

SARASOTA :: FLORIDA

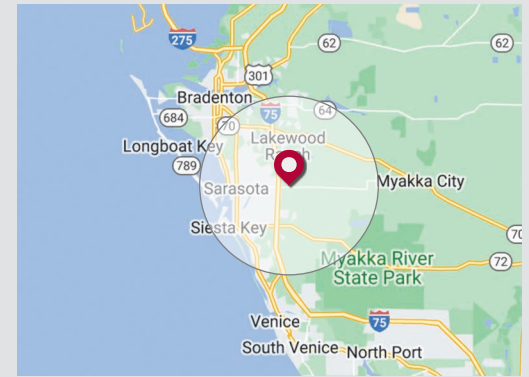
FRUITVILLE & TATUM

7725 Fruitville Road, Sarasota, FL 34240

AVAILABLE FOR LEASE
164,736 SF PROPOSED
INDUSTRIAL WAREHOUSE



LOCATION



Latitude: 27.340126 Longitude -82.415325

DEMOGRAPHICS

POPULATION

351,702
10 MILES

DAYTIME POP

397,664
10 MILES

BUSINESSES

21,310
10 MILES

EMPLOYEES

187,250
10 MILES

AVERAGE HHI

\$132,338
10 MILES

HOUSEHOLDS

159,902
10 MILES

Sarasota-Bradenton MSA: 914.2K

BENDERSON
DEVELOPMENT

5400 | REV-06.02.25

LARRY FINEBERG

C: 941.780.4934

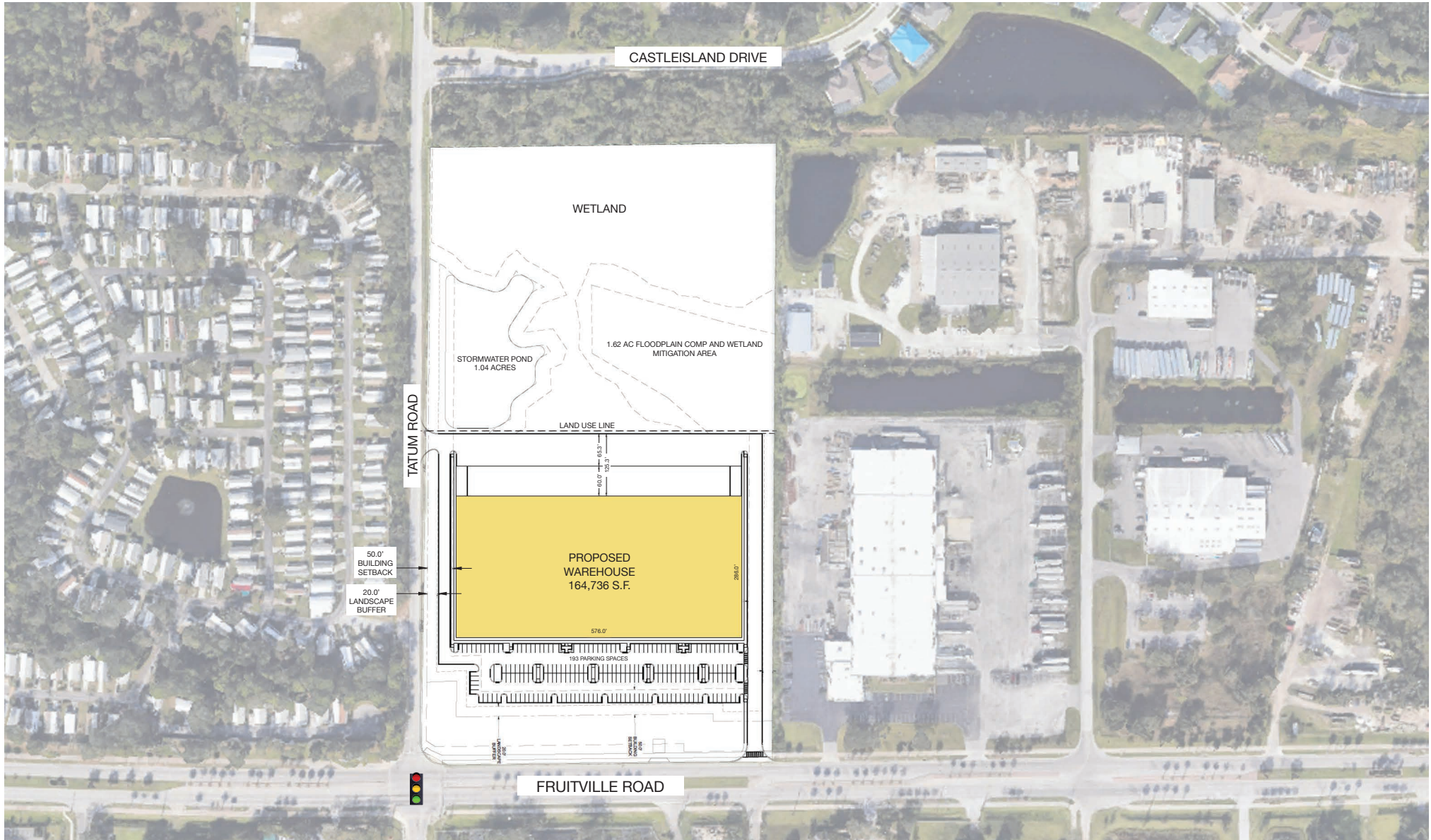
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BUFFALO | 570 Delaware Avenue | Buffalo, NY 14202 | 716.886.0211

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FRUITVILLE & TATUM | SITE PLAN



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PROPERTY HIGHLIGHTS

- Modern light-Industrial building with concrete tilt-wall construction
- Located less than 2 miles off I-75 at Fruitville Road (exit 210), offering convenient access to highway and nearby amenities
- Minutes from University Town Center featuring The Mall at UTC and over 4 Million square feet of shopping, restaurants, hotels and offices
- Campus-like setting with attractive landscaping
- High-profile signage opportunity with direct frontage along Fruitville Road
- 32' clear ceiling heights
- Generous parking and truck staging areas
- Dock-high and grade-loading
- ESFR fire sprinkler system