



1000 N Washington Blvd

Sarasota, FL 34234



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Executive summary



Property Facts

Year Built: 1965 Eff Year build : 1990

Land Area: 28,670 Sqft.

Building Square Feet: 1,924 Sqft.

Municipality: City of Sarasota

Roof Structure and Material: Elastomeric Membrane

Zoning: DTE - DOWNTOWN EDGE

Taxes 2024: \$14,575.77

Property Use: 1700 - Office - 1 story/single tenant

Frame: Masonry or poured concrete load-bearing walls

This 0.66-acre corner parcel is positioned at the highly visible, signalized intersection of US 301 (Washington Boulevard) and 10th Street, offering unmatched access, visibility, and versatility for forward-thinking developers. The property package includes a strategically located office building with a spacious driveway and dual ingress/egress onto both Washington Boulevard and 10th Street, as well as an income-producing residential unit that provides immediate cash flow while future development plans take shape.

With its DTE zoning, the site is primed for modern mixed-use development, encouraging residential, office, retail, or live/work concepts. A recent site plan proposed for the property envisioned a four-story mixed-use building featuring 36 residential units and approximately 7,700 square feet of office space, showcasing the strong development potential within this zoning framework. The location provides exceptional traffic exposure and connectivity, situated directly on US 301 with quick access to Fruitville Road (SR 780), Downtown Sarasota, and Interstate 75. Just minutes from the city's cultural venues, waterfront, and thriving restaurant scene, the property also benefits from strong walkability and bikeability, appealing to residents and professionals seeking an urban lifestyle.



Washington Blvd (301)

Washington Blvd (301)



Downtown Sarasota



Residential Dwelling



Area Overview



SARASOTA OVERVIEW

Sarasota: A Thriving Hub of Development

Sarasota is experiencing significant growth, with construction cranes now a common sight. The city has been named a top home market by Insurify, with 218.37 new residential units under construction per 100,000 residents. Recent updates reveal eight new downtown projects adding 573 residential units and 3,692 square feet of financial space. Additionally, 14 projects in key areas like Fruitville Road and U.S. 301 are adding 1,457 residential units, 104 assisted living units, 37 independent living units, 20 memory care units, 156 transient lodging units, and substantial commercial and office spaces.



DIVERSIFYING ECONOMY

Infotech, life sciences, professional services and clean technology are some of the growing sectors propelling the economy.



MANUFACTURING

The Sarasota metro is home to many manufacturing companies including PGT Innovations, Sun Hydraulics Corp., Helios Technologies and Tervis.



TOURISM INDUSTRY

A warm year-round climate, miles of beaches and an abundance of activities and attractions draw millions of tourists to the region during a typical year.

Economy



In addition to manufacturers, other major employers in the metro include SMH Healthcare, Venice HMA, Doctors Hospital of Sarasota, Florida Resource Management, Ritz-Carlton and FCCI Insurance Group.



Some of the top export products that the metro produces are fabricated metal products, computer and electronic products, and transportation equipment.



The Baltimore Orioles and the Pittsburgh Pirates conduct spring training in the metro, contributing to a robust and expanding tourism sector. Other sporting events include polo, powerboat racing and BMX.



The many museums and cultural activities such as the Ringling Museum of Art and the Sarasota Orchestra enhance the metro's quality of life.

ACCESSIBILITY AND CONNECTIVITY

Exploring Transportation and Flights in the Sarasota Metro Area

Situated in the southeastern part of the United States, Sarasota is bordered to the east by Interstate 75, a significant highway stretching 1,786 miles from Sault Ste. Marie at the Canada/U.S. border to Miami. Downtown Sarasota is easily accessible via the Fruitville Rd exit, while the historic Tamiami Trail (US-41) has connected Tampa and Miami since the 1920s. The Sarasota-Bradenton International Airport is a major hub for various airlines, including U.S. Airways, American Airlines, Delta, JetBlue, United, and Air Canada. In 2022, the airport welcomed nearly 3.8 million passengers, both from domestic and international flights.

CITY	FLIGHT TIME
ATLANTA	1 Hour 30 Minutes
CHARLOTTE	1 Hour 45 Minutes
WASHINGTON, D.C.	2 Hours 15 Minutes
NEW YORK CITY	2 Hours 50 Minutes

CITY	DRIVE TIME
TAMPA	1 Hour
ORLANDO	2 Hours 30 Minutes
MIAMI	3 Hours 30 Minutes
JACKSONVILLE	4 Hours 30 Minutes



SARASOTA
#7

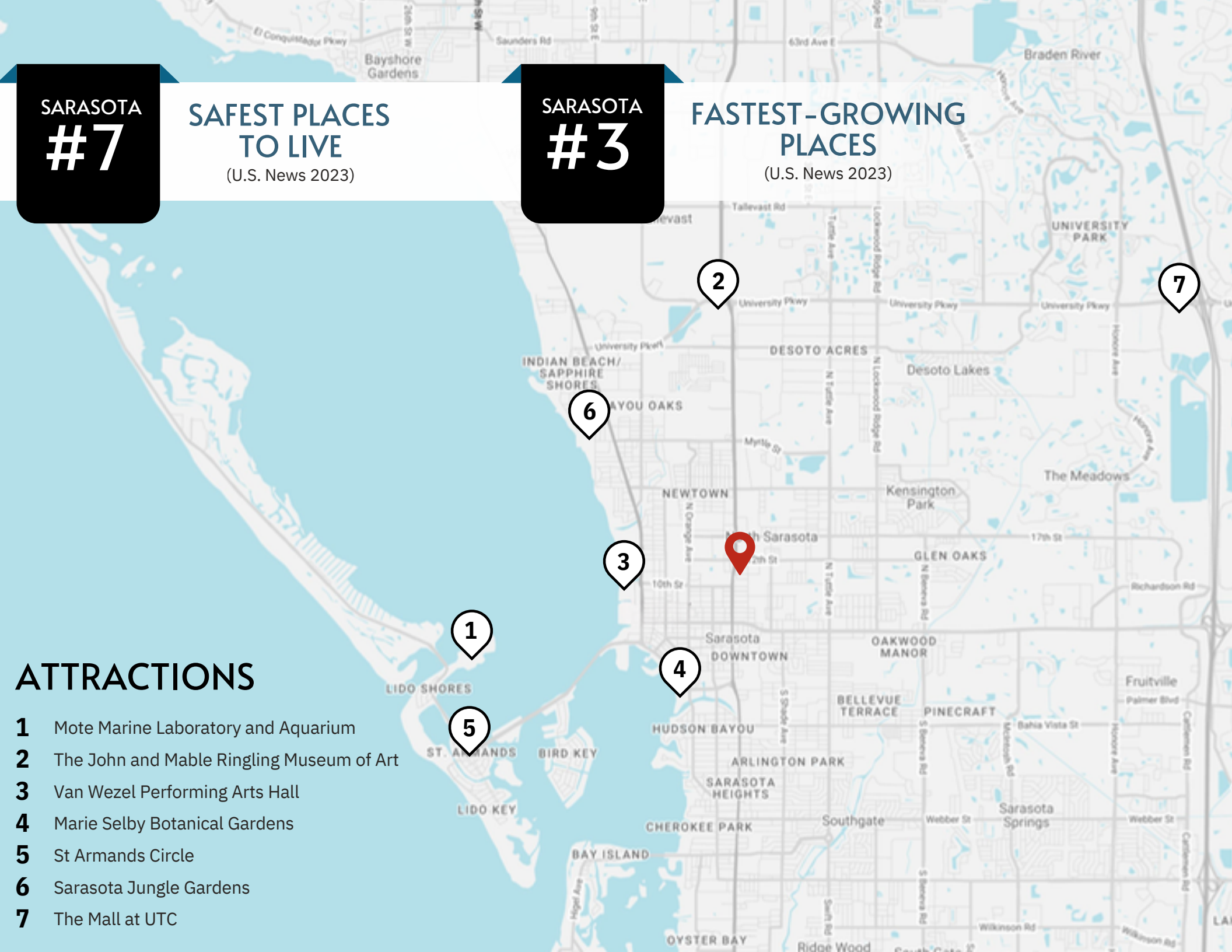
**SAFEST PLACES
TO LIVE**
(U.S. News 2023)

SARASOTA
#3

**FASTEST-GROWING
PLACES**
(U.S. News 2023)

ATTRACTIONS

- 1** Mote Marine Laboratory and Aquarium
- 2** The John and Mable Ringling Museum of Art
- 3** Van Wezel Performing Arts Hall
- 4** Marie Selby Botanical Gardens
- 5** St Armands Circle
- 6** Sarasota Jungle Gardens
- 7** The Mall at UTC



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