

# FREESTANDING DRIVE-THRU OUTPARCEL FOR LEASE

5720 Fruitville Road, Sarasota, FL



ALEX SCHEBOVITZ  
ASCHEBOVITZ@ARENAREI.COM  
(954) 599-3804

DRIVE THRU | 3,252 SF  
EXISTING BANK BUILDING

GEORGE SARKISIAN  
GEORGES@ARENAREI.COM  
(561) 322-8713



# PROPERTY HIGHLIGHTS



- Former 3,810 sf bank building with double lane drive-thru plus ATM lane on a 1.08-acre Lowes anchored out-parcel.
- Zoning: ILW
- Approximately 200' of frontage on Fruitville Rd, which boasts strong visibility to the 52,421 vehicles per day.
- Shared Access with adjoining Lowes parcel.
- National retailers in the immediate area are Lowe's, Sam's Club, Target, Publix, Winn-Dixie, Chick-fil-A, First Watch, Longhorn, Starbucks, Taco Bell, Bob Evans, Bank of America, PNC bank, and more.

## DEMOGRAPHICS

	1 Mile	3 Mile
Population	6,467	51,577
Households	10,100	58,288
Median Age	43.9	51.4
Median HH Income	\$77,918	\$70,529
Daytime Employees	7,597	26,982
Population Growth '23 - '28	0.9%	0.6%
Household Growth '23 - '28	0.8%	0.5%





# SURVEY



### ITEMS CORRESPONDING TO SCHEDULE B-II

- 22. Residencies, dedications, easements, setbacks and encroachments, if any, as indicated on sheets shown on Plat Book 21 recorded in Plat Book 2, at Pages 218 and 219B, of the Public Records of Sarasota County, Florida. THE SURVEYED PROPERTY LIES WITHIN THIS ITEM; HOWEVER, THIS ITEM CONTAINS NO PLOTTABLE EASEMENTS OR RESTRICTIONS AND THEREFORE IS NOT PLOTTED HEREON.
- 23. Easement Easement recorded in Official Records Book 1901, Page 418 of the Public Records of Sarasota County, Florida. THIS ITEM IS PLOTTED HEREON.
- 24. Declaration of Covenants, Conditions and Restrictions recorded in Instrument Number 2006256627, as amended in Instrument Number 2006256624, Instrument Number 2015011604, and Instrument Number 202318910 of the Public Records of Sarasota County, Florida. THIS ITEM IS BLANKET IN NATURE AND COVERS THE ENTIRE COMMON AREA OF THE SURVEYED PROPERTY FOR THE PURPOSE OF ADDRESS, EGRESS FOR ACCESS ROADS, VEHICULAR ACCESS, PEDESTRIAN PASSAGE, UTILITY FACILITIES, DIRECTIONAL SIGNS AND SOUTHERN LANDS ACCESS AND THEREFORE IS NOT PLOTTED HEREON. (SEE PAGE 2)
- 25. Memorandum of the Development Agreement recorded in Instrument Number 2005256538, as amended in Instrument Number 2009125513 of the Public Records of Sarasota County, Florida. THE SURVEYED PROPERTY LIES WITHIN THIS ITEM; HOWEVER, THIS ITEM CONTAINS NO PLOTTABLE EASEMENTS OR RESTRICTIONS AND THEREFORE IS NOT PLOTTED HEREON.
- 26. Easement(s) in favor of Lovell Home Centers Inc. recorded in Instrument Number 2006126514, of the Public Records of Sarasota County, Florida. THIS ITEM IS BLANKET IN NATURE AND COVERS THE ENTIRE COMMON AREA OF THE SURVEYED PROPERTY FOR THE PURPOSE OF PERFORMING CERTAIN ENVIRONMENTAL ACTIVITIES AND TASKS AND THEREFORE IS NOT PLOTTED HEREON.
- 27. Permanent Non-Exclusive Tractway and Maintenance Easement recorded in Instrument Number 2008151195, of the Public Records of Sarasota County, Florida. THIS ITEM IS PLOTTED HEREON.
- 28. Easement(s) in favor of Florida Power and Light Company recorded in Instrument Number 2002151475, of the Public Records of Sarasota County, Florida. THIS ITEM IS PLOTTED HEREON.
- 29. Declaration of Restrictive Covenant recorded in Instrument Number 2011022253, of the Public Records of Sarasota County, Florida. THE SURVEYED PROPERTY LIES WITHIN THIS ITEM; HOWEVER, THIS ITEM CONTAINS NO PLOTTABLE EASEMENTS OR RESTRICTIONS AND THEREFORE IS NOT PLOTTED HEREON.

### ZONING INFORMATION

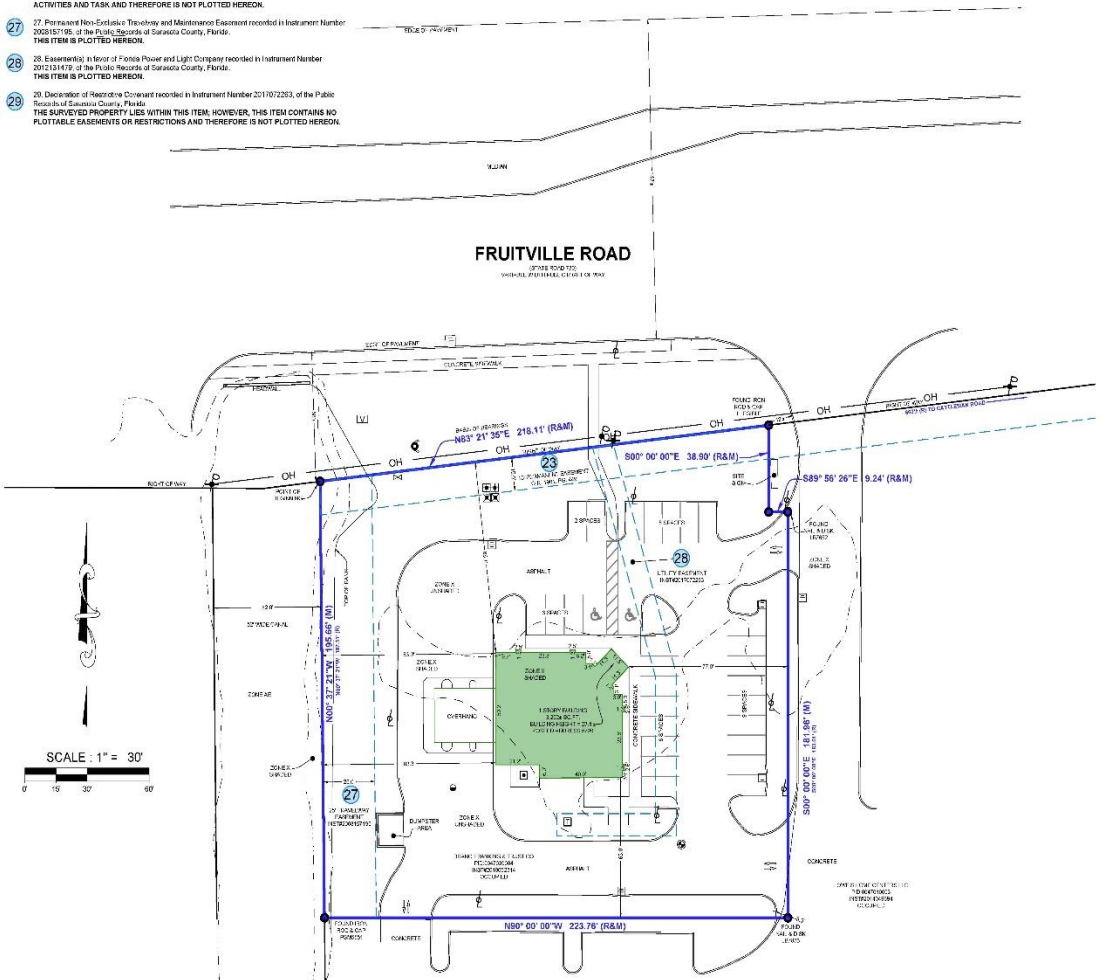
THE SURVEYOR WAS NOT PROVIDED WITH ZONING INFORMATION PURSUANT TO TABLE A ITEM 5a.

### VICINITY MAP - NOT TO SCALE



### MISCELLANEOUS NOTES

- (M1) SURVEY PREPARED BY THE SURVEYOR WAS PREPARED BY BOCK AND CLARK CORPORATION, 11000 N. WINDY HOLLOW BLVD., SUITE 100, TAMPA, FL 33627. PHONE: 813-747-8907 OR EMAIL: INFO@BOCKANDCLARK.COM.
- (M2) AN ADDRESS OF 5700 FRUITVILLE ROAD WAS POSTED ON THE SURVEYED PROPERTY.
- (M3) THE SURVEYED PROPERTY CONTAINS AN AREA OF 1.069 ACRES (46,932 SQUARE FEET), MORE OR LESS.
- (M4) ONLY OBSERVABLE SURFACE AND ABOVE-GROUND STRUCTURES WERE LOCATED. NO UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATION FOOTINGS, WERE LOCATED. SOME FEATURES SHOWN ON THIS PLAN MAY BE SHOWN OUT OF SCALE FOR CLARITY. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
- (M5) THERE ARE 27 STRIPED REGULAR PARKING SPACES AND 2 STRIPED HAND-CAPPED PARKING SPACES FOR A TOTAL OF 29 STRIPED PARKING SPACES ON THE SURVEYED PROPERTY.
- (M6) NO DIVISION OR PARTY WALLS WERE DESIGNATED BY THE CLIENT OR LOCATED BY SURVEYOR WITH RESPECT TO ADJOINING PROPERTIES.
- (M7) THE LOCATION OF THE UTILITIES SHOWN HEREON ARE FROM OBSERVED VISIBLE EVIDENCE OF ABOVE-GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF SUB-TERRANEAN USES. ALWAYS CALL SUNSHINE 811 BEFORE YOU DIG. THEY NOTIFY UTILITY COMPANIES WHERE YOU ARE PLANNING TO DIG. THE UTILITY SENSORS ALLOW YOU TO MARK THE APPROXIMATE LOCATION OF UNDERGROUND LINES, PIPES AND CABLES ON THE SURVEYED PROPERTY. THE PROCESS TAKES TWO FULL BUSINESS DAYS - DAY 1 STARTS THE DAY AFTER YOU CALL. WORKING EDUCATION ON THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY COMPLETELY AND RELIABLY DEFINED, UNLESS ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED. THE CLIENT IS ADVISED THAT EXCAVATION AND/OR PRIVATE UTILITY LOCATE SERVICES MAY BE NECESSARY. NO UNDERGROUND UTILITIES OR IMPROVEMENTS WERE LOCATED BY THE SURVEYOR AND IS NOT LIABLE FOR UTILITIES OBSTRUCTED OR COVERED FROM VIEW.
- (M8) AT THE TIME OF SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH-MOVING WORK, BUILDING CONSTRUCTION, BUILDING ADDITIONS.
- (M9) AT THE TIME OF SURVEY, THE SURVEYOR WAS UNAWARE OF ANY PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES OR OBSERVABLE EVIDENCE OF STREET OR SIDEWALK REPAIRS.
- (M10) THE SURVEYED PROPERTY HAS INDIRECT ACCESS TO FRUITVILLE ROAD, A VARIABLE WIDTH DEDICATED PUBLIC RIGHT-OF-WAY AND CATTLEMAN ROAD, A VARIABLE WIDTH DEDICATED PUBLIC RIGHT-OF-WAY, VIA ITEM 24 AS SHOWN HEREON.
- (M11) OWNERSHIP OF FENCES, IF ANY, WAS NOT DETERMINED UNDER THE SCOPE OF THIS SURVEY.
- (M12) THERE ARE NO GAPS, GORES, OVERLAYS OR HIATUS INHERENT TO THE SURVEYED PROPERTY BASED ON THE FIELD SURVEY PERFORMED AND THE TITLE COMMITMENTS PROVIDED.
- (M13) BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF FRUITVILLE ROAD, SARASOTA COUNTY, FLORIDA TO BEAR N 82° 30' 00" E, PER RECORD DESCRIPTION.
- (M14) THIS SURVEY IS NOT INTENDED FOR CONSTRUCTION OR CONSTRUCTION DESIGN PURPOSES.
- (M15) ADDITIONAL INFORMATION SHOWN HEREON WAS OBTAINED FROM THE COUNTY'S PROPERTY APPRAISER WEBSITE.
- (M16) AT THE TIME OF SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A BURIAL GROUND OR CEMETERY.
- (M17) BUILDING HEIGHTS WERE TAKEN AT THE LOCATION SPECIFIED HEREON.
- (M18) FLOOD ZONE LOCATION SHOWN HEREON WERE COLLECTED FROM REFERENCED FLOOD INSURANCE RATE MAP (FIRM) AND ARE APPROXIMATE. BASE FLOOD ELEVATIONS ARE REFERENCED TO NAVD83 DATUM.



### LEGEND OF SYMBOLS & ABBREVIATIONS

- LIGHT POLE
- SIGNAL LIGHT
- SANITARY MANHOLE
- POWER POLE (WITH MARKS)
- TRAFFIC SIGNAL BOX
- CLEAN OUT
- GUY WIRE
- SIGNAL LIGHT POLE
- GRAZE TRAP
- ELECTRIC MANHOLE
- VALVE
- GAS MANHOLE
- ELECTRIC METER
- SIGN (AS NOTED)
- GAS VALVE
- TRANSFORMER
- TOWER
- GAS METER
- AIR CONDITIONER UNIT
- MONITORING WELL
- HAND-CAPPED PARKING
- TELEPHONE MANHOLE
- WATER VALVE
- (R) RECORD
- TELEPHONE PEDESTAL
- FIRE HYDRANT
- (M) MEASURED
- CABLE BOX
- DIMENSE FIRE HYDRANT
- CALCULATED
- WATER END SECTION
- WATER MANHOLE
- PLAT
- STORM DRAIN MANHOLE
- BACKFLOW PREVENTER
- PD PAGE
- STORM DRAIN INLET
- WATER METER
- D.R. OFFICIAL RECORDS
- STORM PIPE
- WELL HEAD
- P.B. PLAT BOOK
- SET OR FOUND 8" IRON ROD CAP WALL & TIE, UNLESS OTHERWISE NOTED
- BENCH-MARK
- F.O.D.T. FLORIDA DEPARTMENT OF TRANSPORTATION
- BOUNDARY LINE
- EASEMENT LINE
- BUILDING LINE
- OH --- OVERHEAD WIRES
- SETBACK LINE
- FENCE LINE

### FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONES X (UNSHADED) & AE (SHADED) OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 22044, MAP NUMBER 21102184G WHICH BEARS AN EFFECTIVE DATE OF MARCH 27, 2024 AND IS PARTIALLY IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FEMA SOURCE EFFECTIVE FIRM COVER BY PERMIT TO CREATE ON MAY 16, 2024. WE HAVE CLARIFIED THIS COMMUNITY ZONE CURRENTLY PARTICIPATE IN THE PROGRAM AND FIELD SURVEYS WAS PERFORMED TO DETERMINE THIS ZONE. AND FLOOD ELEVATION CERTIFICATES MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

### PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
06/11/2024	FIRST DRAFT		
06/20/2024	NETWORK COMMENTS		
FIELD WORK: PC	DRAWN: PC	CHECKED BY: ML	PS & PG

### SIGNIFICANT OBSERVATIONS

NONE APPARENT.

### LEGAL

THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION.

### RECORD DESCRIPTION

Outpart "A"  
 A part of Tract 32 of Palmer Farms First Unit, as shown on the map or plat thereof recorded in Plat Book 2, on Page 219, of the Public Records of Sarasota County, Florida, being more particularly described as follows:  
 Begin at the Point of Intersection of the Southern Right-of-Way Line of State Road 700 (Fruitville Road) as shown on State of Florida Department of Transportation Right-of-Way Map Section 11075-029 (2411) dated and underwritten February 10, 1974 with the Westerly Line of said Tract 32, thence along said Southern Right-of-Way Line North 83 degrees 21 minutes 30 seconds East 213.11 feet, thence South 28.95 feet, thence East 8.23 feet, thence South 183.61 feet, thence West 225.74 feet to the Westerly Line of said Tract 32, thence along said Westerly Line North 02 degrees 27 minutes 21 seconds East, 917.31 feet, to the Point of Beginning.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY WESTCOOR LAND TITLE INSURANCE COMPANY, COMMITMENT NO. 24030701, DATED MAY 02, 2024.

### ALTA/NSPS LAND TITLE SURVEY

for  
**Genesis Portfolio**  
 NV5 Project No. 202401256, 008  
 5720 Fruitville Road, Sarasota, FL

BASED UPON TITLE COMMITMENT NO. 24-30731  
 OF WESTCOOR LAND TITLE INSURANCE COMPANY  
 BEARING AN EFFECTIVE DATE OF MAY 02, 2024 @ 8:00 A.M.

*Surveyor's Certification*  
 I, the undersigned, being a duly Licensed Surveyor in the State of Florida, do hereby certify that this is a true and correct copy of the original survey as shown on the map or plat thereof recorded in Plat Book 2, on Page 219, of the Public Records of Sarasota County, Florida, being more particularly described as follows:  
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6a, 6b, 7a, 7b, 7c, 8, 9, 10, 13, 14, 16, 17, and 19 of Table A thereof. The field work was completed on May 06, 2024.

ALSO:  
 I, MARK G. LEIST, HEREBY CERTIFY THAT THIS SKETCH OR THE BOUNDARY SURVEY REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES AND CHAPTER 51-17 OF THE FLORIDA ADMINISTRATIVE CODE.

**PRELIMINARY**  
 MARK G. LEIST  
 REGISTRATION NO. PRM 5636  
 IN THE STATE OF FLORIDA  
 DATE OF FIELD SURVEY: MAY 6, 2024  
 DATE OF LAST REVISION: MAY 02, 2024  
 NETWORK PROJECT NO. 202401256-008-ALTA  
 THIS SURVEY IS CERTIFIED TO DATE OF FIELD SURVEY, NOT DATE OF SIGNATURE. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL, RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. SHEET 1 OF 2

**NV5**  
**REAL ESTATE TRANSACTION SERVICES**  
**1-800-SURVEYS (787-8397)**

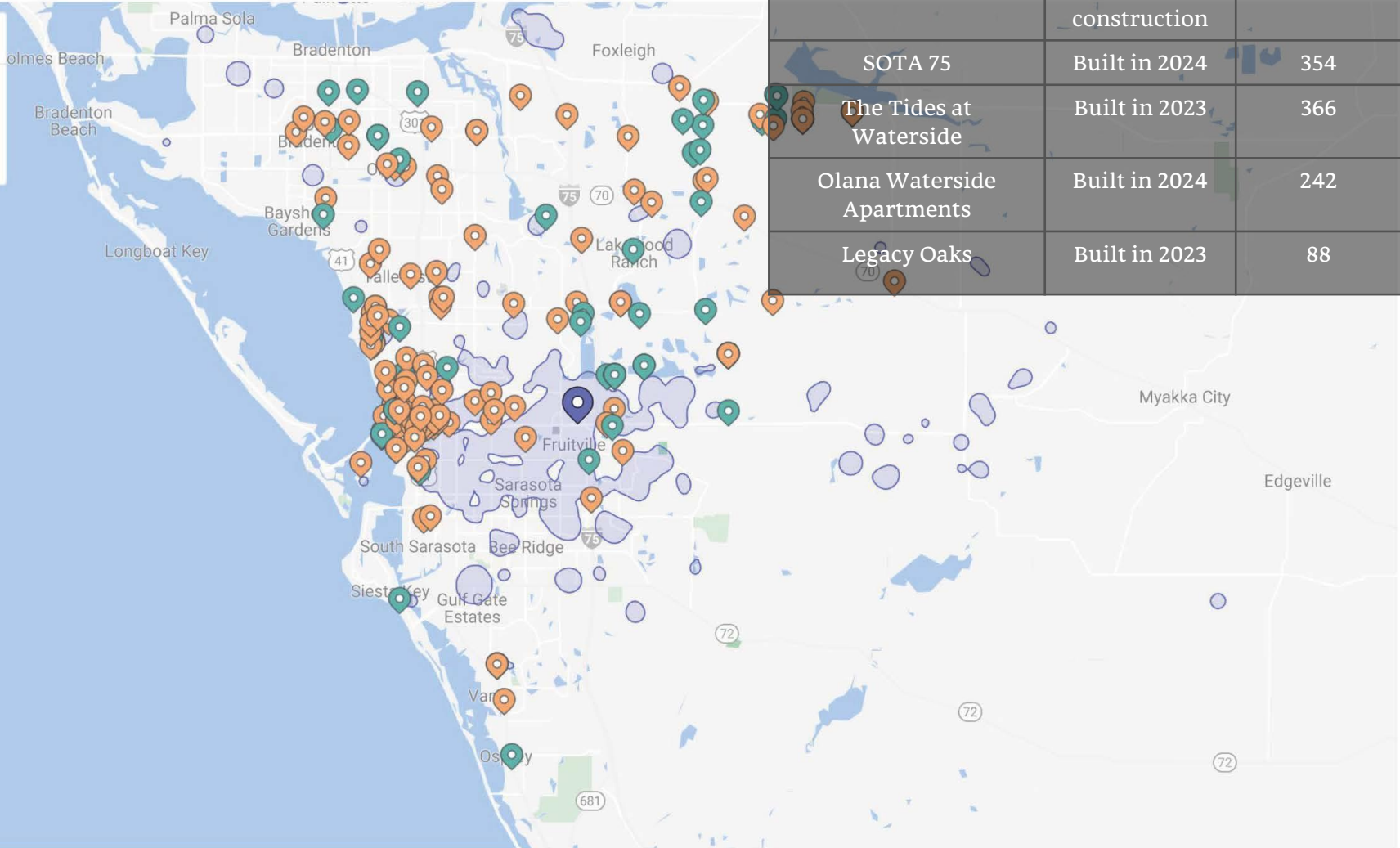
# RESIDENTIAL DEVELOPMENT IN AREA



## Planned Development

**Truist**  
5720 Fruitville Rd, Sarasota, FL 34232 # 50210

- Dev Stage**
- N/A
  - Planning
  - Construction



Project Name	Status	# Units
Sorento	Built in 2024	300
The Concord	Under construction	257
SOTA 75	Built in 2024	354
The Tides at Waterside	Built in 2023	366
Olana Waterside Apartments	Built in 2024	242
Legacy Oaks	Built in 2023	88

Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.