



ADDRESS

**3155 Clark Road
Sarasota, FL 34231**

PROPERTY FEATURES

- Traffic-Lit intersection
- Commercial General Zoning
- 37,000 Average Daily Traffic
- 12.5 Ft Interior Ceilings and 14.5 Ft Drive Thru Height
- Recently Received "No Further Action" Letter from FDEP

	1 Mile	3 Miles	5 Miles
Total Households:	5,418	30,992	64,662
Total Population:	11,214	65,317	142,229
Average HH Income:	\$54,457	\$73,458	\$74,531

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:

LEE DELIETO JR., P.A.

Broker Associate
941.323.0060
leedelietojr@michaelsaunders.com

LEON DELIETO SR., P.A.

Broker Associate
941.321.5803
leedelieto@michaelsaunders.com

WILL MARTIN

Commercial Advisor
941.302.9990
willmartin@michaelsaunders.com

TCN
WORLDWIDE
REAL ESTATE SERVICES

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$799,000
Building Size:	2,572 SF
Available SF:	
Lot Size:	16,958 SF
Price / SF:	\$310.65
Year Built:	1957
Zoning:	CG Commercial, General
Market:	Sarasota-Bradenton-North Port
Submarket:	Tampa-St Pete-Clearwater

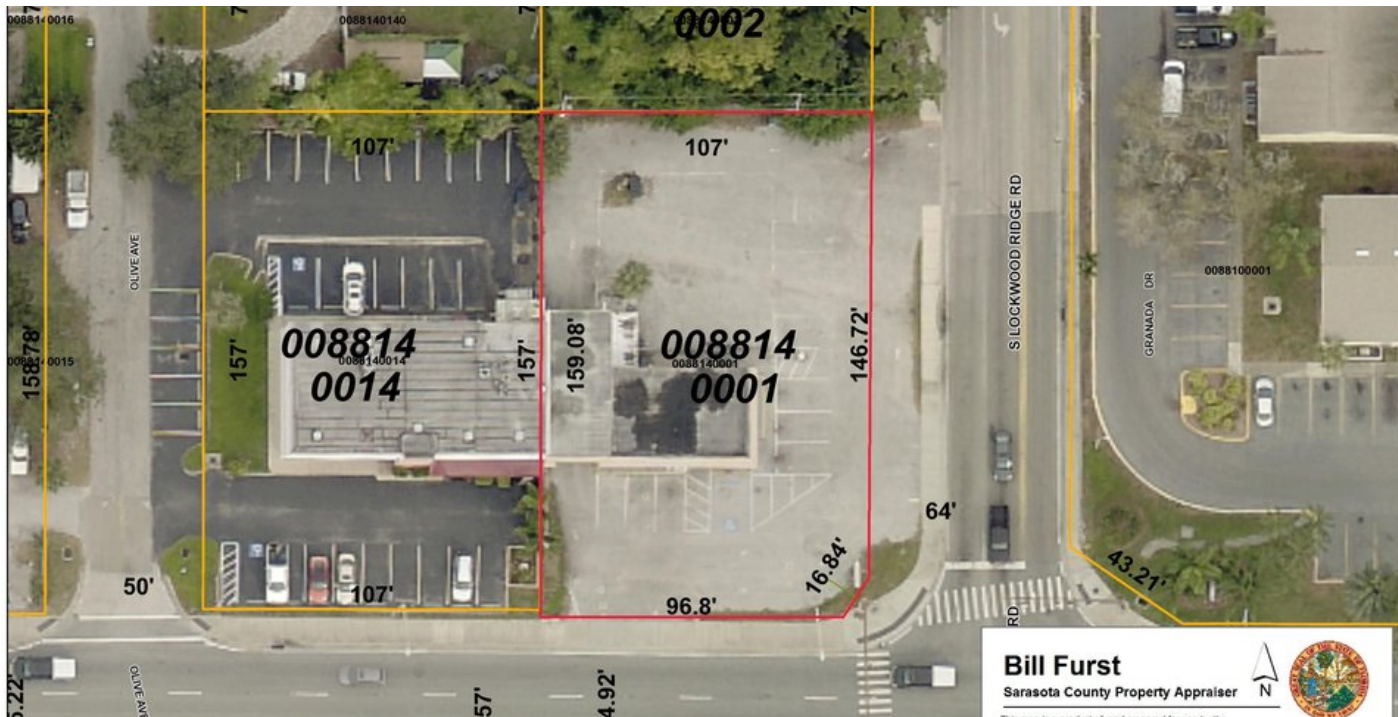
PROPERTY OVERVIEW

Back on the market! Recently closed drive-thru convenience store. Formerly a gas station however pumps have been removed. Water tables have been monitored over past year and site recently received "No Further Action" Letter from FDEP. Great location for a variety of uses. Located at a traffic-lit intersection along Clark Rd. with great visibility and high traffic counts. Property offered at \$799,000.

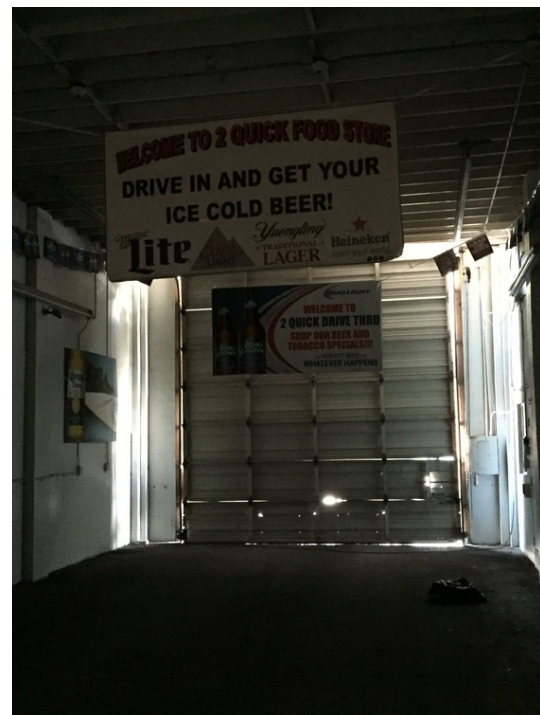
LOCATION OVERVIEW

This property is located at the Northwest corner of traffic-lit N Lockwood Ridge Rd. at the intersection of Clark. Rd. and Lockwood Ridge Rd. Straight shot to either US41 or I-75 along Clark makes this a very accessible site.

ADDITIONAL PHOTOS



Bill Furst
 Sarasota County Property Appraiser



Michael Saunders & Company
 LICENSED REAL ESTATE BROKER

TCN
 WORLDWIDE REAL ESTATE SERVICES

100 S WASHINGTON BLVD
 Sarasota, FL, 34236
 941.957.3730 | MSCcommercial.com

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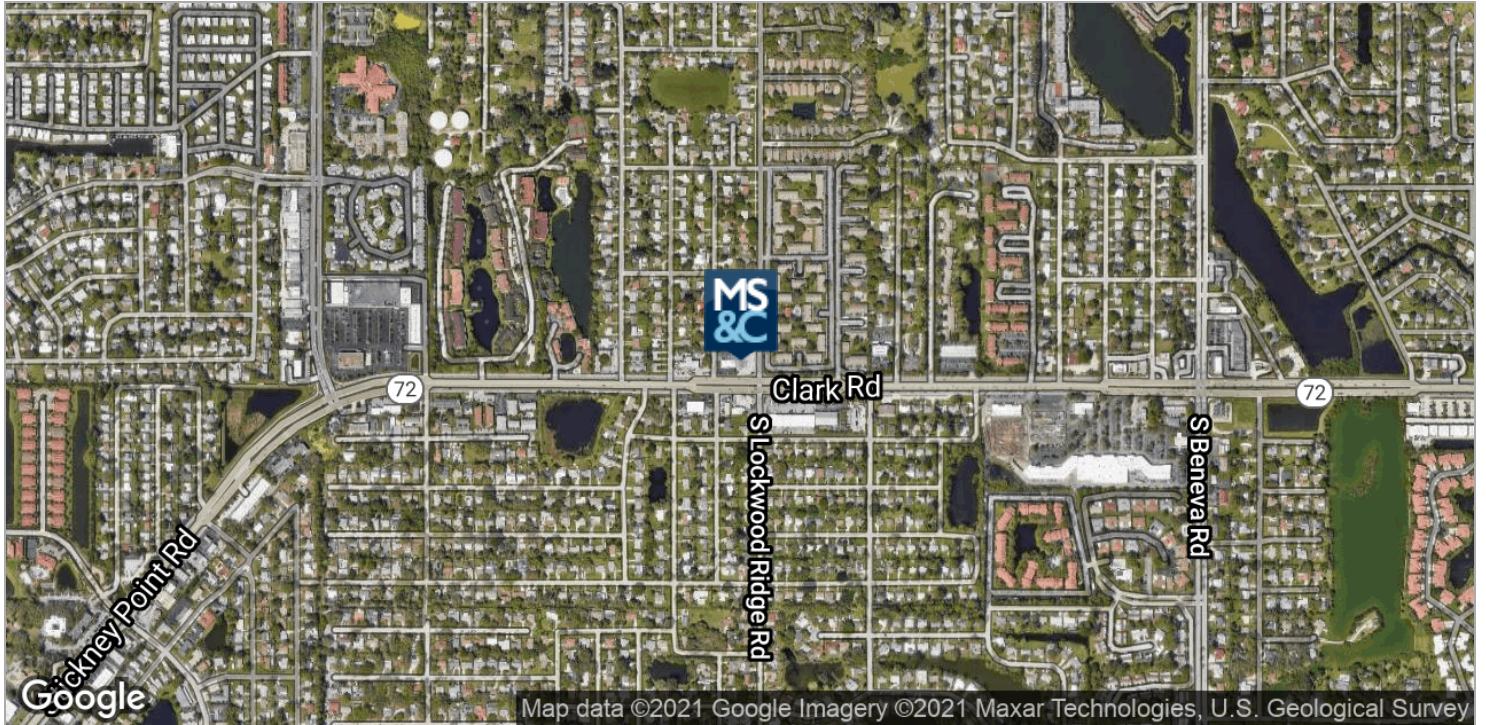
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LOCATION MAPS



Michael Saunders & Company
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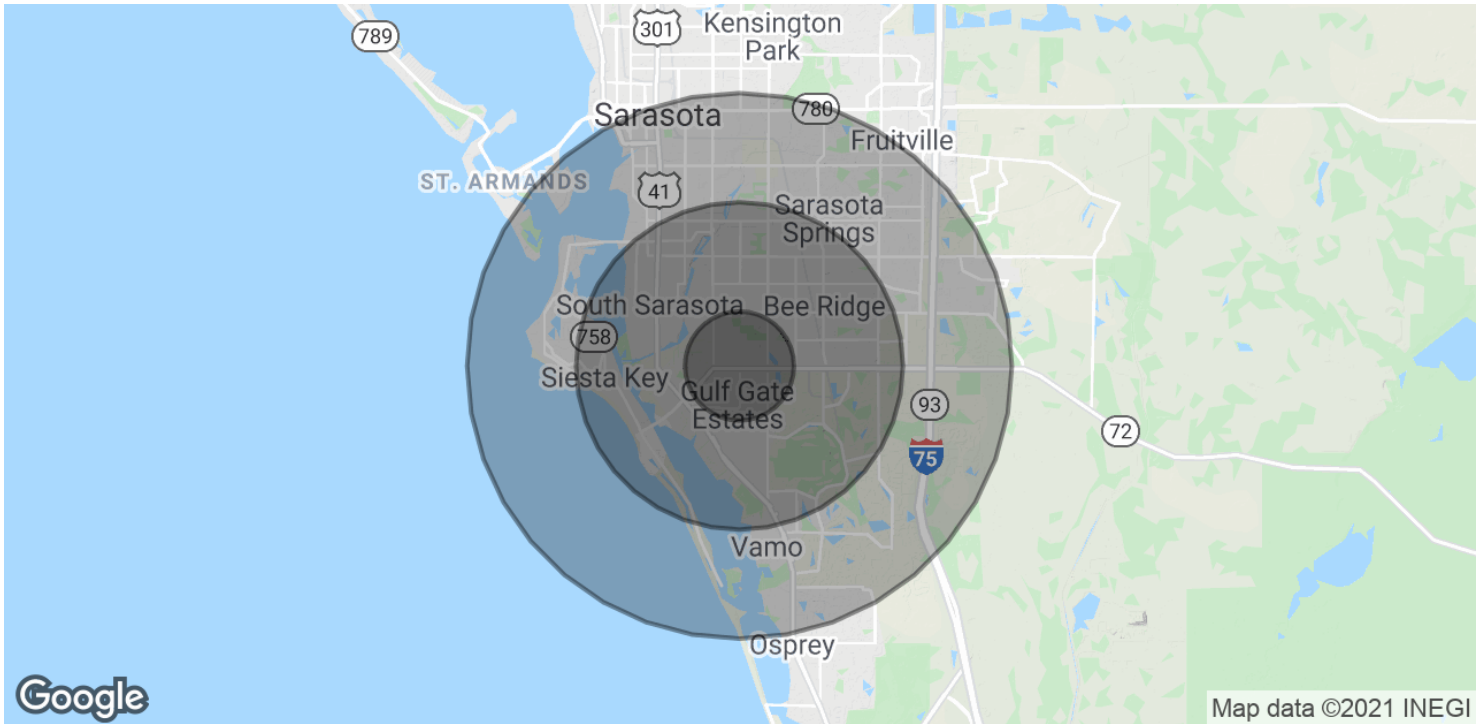
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	11,214	65,317	142,229
Median age	48.9	51.9	50.5
Median age (Male)	45.1	50.1	48.9
Median age (Female)	51.1	53.0	51.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	5,418	30,992	64,662
# of persons per HH	2.1	2.1	2.2
Average HH income	\$54,457	\$73,458	\$74,531
Average house value	\$228,889	\$320,111	\$325,835

* Demographic data derived from 2010 US Census

BIOGRAPHY I

LEE DELIETO JR., P.A.

Broker Associate



100 S Washington Blvd
Sarasota, FL 34236
T 941.323.0060
C 941.323.0060
leedelietojr@michaelsaunders.com
FL #BK702292

PROFESSIONAL BACKGROUND

A real estate sales and commercial specialist for 15+ years, Lee DeLieto Jr. offers a uniquely informed perspective on the Sarasota market, helping clients to make the right decisions about their investment strategies. In 2005, Lee joined his father, a seasoned Michael Saunders associate, to form the Company's top producing Commercial team. To date, this exceptional duo has closed on millions of dollars of commercial property, working diligently to achieve the objectives of clients and investors.

Lee's Commercial real estate services include commercial investment property, land development, site and land acquisition, office space and retail leasing, 1031 exchanges, and asset disposition. The DeLieto Team has the proven ability to make every investment, lease, acquisition/sale a profitable experience. Committed to the community they serve, both Lee Jr. and Sr. are actively involved in local organizations both civic and charitable. Lee Jr currently sits on the board as a community member for the Sarasota School of Arts and Sciences (SSA+S). As an active member in the business community, Lee Jr. is a recent past member of the Board of Directors for the Greater Sarasota Chamber of Commerce and Past Chair of their City Priorities Council. He is also the 2010 Past President of Commercial Investment Division (CID) under the Realtor Association of Sarasota and Manatee.

A graduate of the University of Florida, Lee has lived in Sarasota since 2005. Married to Valerie Wadsworth-DeLieto, a residential agent with Michael Saunders & Company, together they enjoy traveling across the United States on Lee's 2008 Harley Davidson.



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