



1.55 +/- ACRES ZONED OFFICE (HARD CORNER!)
LAND

1407 & 1409 E MANASOTA BEACH RD, ENGLEWOOD, FL



INVEST OR DEVELOP

1407 & 1409 E Manasota Beach Rd
Englewood, FL 34223

PROPERTY FEATURES

- Full Signalized Intersection
- Only intersection to get access to North Manasota Key Bridge and Beach only 1.5 miles.
- Includes residential house and duplex all fully rented until new development begins.
- Can build over 10,000 SF of office.
- Divosta Homes building coastal inspired 1,600 home community called Beachwalk by Manasota Key on 765-acres just east of this listing.
- Municipal water, natural gas, electric, cable is currently onsite. Sewer is available across street, but not currently on the Property



PRESENTED BY:

DENNIS DAHM

Senior Commercial Advisor | Broker Associate

941.809.1070

dennisdahm@michaelsaunders.com

| | 1 Mile | 3 Miles | 5 Miles |
|-------------------|--------|---------|---------|
| Total Households: | 1,352 | 13,952 | 31,958 |
| Total Population: | 2,874 | 28,793 | 64,709 |



Commercial

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OFFERING SUMMARY

| | |
|----------------|--|
| Available SF: | |
| Lot Size: | 1.55 Acres |
| Price / Acre: | \$806,452 |
| Zoning: | OPI - Office Professional & Institutional Plus OUE |
| Market: | North Port-Bradenton-Sarasota |
| Submarket: | South Sarasota |
| Traffic Count: | 34,000 |

PROPERTY OVERVIEW

1.55 +/- Acres at southeast corner of SR 776 and East Manasota Beach Road. Corner has full traffic light and is only corner to Manasota Public Beach just 1.5 miles. 400' of frontage on SR 776 with right-in and right-out access. Over 300' of frontage on Manasota Beach Road with full access. Can build over 10,000 SF of office. Divosta Homes building coastal inspired 1,600 home community called Beachwalk by Manasota Key on 765-acres just east of this listing. Sellers are licensed Florida real estate agents.

PROPERTY HIGHLIGHTS

- Full Signalized Intersection
- Only intersection to get access to North Manasota Key Bridge and Beach only 1.5 miles.
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Michael Saunders & Company
TCN
WORLDWIDE
REAL ESTATE SERVICES
Licensed Real Estate Broker

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

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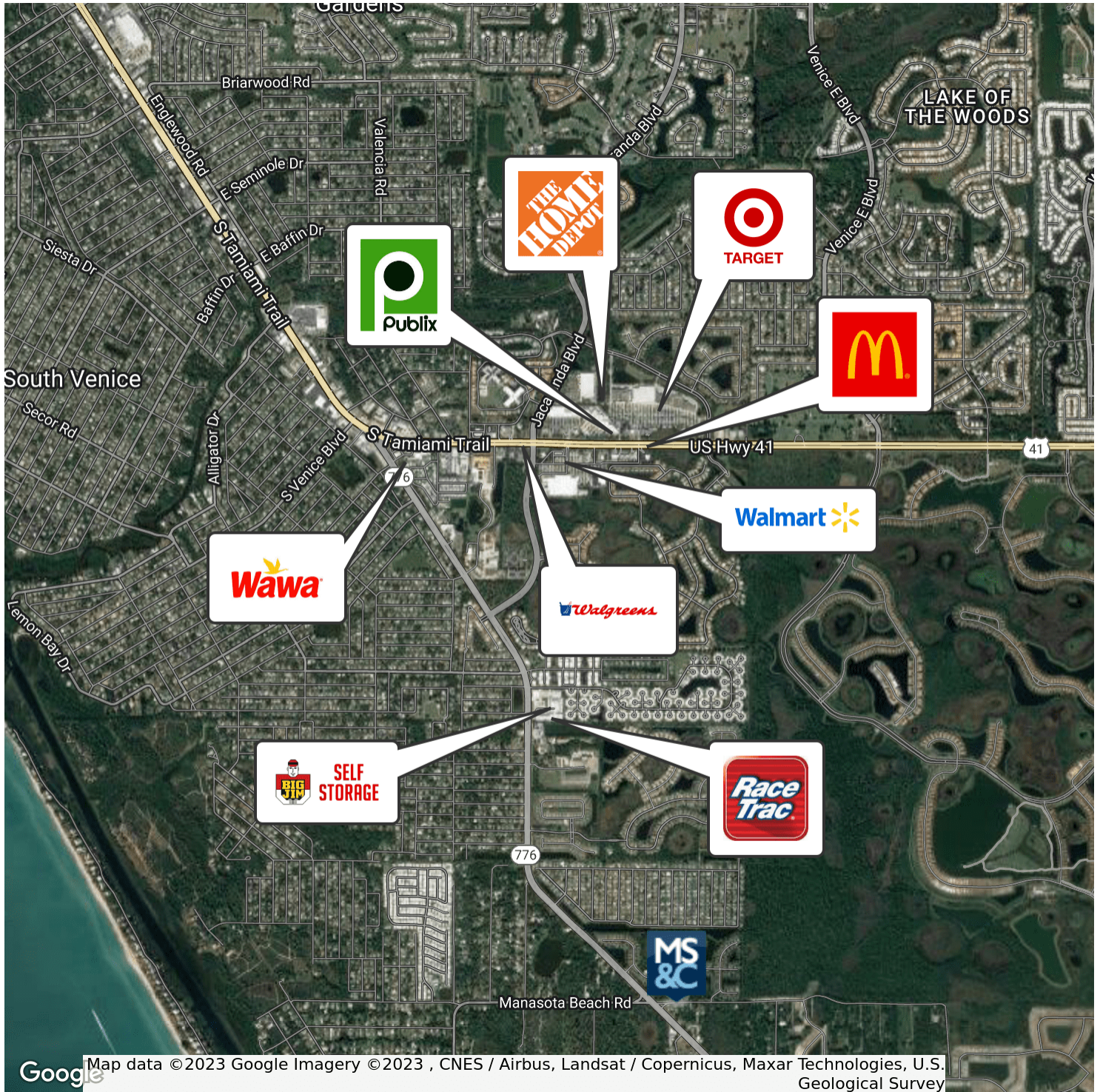
Dennis Dahm
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Map data ©2023 Google Imagery ©2023, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey

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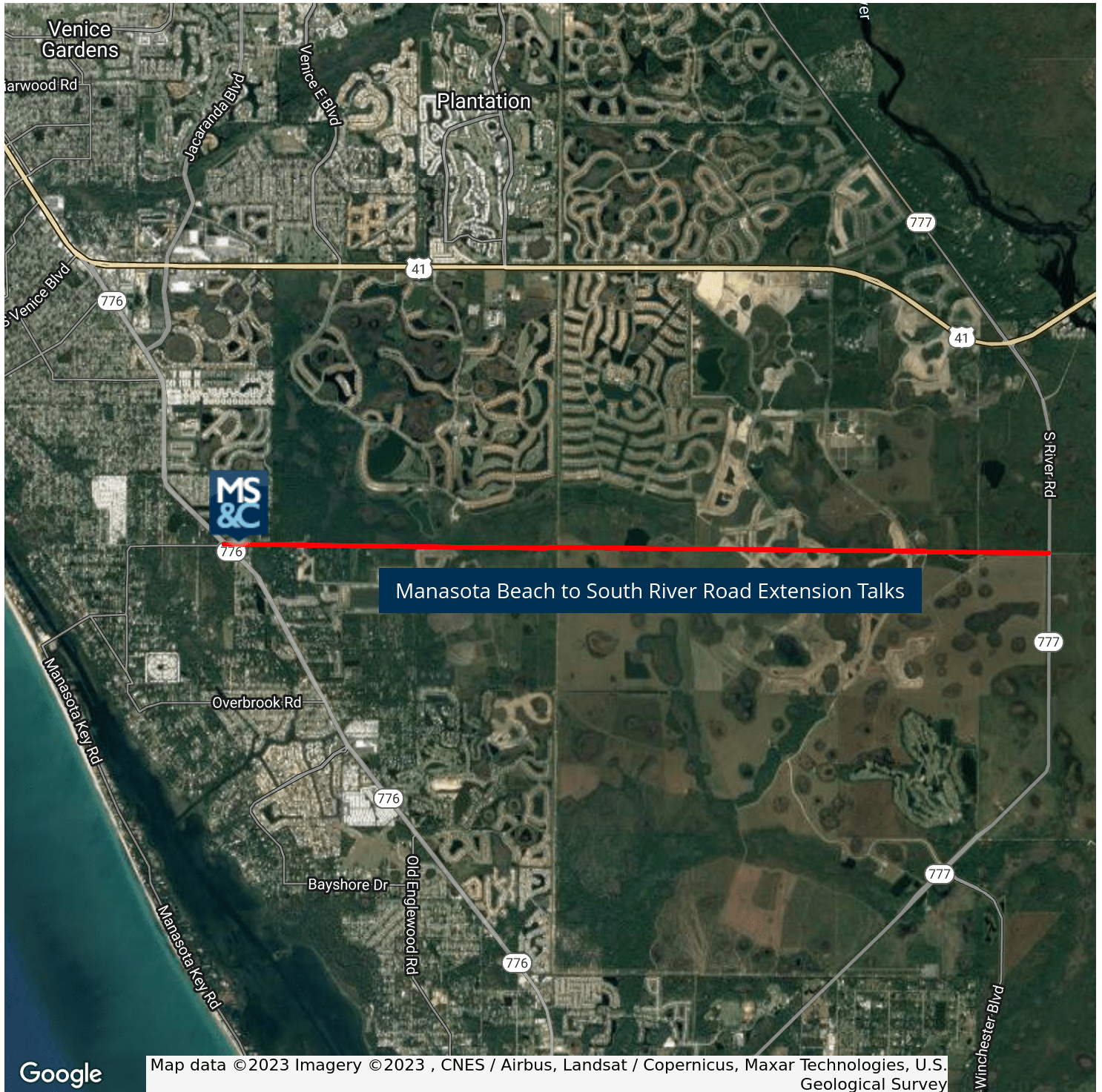
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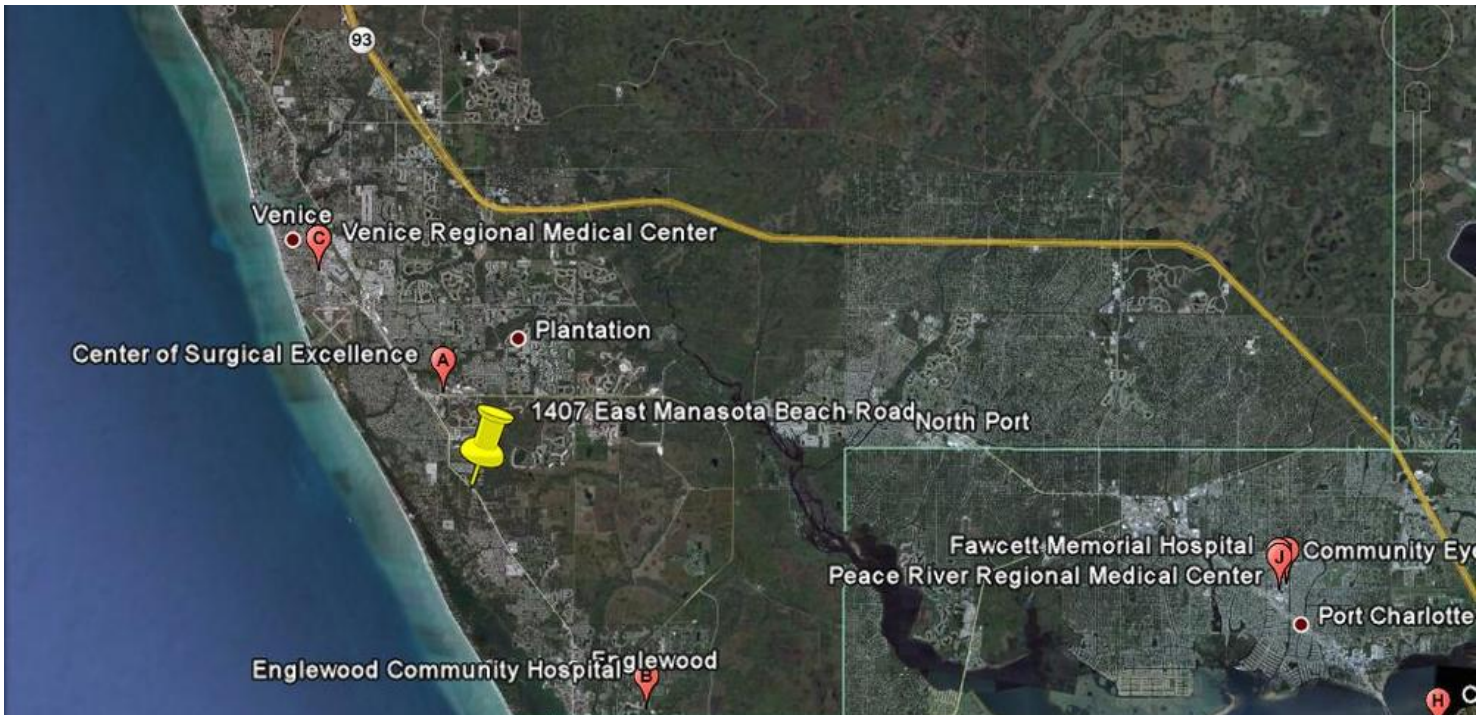
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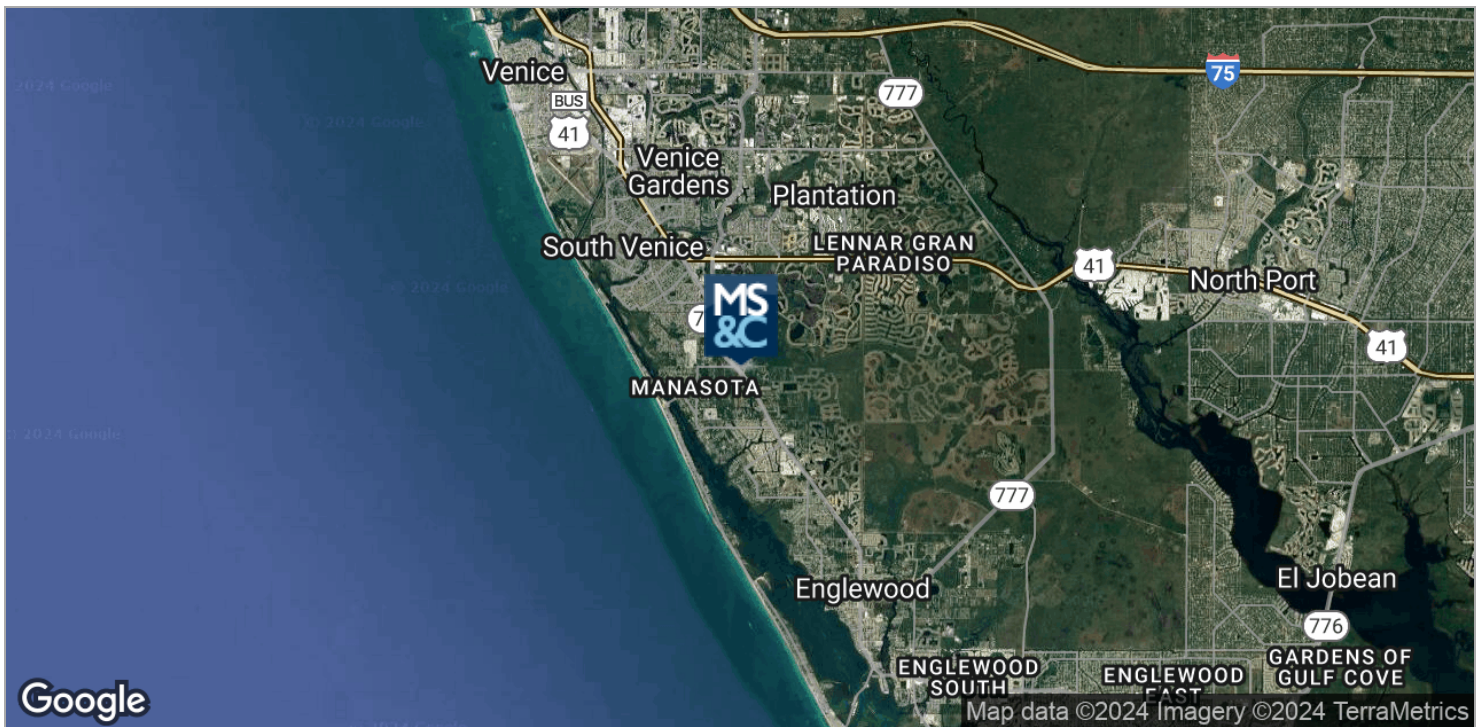
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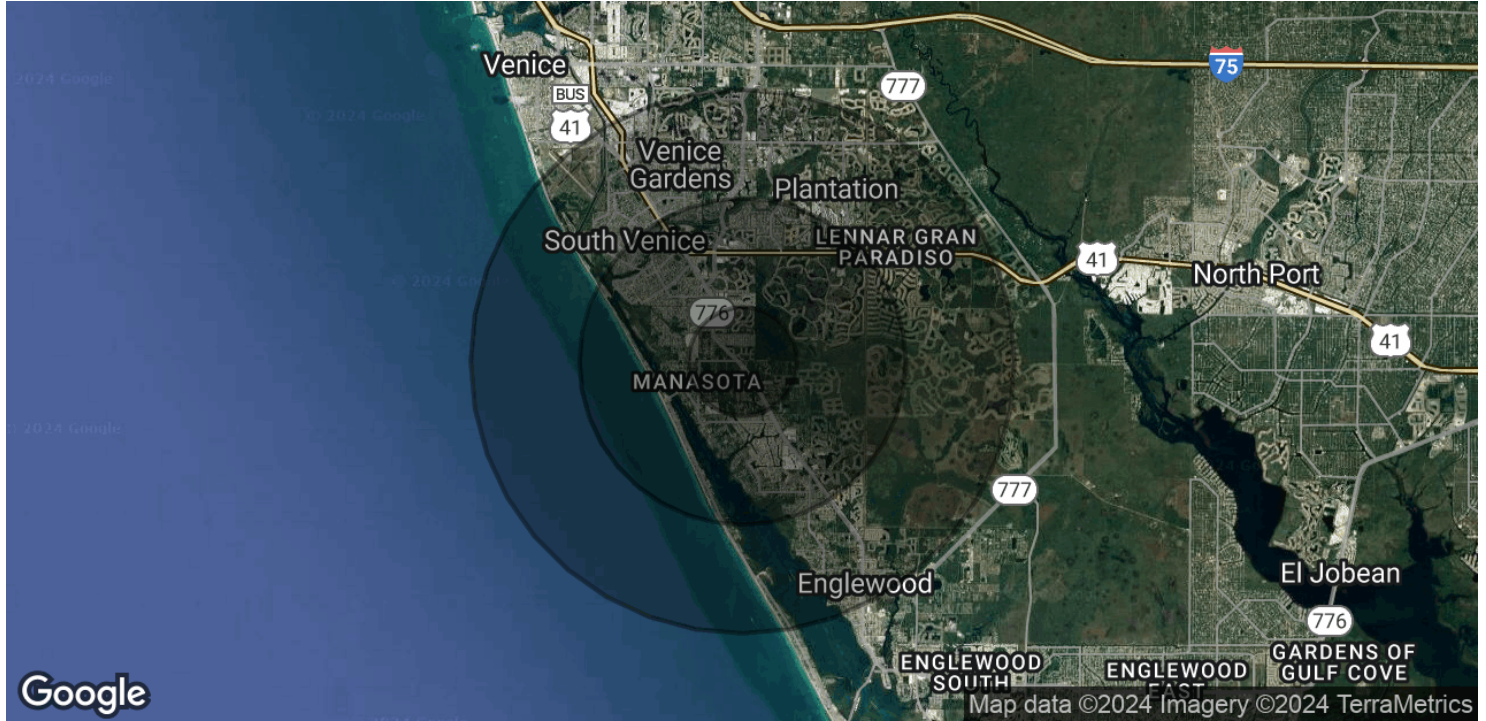
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POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|------------------------------------|--------|---------|---------|
| 2020 Population | 2,874 | 28,793 | 64,709 |
| 2025 Population | 3,229 | 31,321 | 69,470 |
| 2020-2025 Annual Rate (Population) | 2.36% | 1.70% | 1.43% |
| 2020 Male Population | 46.7% | 47.5% | 47.0% |
| 2020 Female Population | 53.3% | 52.5% | 53.0% |
| 2020 Median Age | 66.8 | 64.0 | 64.9 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------------------|----------|----------|----------|
| 2020 Total Households | 1,352 | 13,952 | 31,958 |
| 2025 Total Households | 1,510 | 15,185 | 34,281 |
| 2020 Average Household Size | 2.12 | 2.06 | 2.02 |
| 2020 Median Household Income | \$59,439 | \$61,623 | \$61,609 |
| 2025 Median Household Income | \$67,128 | \$67,479 | \$66,543 |
| 2020 Average Household Income | \$80,873 | \$85,581 | \$85,985 |
| 2025 Average Household Income | \$90.462 | \$94,512 | \$94,342 |

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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.