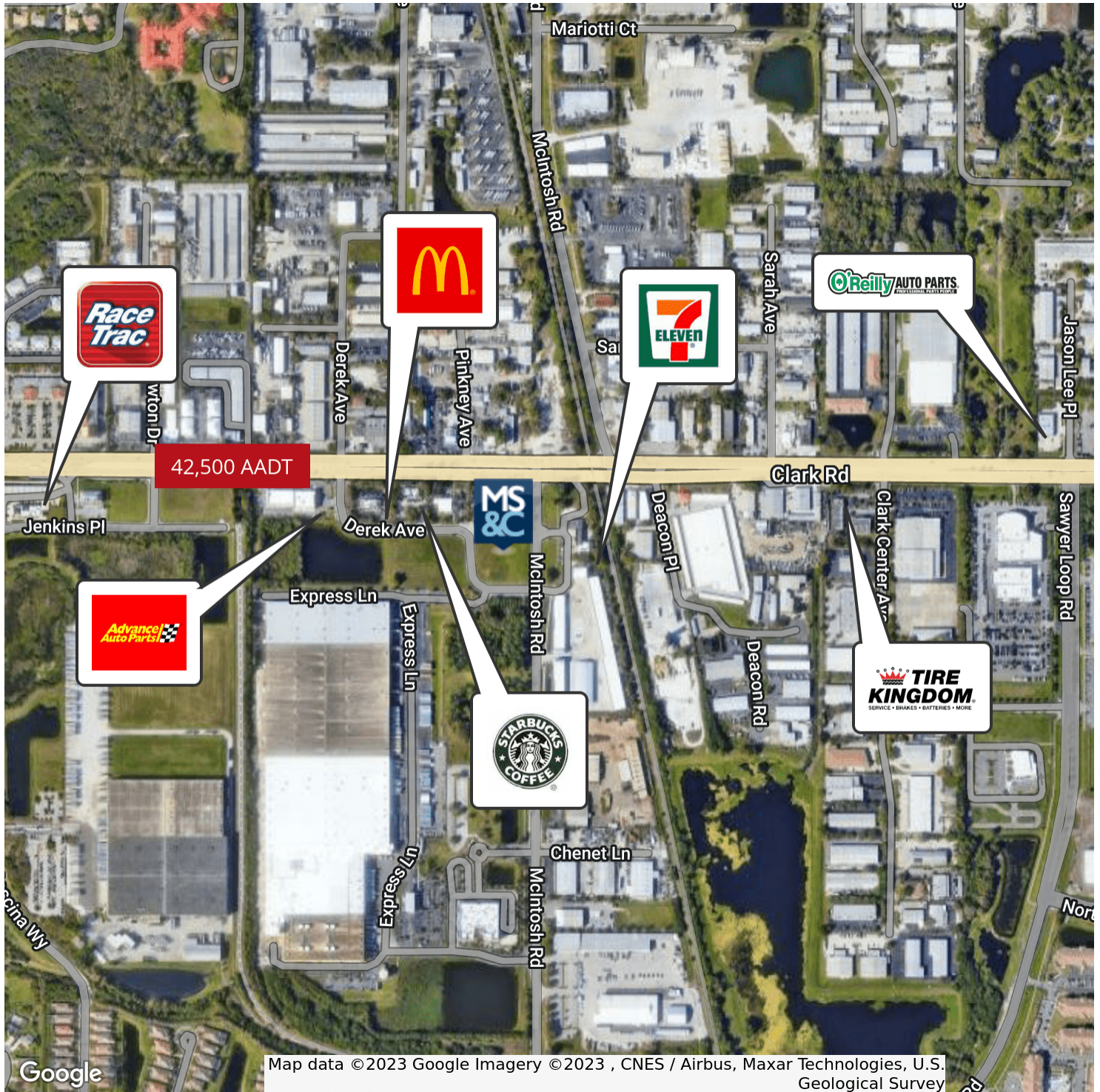
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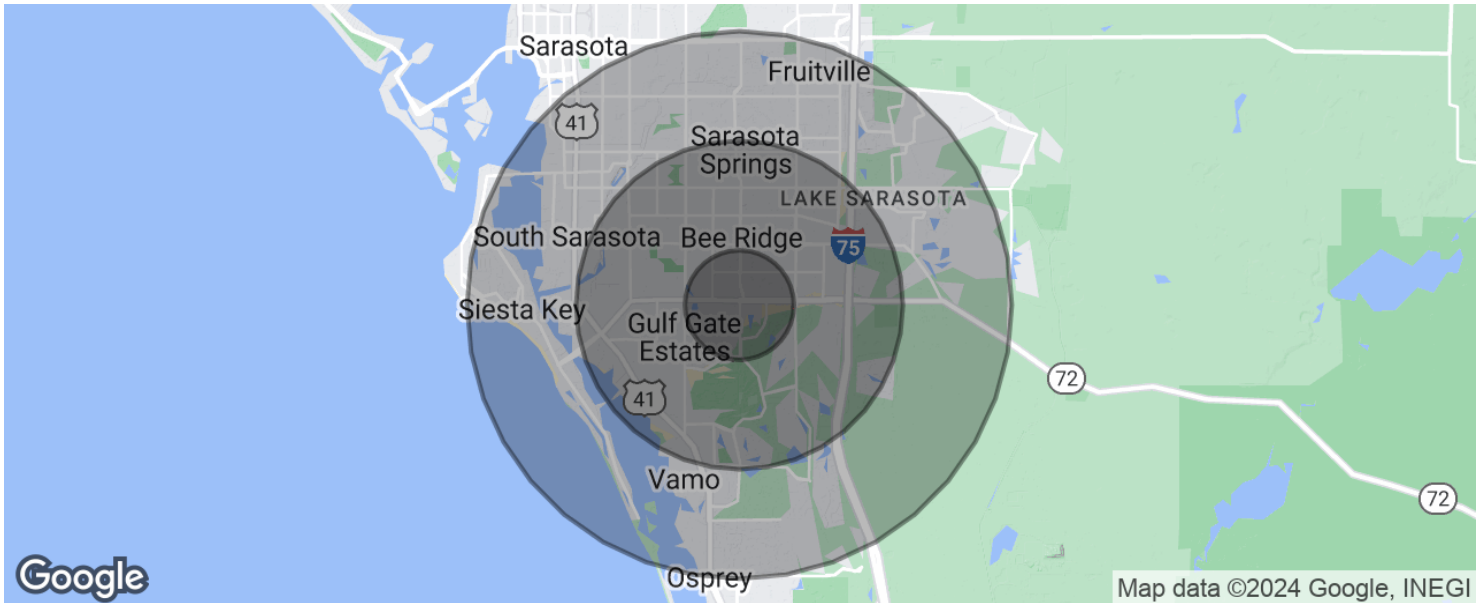




Commercial

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5869 DEREK AVE, SARASOTA, FL



POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|--------|---------|---------|
| Total population | 6,184 | 65,900 | 140,266 |
| Median age | 53.5 | 51.3 | 50.4 |
| Median age (Male) | 52.2 | 49.3 | 48.8 |
| Median age (Female) | 54.5 | 52.5 | 51.7 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total households | 2,816 | 30,527 | 62,937 |
| # of persons per HH | 2.2 | 2.2 | 2.2 |
| Average HH income | \$89,376 | \$68,961 | \$74,282 |
| Average house value | \$364,133 | \$280,190 | \$315,285 |

* Demographic data derived from 2020 ACS - US Census

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PROFESSIONAL BACKGROUND

Dennis has over forty-five years of experience in all facets of real estate including commercial and residential sales, land acquisition, sales management, property management and real estate education. Real estate experience includes: Commercial sales from 2015 to present. Within the past four years he has sold and closed \$81 Million in sales. Sales include Race Trac (2 sites), WaWa, Big Jim storage (2 sites), Colonial Properties apartment sites (2 sites), and investment office buildings totaling over 230,000 SF of space. He has received the prestigious Legacy Award two of past three years.

Director of the Commercial Division from 2005 to 2015 managing 18 commercial specialist covering Manatee, Sarasota and Charlotte counties. This includes over 300 listings of properties for sale and for lease involving over 1.5 million square feet of industrial properties, and 1 million square feet of retail and office properties. Also part of the management team for the MS&C Commercial Property Management Division with over 600,000 square feet under management. Also involved with our Special Asset Division and Receivership Division. Career with Michael Saunders & Company covers over 23 years including Project Director for the New Homes and Condominiums Division and also Asset Management for the Resolution Trust Corporation.

From his beginnings in the very first office of Michael Saunders & Company on St. Armands Circle, Dennis has established himself as a trusted resource when it comes to the array of commercial property options on Florida's Gulf Coast. He is an acknowledged authority on real estate, having served as a senior instructor for Bert Rodgers Schools of Real Estate for nine years, and operating the Dennis Dahm Real Estate Courses in South Carolina for eight years.

Originally from Michigan, Dennis is a member of the Knights of Columbus and graduated from Western Michigan University with a degree in marketing and a minor in business law. Married for 30+ years, Dennis and his wife have one daughter and three grandchildren. Outside of real estate, he is an avid fisherman who can often be found surf fishing and boating in Boca Grande and Manasota Key.