



## FOR SALE: 23 PAD READY LOTS

The Artisan on Main: 2167 Main Street, Sarasota, FL 34237



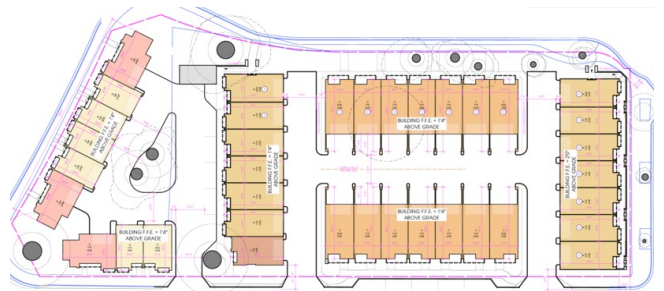
### PROPERTY OVERVIEW

23 pad ready, fee simple town home lots located in downtown Sarasota at the east end of Main St. with frontages on Audubon Place, Fruitville Rd, and Main St. The Artisan on Main consists of six town home buildings with pads #3 and 4 completed and sites for #1, 2, 5 and 6, vacant and pad ready.

- Priced below recent appraisal and cost
- Possible redesign with additional density

### PROPERTY SUMMARY

Sale Price:	\$2,530,000
Lot Size:	46,128 SF
Zoning:	DTC - Downtown Core
Price / SF:	\$47.00/SF



UPDATED: JULY 20, 2018

Presented By:

IAN BLACK, CCIM  
941.906.8688 x102  
ian@ian-black.com

STEVE HORN, CCIM  
941.906.8688 x107  
steve@ian-black.com

MELISSA HARRIS  
941.906.8688 x114  
melissa@ian-black.com

IANBLACK  
REAL ESTATE  
THE PLACE FOR SPACE

Information deemed reliable but not guaranteed. Prices subject to change without notice.  
Ian Black Real Estate | 1 South School Avenue | Suite 600 | Sarasota, FL 34237 | [ian-black.com](http://ian-black.com)



## The Artisan on Main

2167 Main Street , Sarasota, FL 34237



Presented By:

**IAN BLACK, CCIM**  
941.906.8688 x102  
ian@ian-black.com

**STEVE HORN, CCIM**  
941.906.8688 x107  
steve@ian-black.com

**MELISSA HARRIS**  
941.906.8688 x114  
melissa@ian-black.com

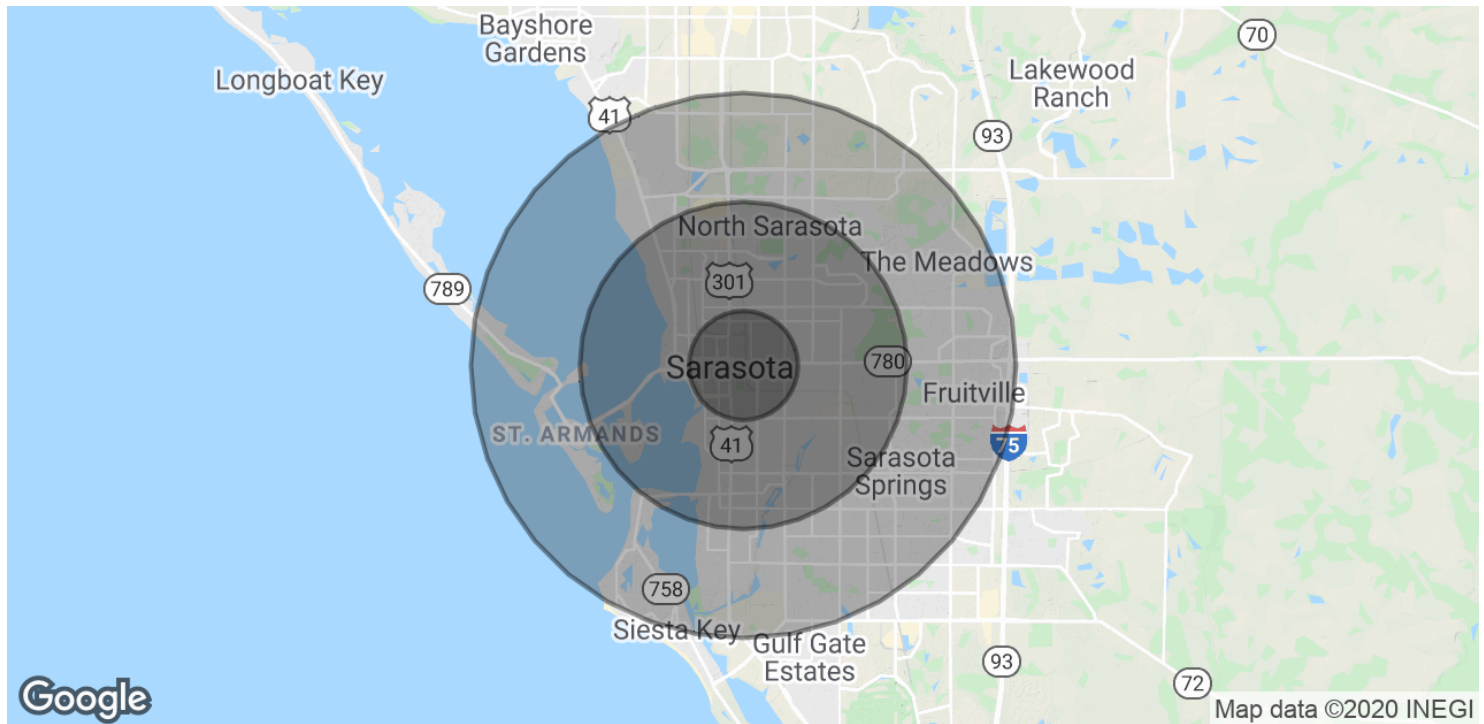
**IANBLACK**  
REALESTATE  
THE PLACE FOR SPACE

Information deemed reliable but not guaranteed. Prices subject to change without notice.

Ian Black Real Estate | 1 South School Avenue | Suite 600 | Sarasota, FL 34237 | [ian-black.com](http://ian-black.com)

## The Artisan on Main

2167 Main Street , Sarasota, FL 34237



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,368	78,488	161,482
Average age	36.7	44.1	46.0
Average age (Male)	33.6	42.2	44.4
Average age (Female)	40.2	46.3	47.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,971	33,698	70,700
# of persons per HH	2.5	2.3	2.3
Average HH income	\$50,767	\$61,235	\$68,061
Average house value	\$244,366	\$331,492	\$292,350

\* Demographic data derived from 2010 US Census

Presented By:

**IAN BLACK, CCIM**  
941.906.8688 x102  
ian@ian-black.com

**STEVE HORN, CCIM**  
941.906.8688 x107  
steve@ian-black.com

**MELISSA HARRIS**  
941.906.8688 x114  
melissa@ian-black.com

**IANBLACK**  
REAL ESTATE

THE PLACE FOR SPACE

Information deemed reliable but not guaranteed. Prices subject to change without notice.

Ian Black Real Estate | 1 South School Avenue | Suite 600 | Sarasota, FL 34237 | [ian-black.com](http://ian-black.com)