

# CENTURY 21 COMMERCIAL.

Beggins Enterprises



## 7720 Tuttle Ave

7720 Tuttle Avenue  
Sarasota, FL 34243

Contact:  
**Michael Reichenbach**  
CCIM, CIPS, Commercial Broker  
Phone : 727-641-5918  
License: BK3090000  
Email : [MichaelReichenbach@c21be.com](mailto:MichaelReichenbach@c21be.com)

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## PROPERTY INFO:

### 7720 TUTTLE AVE

#### PURCHASE PRICE:

\$1,500,000.00

#### PROPERTY ADDRESS:

7720 TUTTLE AVENUE  
SARASOTA, FL 34243

#### PROPERTY SIZE

100,623 SQ. FT.

#### LAND SIZE

2.31 ACRES

#### COMPANY DISCLAIMER

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## PROPERTY OVERVIEW

Title: A Golden Opportunity: 2.311-Acre Corner Parcel for Development

Unveiling a unique investment opportunity, a nearly square 2.311-acre corner parcel is now available for development. This rare offering presents an exceptional prospect for analytical investors seeking robust fundamentals and visionary developers aspiring for high-impact projects.

Strategically located, this parcel offers the advantage of corner positioning, providing increased visibility and accessibility. Its nearly square shape ensures optimal utilization of space, allowing for versatile design possibilities.

For investors, this property promises strong returns, backed by its prime location and substantial acreage.

### **7720 Tuttle Ave**

*Sarasota FL 34243*



## 7720 TUTTLE AVE

7720 Tuttle Avenue, Sarasota, FL, 34243

### DETAILED PROPERTY DESCRIPTION

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Offered for development, this nearly square 2.311-acre corner parcel presents a rare opportunity for both analytical investors seeking strong fundamentals and visionary developers looking for high-impact visibility in a central, high-demand corridor. Strategically located just 3 miles from the airport, 5 miles to I-75, and approximately 5 miles to downtown Sarasota, the property benefits from exceptional regional connectivity, efficient commute patterns, and proximity to major employment, medical, and lifestyle centers that consistently drive housing and commercial demand. Positioned at a signalized, multi-lane intersection on Tuttle Avenue, the site enjoys excellent frontage, clear sightlines, and favorable traffic exposure. All critical elements for retail, office, medical, or service-oriented users, while also offering practical ingress and egress for residential traffic if developed for single-family homes, townhomes, or multifamily units (all subject to zoning and entitlement approvals). The parcel's size, shape, and corner configuration support efficient site design, parking layout, and circulation planning, helping maximize buildable area and operational functionality, while the surrounding roadway infrastructure supports steady daily traffic volumes that strengthen both residential convenience and commercial viability. From an analytical perspective, the location within an established growth corridor aligns with broader Sarasota/Manatee regional economic development strategies that prioritize well-planned infill, mixed-use potential, and employment-adjacent housing, contributing to long-term stability and absorption. From a driver's standpoint, the property delivers what matters most: visibility, access, flexibility, and momentum, all key ingredients for projects that must perform quickly in these competitive markets. Nearby major roads and arterials provide seamless access to beaches, downtown, healthcare, education, and retail hubs, enhancing lifestyle appeal for residents and traffic for businesses. Zoning and specific development pathways are to be determined per your proposed use, allowing a buyer to tailor the entitlement strategy to current market conditions, whether targeting residential density, hybrid concepts, or limited ancillary commercial. With strong locational metrics, adaptable development options, and alignment with continued regional growth trends, this parcel offers a compelling blend of practicality, performance potential, and future-forward positioning for developers, investors, and owner-users seeking a strategically placed site in one of Southwest Florida's most consistently active markets.

# PROPERTY PHOTOS

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# PROPERTY PHOTOS

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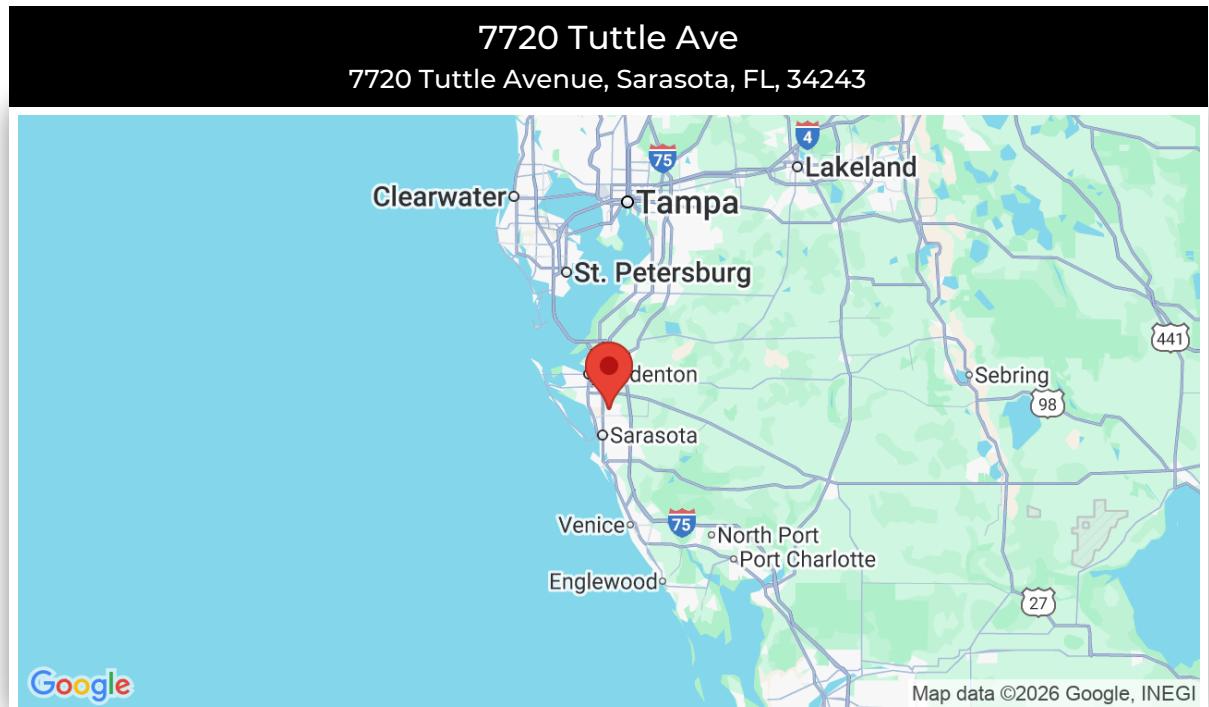
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## 7720 TUTTLE AVE

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### AREA LOCATION MAP

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Michael Reichenbach  
CCIM, CIPS, Commercial Broker  
CENTURY 21 Begins Enterprises  
Phone: 727-641-5918  
License: BK3090000  
Email: MichaelReichenbach@c21be.com  
www.mikedonnare.com

14995 Gulf Boulevard Suite D1, Madeira Beach FL  
33708



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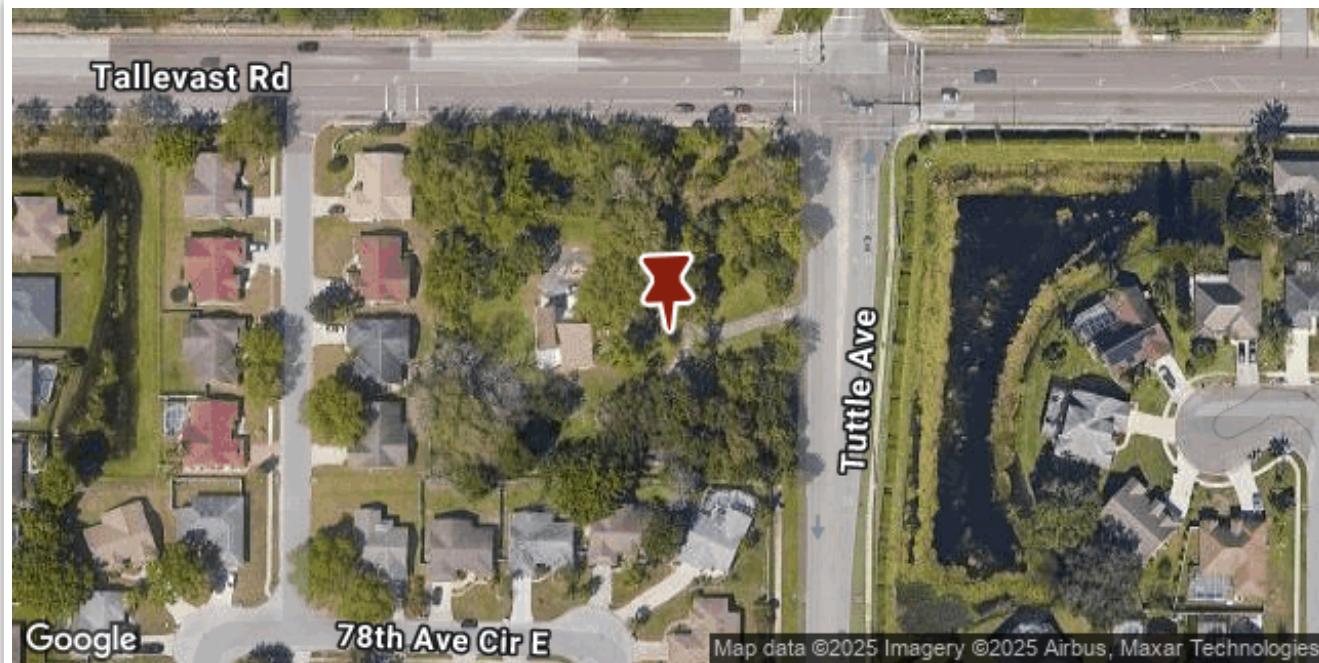
AERIAL ANNOTATION MAP

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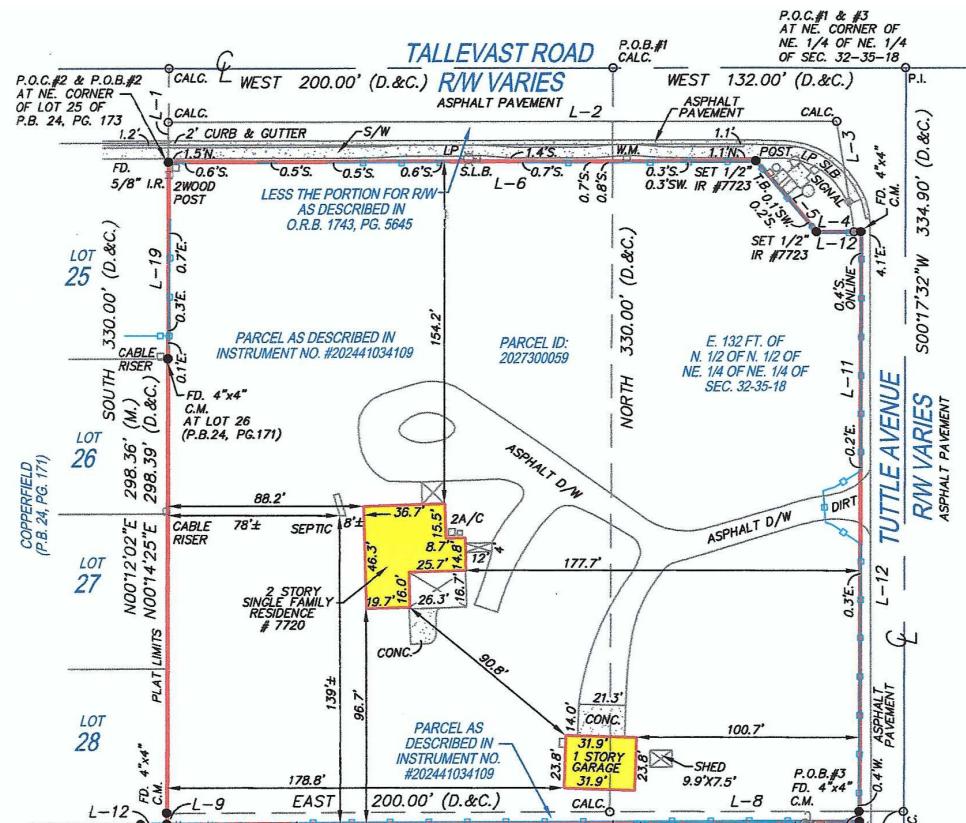
CENTURY 21 Beggins Enterprises  
Phone: 727-641-5918  
Email: MichaelReichenbach@c21be.com  
www.mikedonrare.com  
1495 Gulf Boulevard Suite D1, Madeira Beach FL  
33708

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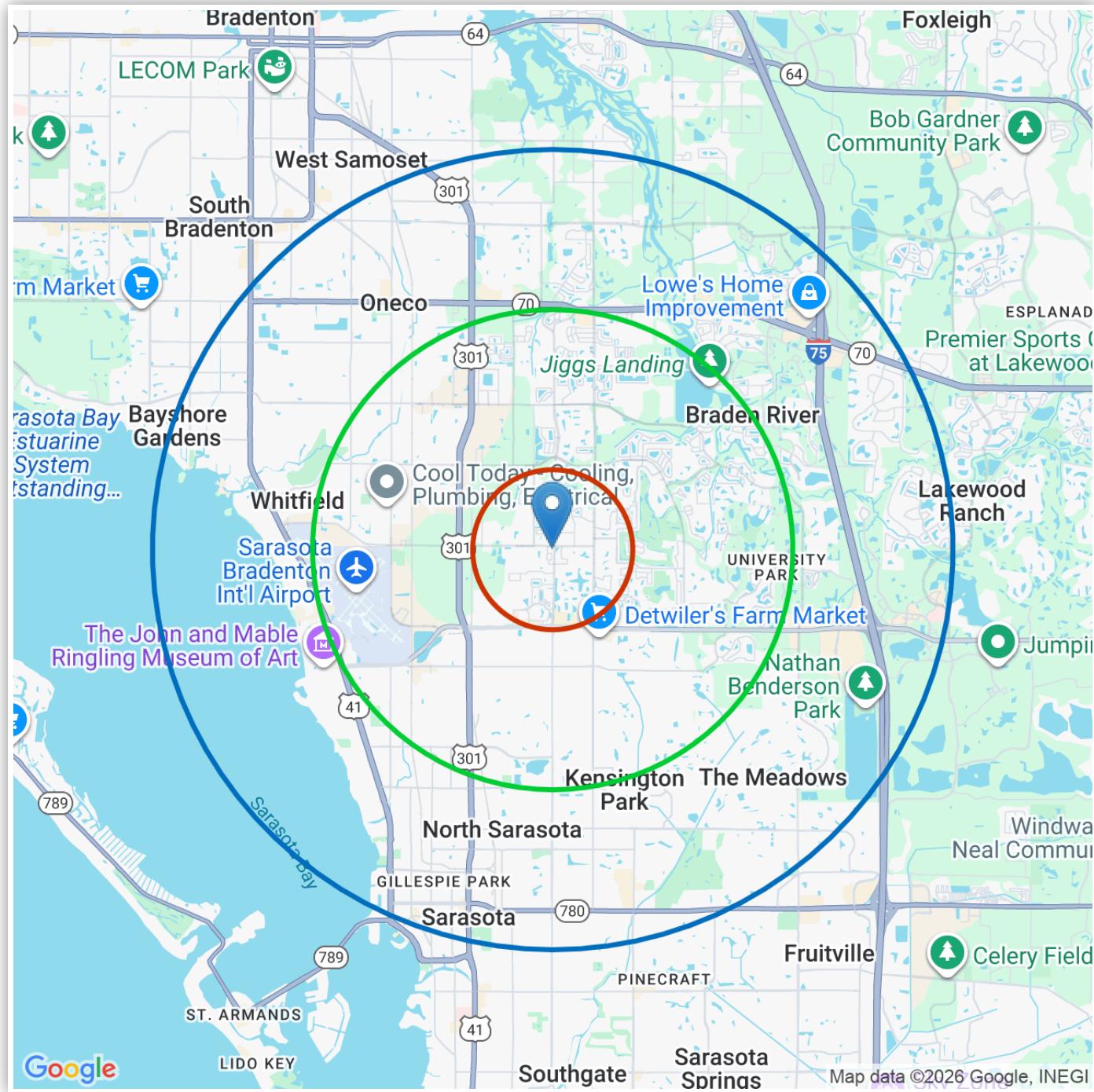
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**7720 TUTTLE AVE**

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LOCATION/STUDY AREA MAP (RINGS: 1, 3, 5 MILE RADIUS)

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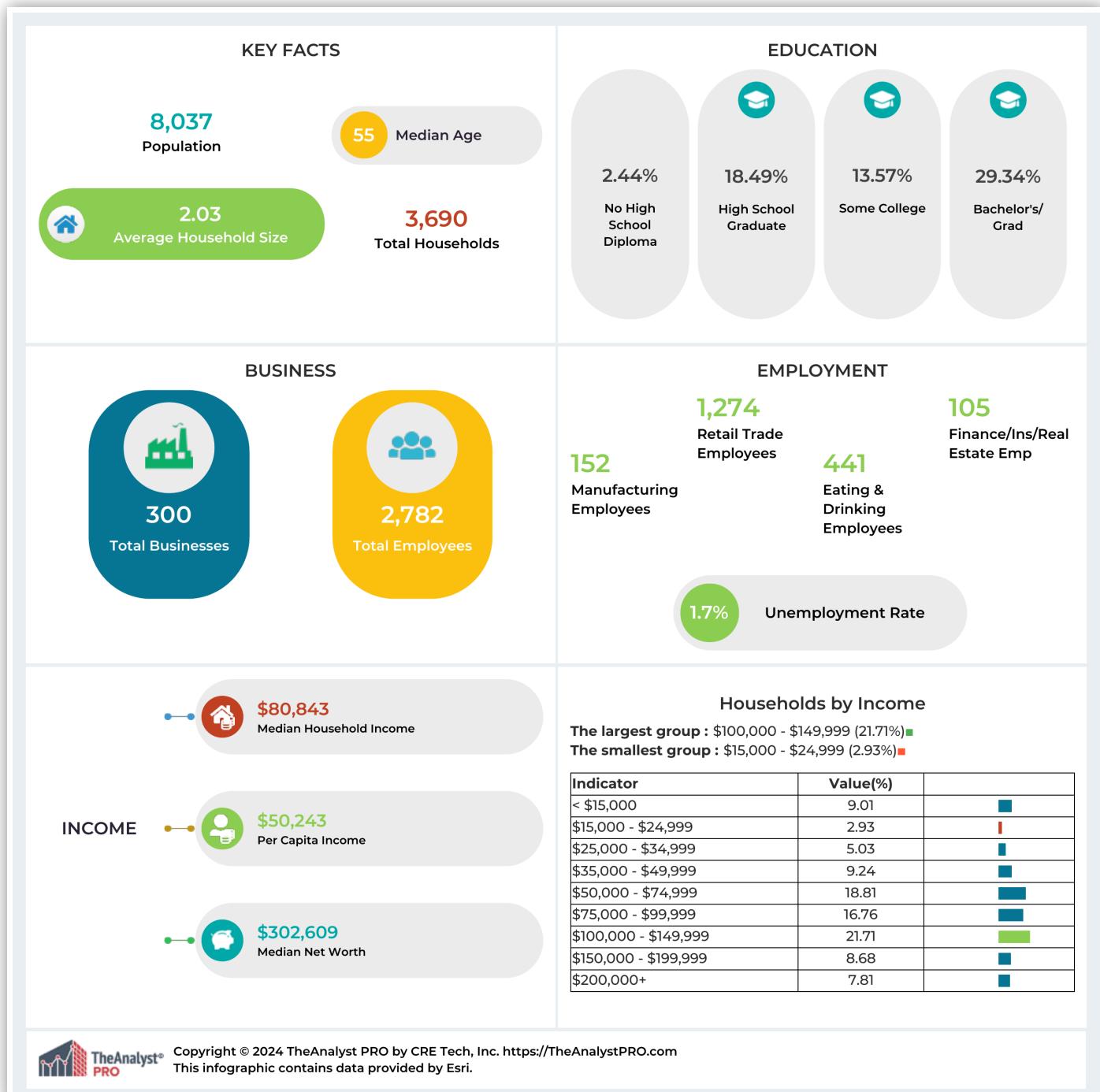
Michael Reichenbach  
CCIM, CIPS, Commercial Broker  
CENTURY 21 Beggins Enterprises  
Phone: 727-641-5918  
License#: BK303000  
www.michaelreichenbach@c21be.com  
www.mikedonnar.com  
14995 Gulf Boulevard Suite D1, Madeira Beach FL  
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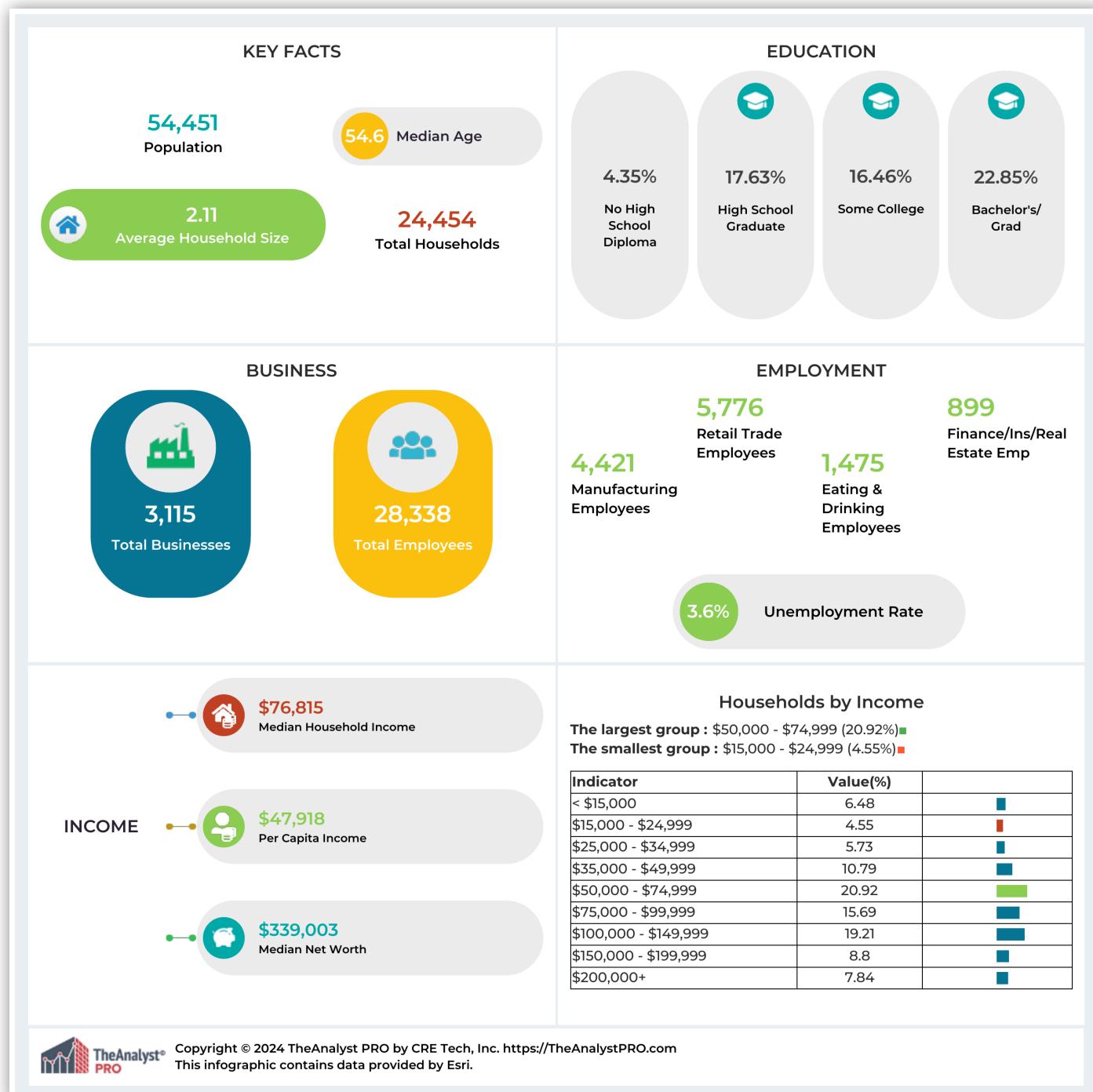


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INFOGRAPHIC: KEY FACTS (RING: 3 MILE RADIUS)

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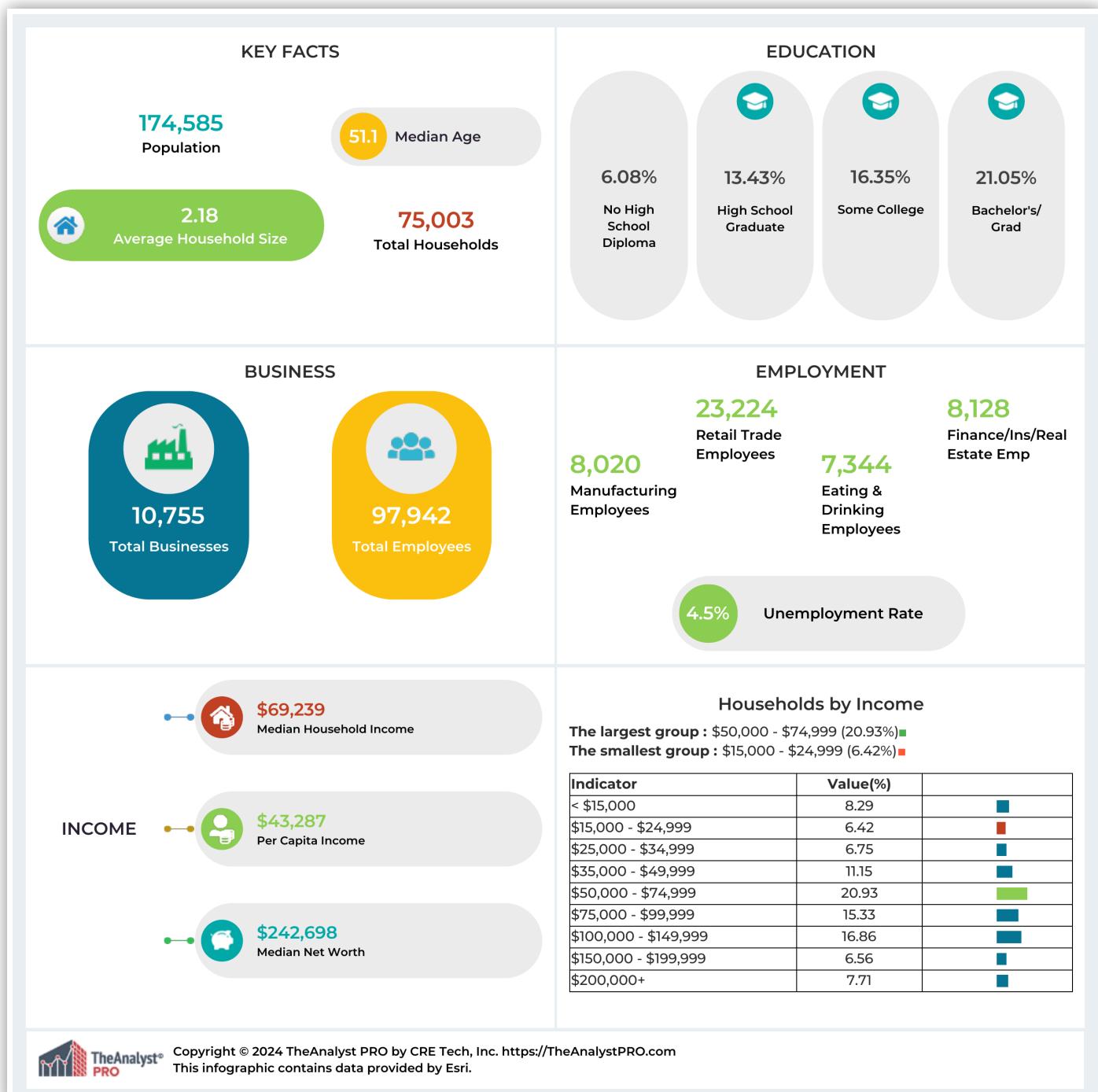
Michael Reichenbach  
CCIM, CIPS, Commercial Broker  
CENTURY 21 Begins Enterprises  
Phone: 727-641-5918  
License: BK303000  
Email: mreichenbach@c21be.com  
www.michaelreichenbach.com  
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INFOGRAPHIC: POPULATION TRENDS (RING: 1 MILE RADIUS)

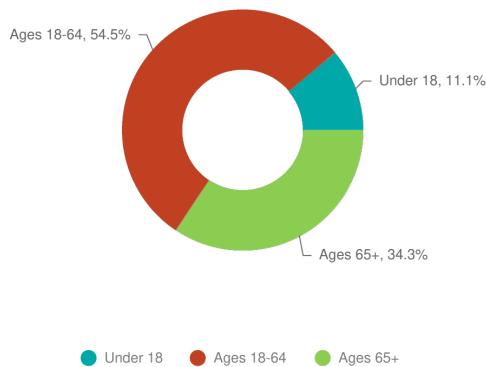
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### POPULATION TRENDS AND KEY INDICATORS

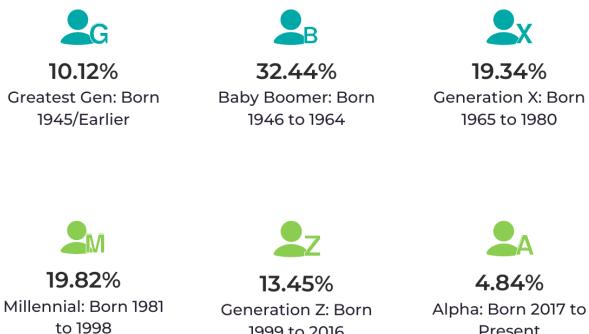
1 Miles Ring

8,037	3,919	55
Population	Households	Median Age
2.03	\$80,843	\$398,616
Avg Size Household	Median Household Income	Median Home Value
97	80	54.4
Wealth Index	Housing Affordability	Diversity Index

### POPULATION BY AGE



### POPULATION BY GENERATION



### HISTORICAL & FORECAST POPULATION

2019-2024  
Historic  
Growth Rate

**0.98%**



2024-2029  
Forecasted  
Growth Rate

**0.39%**

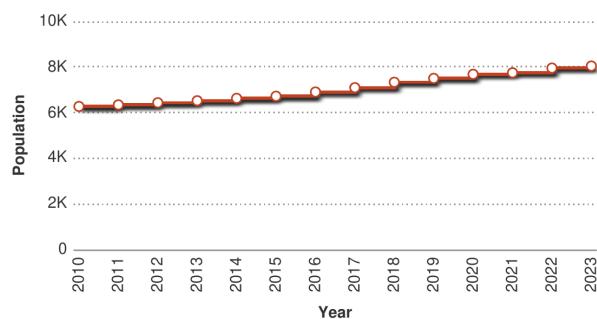


Household  
Population

**8,230**

Population  
Density

**2,643**



### DAYTIME POPULATION

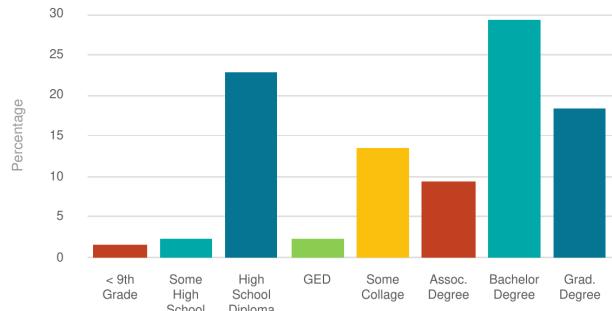
**7,280**  
2024 Total Daytime Population

**3,044**  
2024 Daytime Pop: Workers

**4,236**  
2024 Daytime Pop: Residents

**2,319**  
2024 Daytime Pop Density

### POPULATION BY EDUCATION



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Michael Reichenbach  
CCIM, CIPS, Commercial Broker  
CENTURY 21 Begins Enterprises  
Phone: 727-641-5918  
License: BK303600  
Email: mreichenbach@c21be.com  
www.michaelreichenbach.com  
14995 Gulf Boulevard Suite D1, Madeira Beach FL  
33708

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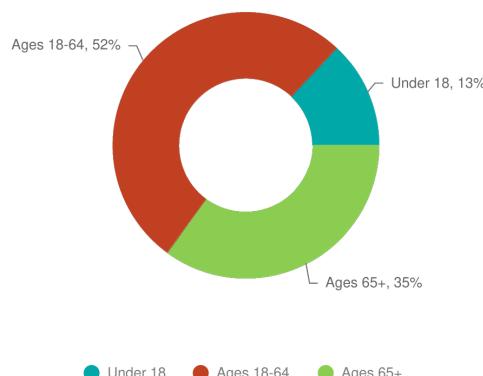
INFOGRAPHIC: POPULATION TRENDS (RING: 3 MILE RADIUS)

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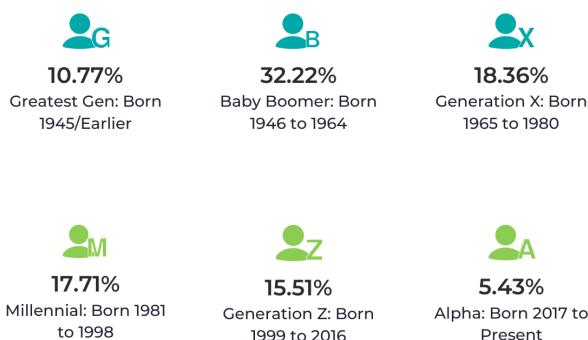
### POPULATION TRENDS AND KEY INDICATORS 3 Miles Ring

54,451	25,367	54.6
Population	Households	Median Age
2.11	\$76,815	\$407,016
Avg Size Household	Median Household Income	Median Home Value
108	75	62.6
Wealth Index	Housing Affordability	Diversity Index

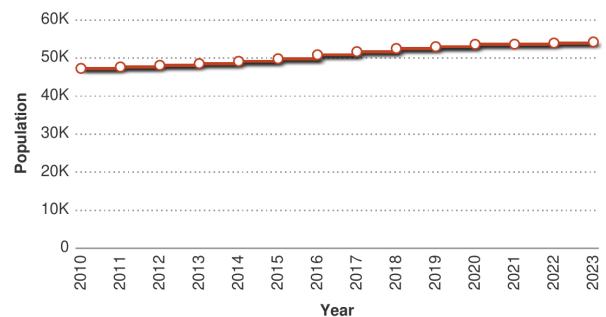
### POPULATION BY AGE



### POPULATION BY GENERATION



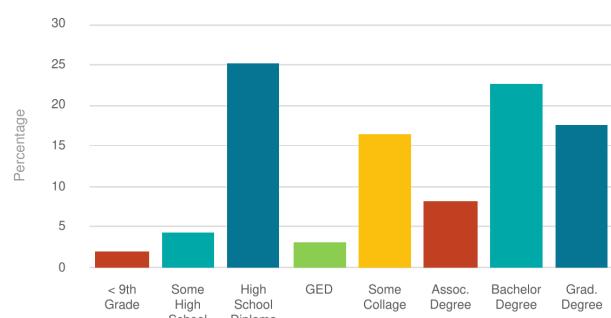
### HISTORICAL & FORECAST POPULATION



### DAYTIME POPULATION



### POPULATION BY EDUCATION



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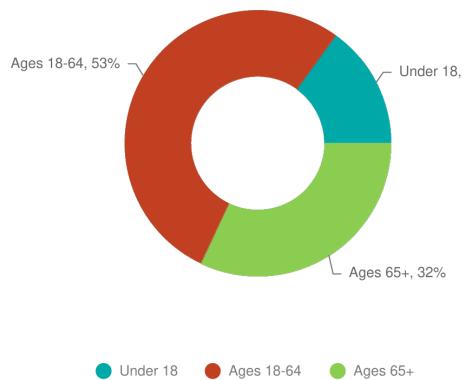


POPULATION TRENDS AND KEY INDICATORS

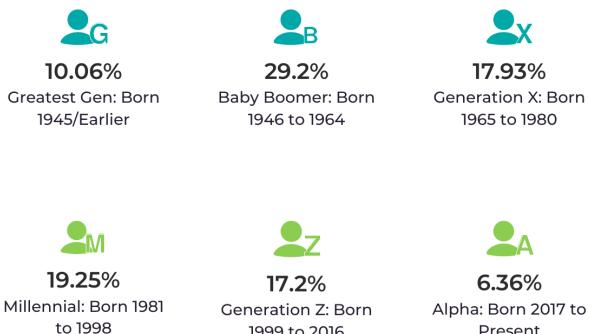
5 Miles Ring

174,585	78,078	51.1
Population	Households	Median Age
2.18	\$69,239	\$380,921
Avg Size Household	Median Household Income	Median Home Value
94	72	70.6
Wealth Index	Housing Affordability	Diversity Index

POPULATION BY AGE



POPULATION BY GENERATION

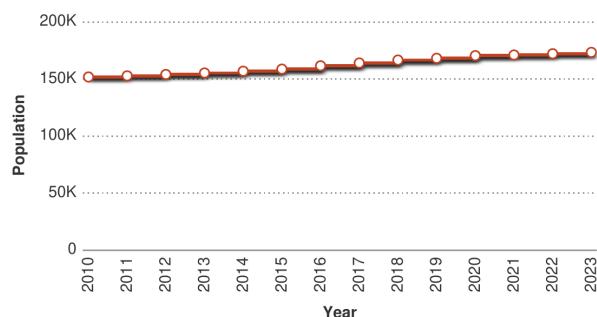


HISTORICAL & FORECAST POPULATION



Household Population  
**175,178**

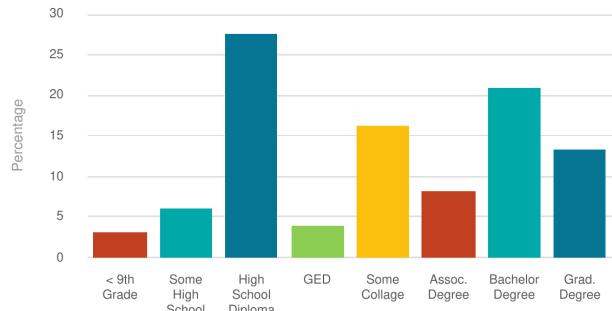
Population Density  
**2,286**



DAYTIME POPULATION



POPULATION BY EDUCATION



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DEMOGRAPHIC AND INCOME (RING: 1 MILE RADIUS)

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Summary	Census 2010	Census 2020	2025	2030
Population	6,151	7,711	8,070	8,457
Households	2,810	3,690	3,994	4,265
Families	1,746	2,163	2,249	2,380
Average Household Size	2.16	2.07	2.00	1.97
Owner Occupied Housing Units	2,187	2,614	2,785	2,952
Renter Occupied Housing Units	623	1,076	1,209	1,313
Median Age	50.2	54.0	54.1	53.9
Trends: 2025-2030 Annual Rate	Area	State	National	
Population	0.94%	1.08%	0.42%	
Households	1.32%	1.28%	0.64%	
Families	1.14%	1.30%	0.54%	
Owner HHs	1.17%	1.83%	0.91%	
Median Household Income	2.76%	2.85%	2.53%	
		2025	2030	
Households by Income	Number	Percent	Number	Percent
<\$15,000	316	7.9%	278	6.5%
\$15,000 - \$24,999	104	2.6%	85	2.0%
\$25,000 - \$34,999	223	5.6%	192	4.5%
\$35,000 - \$49,999	364	9.1%	322	7.5%
\$50,000 - \$74,999	584	14.6%	543	12.7%
\$75,000 - \$99,999	580	14.5%	587	13.8%
\$100,000 - \$149,999	988	24.7%	1,162	27.2%
\$150,000 - \$199,999	333	8.3%	421	9.9%
\$200,000+	501	12.5%	674	15.8%
Median Household Income	\$90,895		\$104,152	
Average Household Income	\$110,688		\$123,576	
Per Capita Income	\$55,308		\$62,927	
Population by Age	Census 2010	Census 2020	2025	2030
Population by Age	Number	Percent	Number	Percent
0 - 4	257	4.2%	238	3.1%
5 - 9	253	4.1%	250	3.2%
10 - 14	240	3.9%	275	3.6%
15 - 19	258	4.2%	298	3.9%
20 - 24	249	4.0%	346	4.5%
25 - 34	656	10.7%	882	11.4%
35 - 44	710	11.5%	738	9.6%
45 - 54	845	13.7%	932	12.1%
55 - 64	1,028	16.7%	1,276	16.5%
65 - 74	888	14.4%	1,380	17.9%
75 - 84	540	8.8%	849	11.0%
85+	228	3.7%	247	3.2%
Race and Ethnicity	Census 2010	Census 2020	2025	2030
Race and Ethnicity	Number	Percent	Number	Percent
White Alone	5,464	88.8%	6,026	78.1%
Black Alone	246	4.0%	346	4.5%
American Indian Alone	10	0.2%	13	0.2%
Asian Alone	185	3.0%	294	3.8%
Pacific Islander Alone	3	0.0%	1	0.0%
Some Other Race Alone	130	2.1%	269	3.5%
Two or More Races	114	1.9%	763	9.9%
Hispanic Origin (Any Race)	548	8.9%	925	12.0%
			1,103	13.7%
			1,324	15.7%

**Data Note:** Income is expressed in current dollars.

**Source:** Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.



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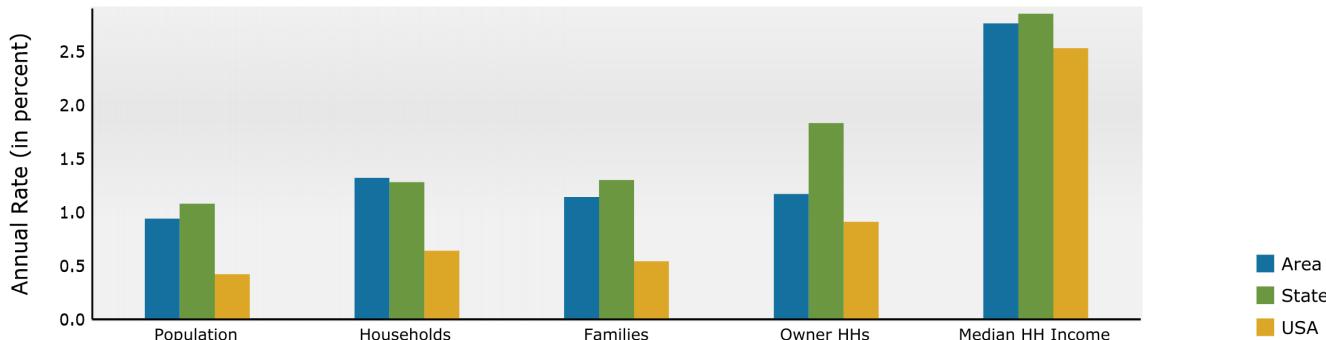
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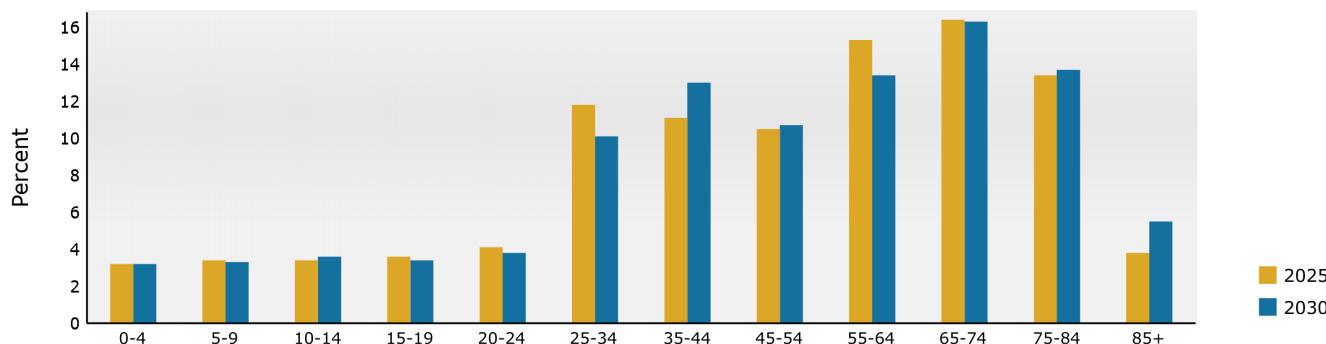
Michael Reichenbach  
CCIM, CIPS, Commercial Broker  
CENTURY 21 Beggins Enterprises  
Phone: 727-641-5918  
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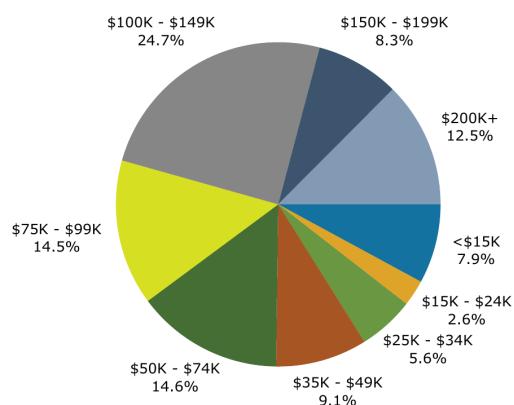
Trends 2025-2030



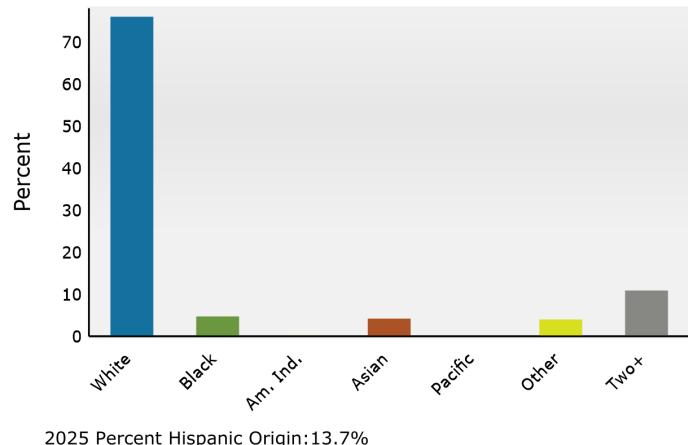
Population by Age



2025 Household Income



2025 Population by Race



Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.



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DEMOGRAPHIC AND INCOME (RING: 3 MILE RADIUS)

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Summary	Census 2010		Census 2020		2025	2030
Population	47,193		53,266		54,962	56,953
Households	21,179		24,454		25,917	27,273
Families	13,090		14,769		15,173	15,886
Average Household Size	2.18		2.15		2.09	2.06
Owner Occupied Housing Units	15,758		17,663		19,050	20,515
Renter Occupied Housing Units	5,421		6,791		6,867	6,758
Median Age	49.2		53.6		54.1	54.4
Trends: 2025-2030 Annual Rate		Area	State	National		
Population	0.71%		1.08%		0.42%	
Households	1.03%		1.28%		0.64%	
Families	0.92%		1.30%		0.54%	
Owner HHs	1.49%		1.83%		0.91%	
Median Household Income	3.10%		2.85%		2.53%	
Households by Income				2025	2030	
<\$15,000			Number	Percent	Number	Percent
\$15,000 - \$24,999			1,713	6.6%	1,506	5.5%
\$25,000 - \$34,999			1,064	4.1%	842	3.1%
\$35,000 - \$49,999			1,553	6.0%	1,328	4.9%
\$50,000 - \$74,999			3,189	12.3%	2,847	10.4%
\$75,000 - \$99,999			4,197	16.2%	4,082	15.0%
\$100,000 - \$149,999			3,330	12.8%	3,423	12.6%
\$150,000 - \$199,999			5,623	21.7%	6,471	23.7%
\$200,000+			2,317	8.9%	2,965	10.9%
			2,931	11.3%	3,809	14.0%
Median Household Income	\$82,773		\$96,411			
Average Household Income	\$111,511		\$123,984			
Per Capita Income	\$52,515		\$59,292			
Population by Age		Census 2010	Census 2020	2025	2030	
0 - 4	Number	Percent	Number	Percent	Number	Percent
5 - 9	2,137	4.5%	1,831	3.4%	1,865	3.4%
10 - 14	2,093	4.4%	2,008	3.8%	2,099	3.8%
15 - 19	2,219	4.7%	2,297	4.3%	2,126	3.9%
20 - 24	2,394	5.1%	2,308	4.3%	2,362	4.3%
25 - 34	2,358	5.0%	2,771	5.2%	2,603	4.7%
35 - 44	4,618	9.8%	5,175	9.7%	5,605	10.2%
45 - 54	5,185	11.0%	5,050	9.5%	5,611	10.2%
55 - 64	6,266	13.3%	6,080	11.4%	5,781	10.5%
65 - 74	7,317	15.5%	8,306	15.6%	7,887	14.3%
75 - 84	6,801	14.4%	9,531	17.9%	9,148	16.6%
85+	4,354	9.2%	6,083	11.4%	7,674	14.0%
	1,451	3.1%	1,829	3.4%	2,202	4.0%
Race and Ethnicity		Census 2010	Census 2020	2025	2030	
White Alone	Number	Percent	Number	Percent	Number	Percent
Black Alone	39,167	83.0%	38,515	72.3%	38,633	70.3%
American Indian Alone	4,188	8.9%	4,240	8.0%	4,448	8.1%
Asian Alone	126	0.3%	187	0.4%	214	0.4%
Pacific Islander Alone	1,237	2.6%	1,934	3.6%	2,243	4.1%
Some Other Race Alone	29	0.1%	20	0.0%	23	0.0%
Two or More Races	1,578	3.3%	2,692	5.1%	3,056	5.6%
	869	1.8%	5,676	10.7%	6,345	11.5%
Hispanic Origin (Any Race)	5,419	11.5%	8,085	15.2%	9,208	16.8%
					10,599	18.6%

**Data Note:** Income is expressed in current dollars.

**Source:** Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

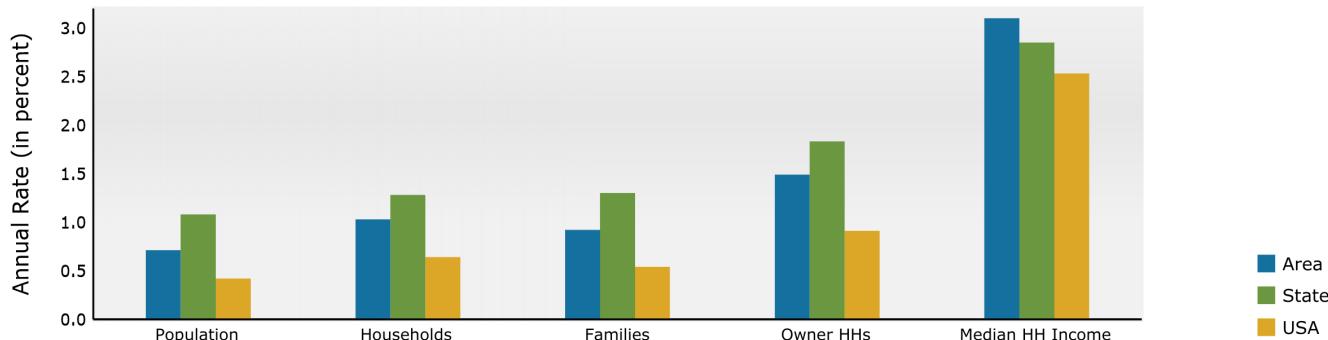


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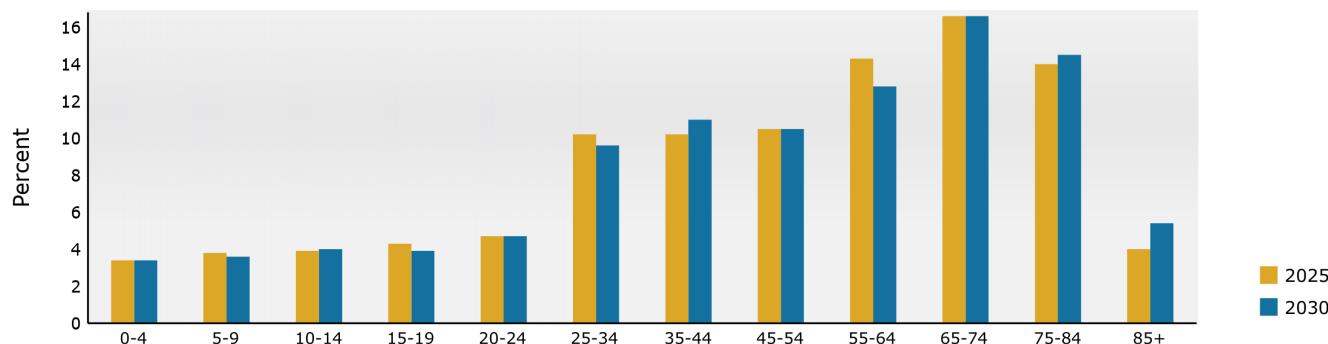
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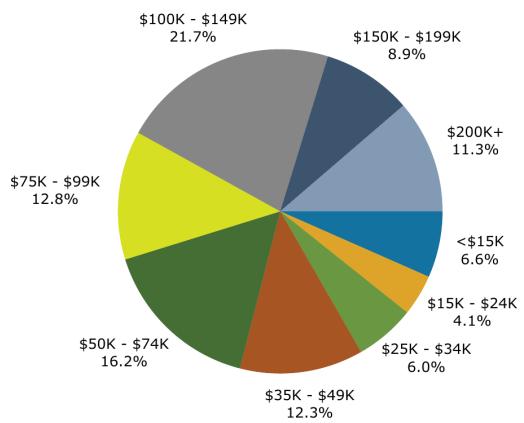
Trends 2025-2030



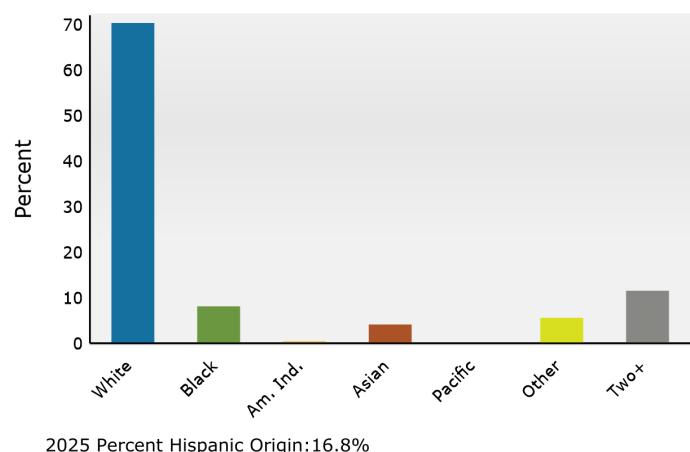
Population by Age



2025 Household Income



2025 Population by Race



Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.



Michael Reichenbach  
CCIM, CIPS, Commercial Broker  
CENTURY 21 Beggins Enterprises  
Phone: 727-641-9198  
License#: BK303000  
www.michaelreichenbach@c21be.com  
www.mikereichenbach.com  
14995 Gulf Boulevard Suite D1, Madeira Beach FL  
33708

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## 7720 TUTTLE AVE

7720 Tuttle Avenue, Sarasota, FL, 34243

DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)

**CENTURY 21  
COMMERCIAL.**  
Beggins Enterprises

Summary	Census 2010	Census 2020	2025	2030
Population	150,999	169,641	175,760	183,559
Households	65,663	75,003	79,401	84,089
Families	38,799	43,351	44,376	46,628
Average Household Size	2.24	2.21	2.16	2.13
Owner Occupied Housing Units	44,566	48,306	52,220	56,879
Renter Occupied Housing Units	21,097	26,697	27,181	27,210
Median Age	46.3	50.2	50.6	51.0
Trends: 2025-2030 Annual Rate	Area	State	National	
Population	0.87%	1.08%	0.42%	
Households	1.15%	1.28%	0.64%	
Families	0.99%	1.30%	0.54%	
Owner HHs	1.72%	1.83%	0.91%	
Median Household Income	2.52%	2.85%	2.53%	
	2025	2030		
Households by Income	Number	Percent	Number	Percent
<\$15,000	6,589	8.3%	5,967	7.1%
\$15,000 - \$24,999	4,726	6.0%	3,932	4.7%
\$25,000 - \$34,999	5,670	7.1%	4,995	5.9%
\$35,000 - \$49,999	10,122	12.7%	9,340	11.1%
\$50,000 - \$74,999	13,213	16.6%	13,427	16.0%
\$75,000 - \$99,999	10,419	13.1%	11,071	13.2%
\$100,000 - \$149,999	15,362	19.3%	18,058	21.5%
\$150,000 - \$199,999	5,752	7.2%	7,429	8.8%
\$200,000+	7,548	9.5%	9,869	11.7%
Median Household Income	\$73,519		\$83,279	
Average Household Income	\$103,220		\$114,767	
Per Capita Income	\$46,939		\$52,953	
Population by Age	Census 2010	Census 2020	2025	2030
Population by Age	Number	Percent	Number	Percent
0 - 4	8,182	5.4%	6,800	4.0%
5 - 9	7,556	5.0%	7,525	4.4%
10 - 14	7,431	4.9%	8,390	4.9%
15 - 19	8,047	5.3%	8,192	4.8%
20 - 24	8,675	5.7%	9,115	5.4%
25 - 34	16,429	10.9%	18,451	10.9%
35 - 44	16,598	11.0%	17,036	10.0%
45 - 54	19,975	13.2%	18,951	11.2%
55 - 64	20,582	13.6%	25,126	14.8%
65 - 74	18,838	12.5%	26,494	15.6%
75 - 84	13,376	8.9%	16,988	10.0%
85+	5,308	3.5%	6,572	3.9%
Race and Ethnicity	Census 2010	Census 2020	2025	2030
Race and Ethnicity	Number	Percent	Number	Percent
White Alone	118,641	78.6%	113,091	66.7%
Black Alone	17,315	11.5%	16,302	9.6%
American Indian Alone	547	0.4%	873	0.5%
Asian Alone	2,699	1.8%	4,429	2.6%
Pacific Islander Alone	93	0.1%	104	0.1%
Some Other Race Alone	8,253	5.5%	14,313	8.4%
Two or More Races	3,451	2.3%	20,530	12.1%
Hispanic Origin (Any Race)	25,783	17.1%	36,397	21.5%

**Data Note:** Income is expressed in current dollars.

**Source:** Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.



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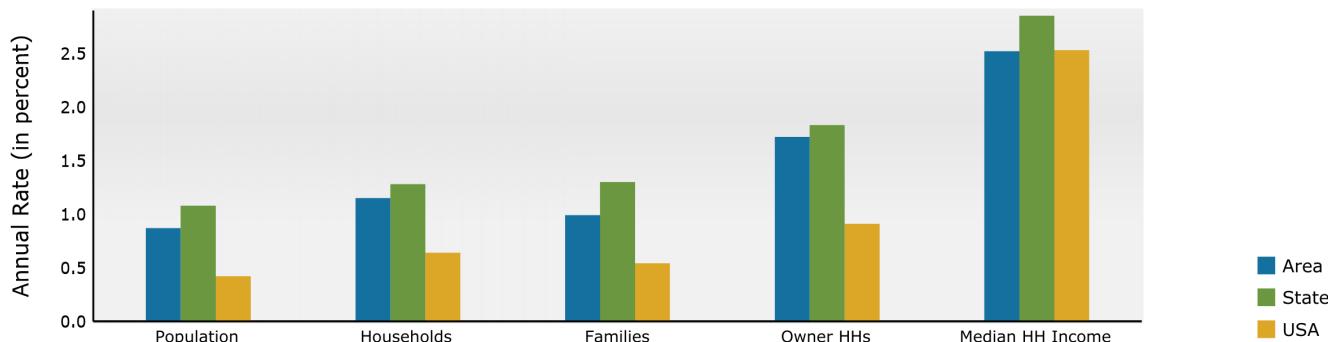
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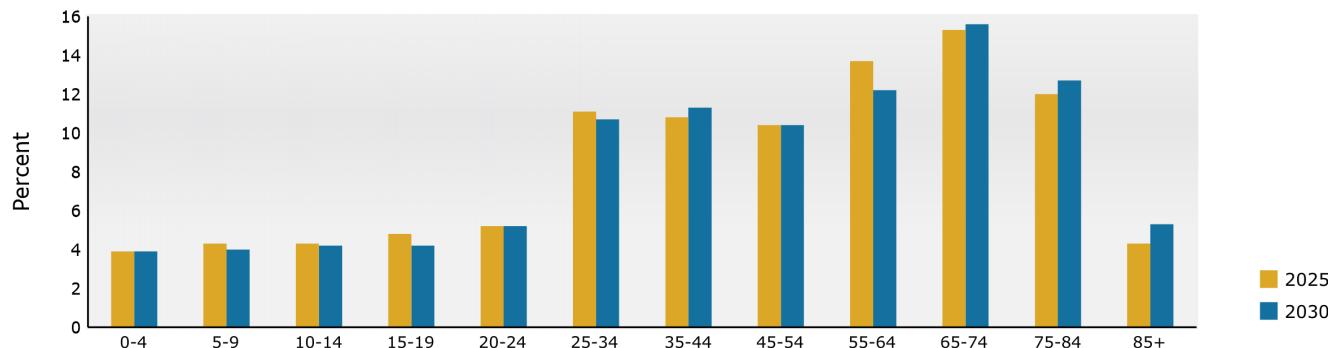
Michael Reichenbach  
CCIM, CIPS, Commercial Broker  
CENTURY 21 Beggins Enterprises  
Phone: 727-641-5918  
License#CR03090000  
Email: MichaelReichenbach@C21Beggins.com  
www.mikedonnore.com



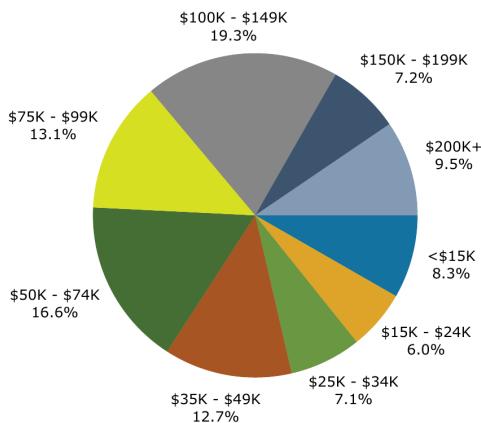
Trends 2025-2030



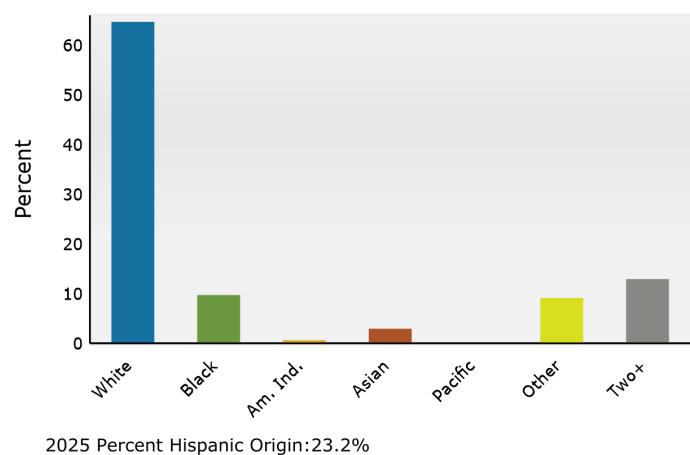
Population by Age



2025 Household Income



2025 Population by Race



Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.



Michael Reichenbach  
CCIM, CIPS, Commercial Broker  
CENTURY 21 Begins Enterprises  
Phone: 727-641-5918  
License#: BK300000  
Email: mreichenbach@c21be.com  
www.mikereichenbach.com  
14995 Gulf Boulevard Suite D1, Madeira Beach FL  
33708

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<b>Population</b>		<b>Households</b>			
2020 Total Population	7,711	2025 Median Household Income		\$90,895	
2025 Total Population	8,070	2030 Median Household Income		\$104,152	
2030 Total Population	8,457	2025-2030 Annual Rate		2.76%	
2025-2030 Annual Rate	0.94%				

<b>Housing Units by Occupancy Status and Tenure</b>	<b>Census 2020</b>		<b>2025</b>		<b>2030</b>	
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
Total Housing Units	4,153	100.0%	4,564	100.0%	4,769	100.0%
Occupied	3,690	88.9%	3,994	87.5%	4,265	89.4%
Owner	2,614	62.9%	2,785	61.0%	2,952	61.9%
Renter	1,076	25.9%	1,209	26.5%	1,313	27.5%
Vacant	481	11.6%	570	12.5%	504	10.6%

<b>Owner Occupied Housing Units by Value</b>	<b>2025</b>		<b>2030</b>	
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
Total	2,784	100.0%	2,951	100.0%
<\$50,000	7	0.3%	0	0.0%
\$50,000-\$99,999	3	0.1%	0	0.0%
\$100,000-\$149,999	2	0.1%	0	0.0%
\$150,000-\$199,999	41	1.5%	0	0.0%
\$200,000-\$249,999	59	2.1%	0	0.0%
\$250,000-\$299,999	161	5.8%	9	0.3%
\$300,000-\$399,999	782	28.1%	374	12.7%
\$400,000-\$499,999	1,037	37.2%	1,480	50.2%
\$500,000-\$749,999	599	21.5%	917	31.1%
\$750,000-\$999,999	50	1.8%	89	3.0%
\$1,000,000-\$1,499,999	39	1.4%	75	2.5%
\$1,500,000-\$1,999,999	4	0.1%	7	0.2%
\$2,000,000+	0	0.0%	0	0.0%
Median Value		\$432,498		\$473,818
Average Value		\$459,591		\$527,406

<b>Census 2020 Housing Units</b>	<b>Number</b>	<b>Percent</b>
Total	4,153	100.0%
Housing Units In Urbanized Areas	4,153	100.0%
Rural Housing Units	0	0.0%

<b>Census 2020 Owner Occupied Housing Units by Mortgage Status</b>	<b>Number</b>	<b>Percent</b>
Total	2,614	100.0%
Owned with a Mortgage/Loan	1,665	63.7%
Owned Free and Clear	949	36.3%

**Data Note:** Persons of Hispanic Origin may be of any race.

**Source:** Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data.



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**Census 2020 Vacant Housing Units by Status**

	<b>Number</b>	<b>Percent</b>
Total	481	100.0%
For Rent	133	27.7%
Rented- Not Occupied	7	1.5%
For Sale Only	34	7.1%
Sold - Not Occupied	30	6.2%
Seasonal/Recreational/Occasional Use	251	52.2%
For Migrant Workers	0	0.0%
Other Vacant	27	5.6%

**Census 2020 Occupied Housing Units by Age of Householder and Home Ownership**

	<b>Occupied Units</b>	<b>Owner Occupied Units</b>
	<b>Number</b>	<b>% of Occupied</b>
Total	3,690	2,614
15-24	100	12
25-34	352	119
35-44	395	219
45-54	551	349
55-59	391	294
60-64	377	284
65-74	852	746
75-84	527	464
85+	146	127

**Census 2020 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership**

	<b>Occupied Units</b>	<b>Owner Occupied Units</b>
	<b>Number</b>	<b>% of Occupied</b>
Total	3,690	2,614
White Alone	3,050	2,274
Black/African American Alone	152	54
American Indian/Alaska Native	5	1
Asian Alone	100	78
Pacific Islander Alone	1	0
Other Race Alone	91	43
Two or More Races	293	164
Hispanic Origin	337	183

**Census 2020 Occupied Housing Units by Size and Home Ownership**

	<b>Occupied Units</b>	<b>Owner Occupied Units</b>
	<b>Number</b>	<b>% of Occupied</b>
Total	3,690	2,614
1-Person	1,211	828
2-Person	1,619	1,252
3-Person	432	271
4-Person	263	168
5-Person	93	54
6-Person	52	32
7+ Person	20	10

**2025 Housing Affordability**

Housing Affordability Index	78
Percent of Income for Mortgage	29.8%

**Data Note:** Persons of Hispanic Origin may be of any race.

**Source:** Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data.



Michael Reichenbach  
 CCIM, CIPS, Commercial Broker  
 CENTURY 21 Beggs Enterprises  
 Phone: 727-641-5918  
 License#: BK303000  
 Email: mreichenbach@c21be.com  
 www.mikereichenbach.com  
 14995 Gulf Boulevard Suite D1, Madeira Beach FL  
 33708

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<b>Population</b>		<b>Households</b>			
2020 Total Population	53,266	2025 Median Household Income		\$82,773	
2025 Total Population	54,962	2030 Median Household Income		\$96,411	
2030 Total Population	56,953	2025-2030 Annual Rate		3.10%	
2025-2030 Annual Rate	0.71%				

<b>Housing Units by Occupancy Status and Tenure</b>	<b>Census 2020</b>		<b>2025</b>		<b>2030</b>	
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
Total Housing Units	28,522	100.0%	30,052	100.0%	31,574	100.0%
Occupied	24,454	85.7%	25,917	86.2%	27,273	86.4%
Owner	17,663	61.9%	19,050	63.4%	20,515	65.0%
Renter	6,791	23.8%	6,867	22.9%	6,758	21.4%
Vacant	4,019	14.1%	4,135	13.8%	4,301	13.6%

<b>Owner Occupied Housing Units by Value</b>	<b>2025</b>		<b>2030</b>	
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
Total	19,052	100.0%	20,513	100.0%
<\$50,000	698	3.7%	433	2.1%
\$50,000-\$99,999	550	2.9%	181	0.9%
\$100,000-\$149,999	338	1.8%	123	0.6%
\$150,000-\$199,999	542	2.8%	240	1.2%
\$200,000-\$249,999	800	4.2%	371	1.8%
\$250,000-\$299,999	1,148	6.0%	648	3.2%
\$300,000-\$399,999	3,678	19.3%	2,827	13.8%
\$400,000-\$499,999	5,065	26.6%	6,242	30.4%
\$500,000-\$749,999	4,614	24.2%	7,075	34.5%
\$750,000-\$999,999	1,067	5.6%	1,587	7.7%
\$1,000,000-\$1,499,999	384	2.0%	550	2.7%
\$1,500,000-\$1,999,999	55	0.3%	60	0.3%
\$2,000,000+	113	0.6%	176	0.9%
Median Value		\$435,005		\$487,063
Average Value		\$467,586		\$543,149

<b>Census 2020 Housing Units</b>	<b>Number</b>	<b>Percent</b>
Total	28,522	100.0%
Housing Units In Urbanized Areas	28,522	100.0%
Rural Housing Units	0	0.0%

<b>Census 2020 Owner Occupied Housing Units by Mortgage Status</b>	<b>Number</b>	<b>Percent</b>
Total	17,664	100.0%
Owned with a Mortgage/Loan	10,009	56.7%
Owned Free and Clear	7,655	43.3%

**Data Note:** Persons of Hispanic Origin may be of any race.

**Source:** Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data.



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Michael Reichenbach  
 CCIM, CIPS, Commercial Broker  
 CENTURY 21 Beggins Enterprises  
 Phone: 727-641-5918  
 License#03090000  
 Email: MichaelReichenbach@C21.com  
 www.mikedonnare.com

14995 Gulf Boulevard Suite D1, Madeira Beach FL  
 33708



**Census 2020 Vacant Housing Units by Status**

	<b>Number</b>	<b>Percent</b>
Total	4,019	100.0%
For Rent	803	20.0%
Rented- Not Occupied	69	1.7%
For Sale Only	338	8.4%
Sold - Not Occupied	125	3.1%
Seasonal/Recreational/Occasional Use	2,311	57.5%
For Migrant Workers	2	0.0%
Other Vacant	370	9.2%

**Census 2020 Occupied Housing Units by Age of Householder and Home Ownership**

	<b>Occupied Units</b>	<b>Owner Occupied Units</b>
	<b>Number</b>	<b>% of Occupied</b>
Total	24,454	17,663
15-24	536	92
25-34	2,138	757
35-44	2,591	1,366
45-54	3,376	2,158
55-59	2,281	1,694
60-64	2,595	2,030
65-74	5,845	5,073
75-84	3,872	3,445
85+	1,218	1,048

**Census 2020 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership**

	<b>Occupied Units</b>	<b>Owner Occupied Units</b>
	<b>Number</b>	<b>% of Occupied</b>
Total	24,454	17,663
White Alone	19,423	15,049
Black/African American Alone	1,613	685
American Indian/Alaska Native	78	35
Asian Alone	537	402
Pacific Islander Alone	5	4
Other Race Alone	817	361
Two or More Races	1,981	1,128
Hispanic Origin	2,616	1,300

**Census 2020 Occupied Housing Units by Size and Home Ownership**

	<b>Occupied Units</b>	<b>Owner Occupied Units</b>
	<b>Number</b>	<b>% of Occupied</b>
Total	24,454	17,663
1-Person	7,771	5,343
2-Person	10,584	8,503
3-Person	2,908	1,944
4-Person	1,879	1,161
5-Person	813	444
6-Person	324	170
7+ Person	176	99

**2025 Housing Affordability**

Housing Affordability Index	70
Percent of Income for Mortgage	32.9%

**Data Note:** Persons of Hispanic Origin may be of any race.

**Source:** Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data.



Michael Reichenbach  
 CCIM, CIPS, Commercial Broker  
 CENTURY 21 Beggs Enterprises  
 Phone: 727-641-5918  
 License#: BK303000  
 Email: mreichenbach@c21be.com  
 www.mikereichenbach.com  
 14995 Gulf Boulevard Suite D1, Madeira Beach FL  
 33708

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<b>Population</b>		<b>Households</b>			
2020 Total Population	169,641	2025 Median Household Income		\$73,519	
2025 Total Population	175,760	2030 Median Household Income		\$83,279	
2030 Total Population	183,559	2025-2030 Annual Rate		2.52%	
2025-2030 Annual Rate	0.87%				

<b>Housing Units by Occupancy Status and Tenure</b>	<b>Census 2020</b>		<b>2025</b>		<b>2030</b>	
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
Total Housing Units	89,898	100.0%	94,256	100.0%	99,794	100.0%
Occupied	75,003	83.4%	79,401	84.2%	84,089	84.3%
Owner	48,306	53.7%	52,220	55.4%	56,879	57.0%
Renter	26,697	29.7%	27,181	28.8%	27,210	27.3%
Vacant	14,890	16.6%	14,855	15.8%	15,705	15.7%

<b>Owner Occupied Housing Units by Value</b>	<b>2025</b>		<b>2030</b>	
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
Total	52,223	100.0%	56,879	100.0%
<\$50,000	3,373	6.5%	2,774	4.9%
\$50,000-\$99,999	3,142	6.0%	1,856	3.3%
\$100,000-\$149,999	2,562	4.9%	1,425	2.5%
\$150,000-\$199,999	2,304	4.4%	1,361	2.4%
\$200,000-\$249,999	2,604	5.0%	1,517	2.7%
\$250,000-\$299,999	2,917	5.6%	1,871	3.3%
\$300,000-\$399,999	8,493	16.3%	7,462	13.1%
\$400,000-\$499,999	10,344	19.8%	13,150	23.1%
\$500,000-\$749,999	10,927	20.9%	16,976	29.8%
\$750,000-\$999,999	2,981	5.7%	4,566	8.0%
\$1,000,000-\$1,499,999	1,632	3.1%	2,464	4.3%
\$1,500,000-\$1,999,999	326	0.6%	546	1.0%
\$2,000,000+	618	1.2%	911	1.6%
Median Value	\$406,936		\$477,361	
Average Value	\$449,772		\$539,558	

<b>Census 2020 Housing Units</b>	<b>Number</b>	<b>Percent</b>
Total	89,898	100.0%
Housing Units In Urbanized Areas	89,814	99.9%
Rural Housing Units	84	0.1%

<b>Census 2020 Owner Occupied Housing Units by Mortgage Status</b>	<b>Number</b>	<b>Percent</b>
Total	48,306	100.0%
Owned with a Mortgage/Loan	26,156	54.1%
Owned Free and Clear	22,150	45.9%

**Data Note:** Persons of Hispanic Origin may be of any race.

**Source:** Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data.



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**Census 2020 Vacant Housing Units by Status**

	<b>Number</b>	<b>Percent</b>
Total	14,890	100.0%
For Rent	3,048	20.5%
Rented- Not Occupied	254	1.7%
For Sale Only	1,150	7.7%
Sold - Not Occupied	384	2.6%
Seasonal/Recreational/Occasional Use	8,650	58.1%
For Migrant Workers	4	0.0%
Other Vacant	1,400	9.4%

**Census 2020 Occupied Housing Units by Age of Householder and Home Ownership**

	<b>Occupied Units</b>	<b>Owner Occupied Units</b>
	<b>Number</b>	<b>% of Occupied</b>
Total	75,003	48,306
15-24	1,901	298
25-34	7,505	2,229
35-44	8,690	3,805
45-54	10,299	5,964
55-59	7,099	4,850
60-64	7,888	5,679
65-74	16,435	13,341
75-84	10,938	9,005
85+	4,248	3,136

**Census 2020 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership**

	<b>Occupied Units</b>	<b>Owner Occupied Units</b>
	<b>Number</b>	<b>% of Occupied</b>
Total	75,003	48,306
White Alone	56,715	40,406
Black/African American Alone	5,873	2,145
American Indian/Alaska Native	302	132
Asian Alone	1,301	897
Pacific Islander Alone	28	11
Other Race Alone	4,036	1,465
Two or More Races	6,748	3,250
Hispanic Origin	10,840	4,487

**Census 2020 Occupied Housing Units by Size and Home Ownership**

	<b>Occupied Units</b>	<b>Owner Occupied Units</b>
	<b>Number</b>	<b>% of Occupied</b>
Total	75,003	48,306
1-Person	25,617	15,714
2-Person	29,394	21,817
3-Person	8,957	5,150
4-Person	6,097	3,311
5-Person	2,920	1,378
6-Person	1,303	600
7+ Person	714	336

**2025 Housing Affordability**

Housing Affordability Index	66
Percent of Income for Mortgage	34.6%

**Data Note:** Persons of Hispanic Origin may be of any race.

**Source:** Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data.



Michael Reichenbach  
 CCIM, CIPS, Commercial Broker  
 CENTURY 21 Beggs Enterprises  
 Phone: 727-641-5918  
 License#: BK3036000  
 Email: mreichenbach@c21be.com  
 www.mikereichenbach.com  
 14995 Gulf Boulevard Suite D1, Madeira Beach FL  
 33708

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## 7720 TUTTLE AVE

7720 Tuttle Avenue, Sarasota, FL, 34243

### LOCATION RISK ANALYSIS

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#### AI Location Risk Summary

#### Flood Risk Analysis

**Risk Assessment:** Flood hazard data is present. The FEMA flood map indicates various flood risk zones in the vicinity, including High Risk Areas (Zones A, AE, AH, AO, AR, A99, V, VE) and Moderate/Low Risk Areas (Zones B, C, X). The subject property is shown on the FEMA map and appears to be located outside of any Special Flood Hazard Area (SFHA), placing it in a low to moderate risk zone.

**Recommendation:** The subject property is located in a FEMA-designated low-risk flood zone, indicating minimal likelihood of flooding. While this reduces potential exposure, investors and tenants should still confirm local requirements and consider standard insurance coverage as a precaution.



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Michael Reichenbach  
CCIM, CIPS, Commercial Broker

CENTURY 21 Beggins Enterprises

Phone: 727-641-5918

License: BK3090000

Email: MichaelReichenbach@c21be.com

www.mikedonnare.com

14995 Gulf Boulevard Suite D1, Madeira Beach FL



AI Location Risk Summary

## Environmental Risk Analysis

**Database Overview:** This summary focuses on facilities with the highest perceived environmental risk. TheAnalyst® PRO's proprietary Environmental Database aggregates environmental records from 88 local, state, and national sources across the U.S., tracking 115 Interest Types classified by High, Moderate, and Low Risk of Contamination.

**Proximity Analysis:** Facilities identified in the report within a 0.50-mile radius of the subject property (includes the 0.25-mile facilities above). Only Interest Types classified as High or Moderate Risk are included below.

**High Risk Contamination Facilities within 0.25 miles (0 facilities)**

Facility Name	Address	Risk Type
---------------	---------	-----------

No high risk facilities found

**Moderate Risk Contamination Facilities within 0.25 miles (1 facilities)**

Facility Name	Address	Risk Type
SOUTHERN MANATEE FIRE RESCUE S	NA	STORM WATER CONSTRUCTION

NA



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Michael Reichenbach  
CCIM, CIPS, Commercial Broker  
CENTURY 21 Beggins Enterprises  
Phone: 727-641-5918  
License: BK3090000

Email: MichaelReichenbach@c21be.com  
www.mikedonnire.com  
14995 Gulf Boulevard Suite D1, Madeira Beach FL  
33708



**Environmental Recommendation:** The report identifies a nearby facility with an NPDES-related stormwater construction interest type within the 0.25-mile radius. Engage a qualified environmental consultant to review permit records, stormwater management documentation, and site-specific topography to evaluate potential surface water and groundwater migration pathways and the potential for offsite impacts.

## Final Risk Assessment Summary

**Executive Summary:** The subject property is situated in a FEMA-designated low-risk flood zone, suggesting minimal likelihood of flooding. While this reduces exposure to flood-related hazards, it remains prudent for stakeholders to review local requirements and consider standard insurance coverage. Environmental database screening identifies several stationary facilities and regulatory interest types nearby; while no immediate high-risk sites are flagged, due diligence should include review of these records for any site-specific concerns. The Location Risk Analysis contains no records classified as Highest Risk of Contamination within the 0.25- or 0.5-mile search radii. One Moderate Risk Interest Type (STORM WATER CONSTRUCTION / NPDES-related) was identified for SOUTHERN MANATEE FIRE RESCUE S within the 0.25-mile radius. Other listed facilities in the report show only State Master entries or ICIS-NPDES NON-MAJOR entries, which are not included as Moderate or High Risk per the report classification rules. Given the presence of an NPDES-related stormwater construction entry within the primary 0.25-mile assessment zone, it is advisable to retain an environmental professional to review permit details, historical site use, and local topography. Assessing elevation and potential uphill sources is important because stormwater and subsurface flow can transport contaminants; a targeted Phase I Environmental Site Assessment or a permit-level review would better define potential risks and any required follow-up actions.

*Disclaimer: This summary was generated by AI using the Location Risk Analysis data selected for this report. While it is designed to provide helpful insight, it should not be relied upon as a substitute for professional due diligence. All parties involved in this property are responsible for verifying all content with qualified experts and consultants before making investment or operational decisions.*



Michael Reichenbach  
CCIM, CIPS, Commercial Broker  
CENTURY 21 Beggins Enterprises  
Phone: 727-641-5918  
License: BK3090000  
Email: MichaelReichenbach@c21be.com  
www.mikedonhare.com  
1495 Gulf Boulevard Suite D1, Madeira Beach FL  
33708

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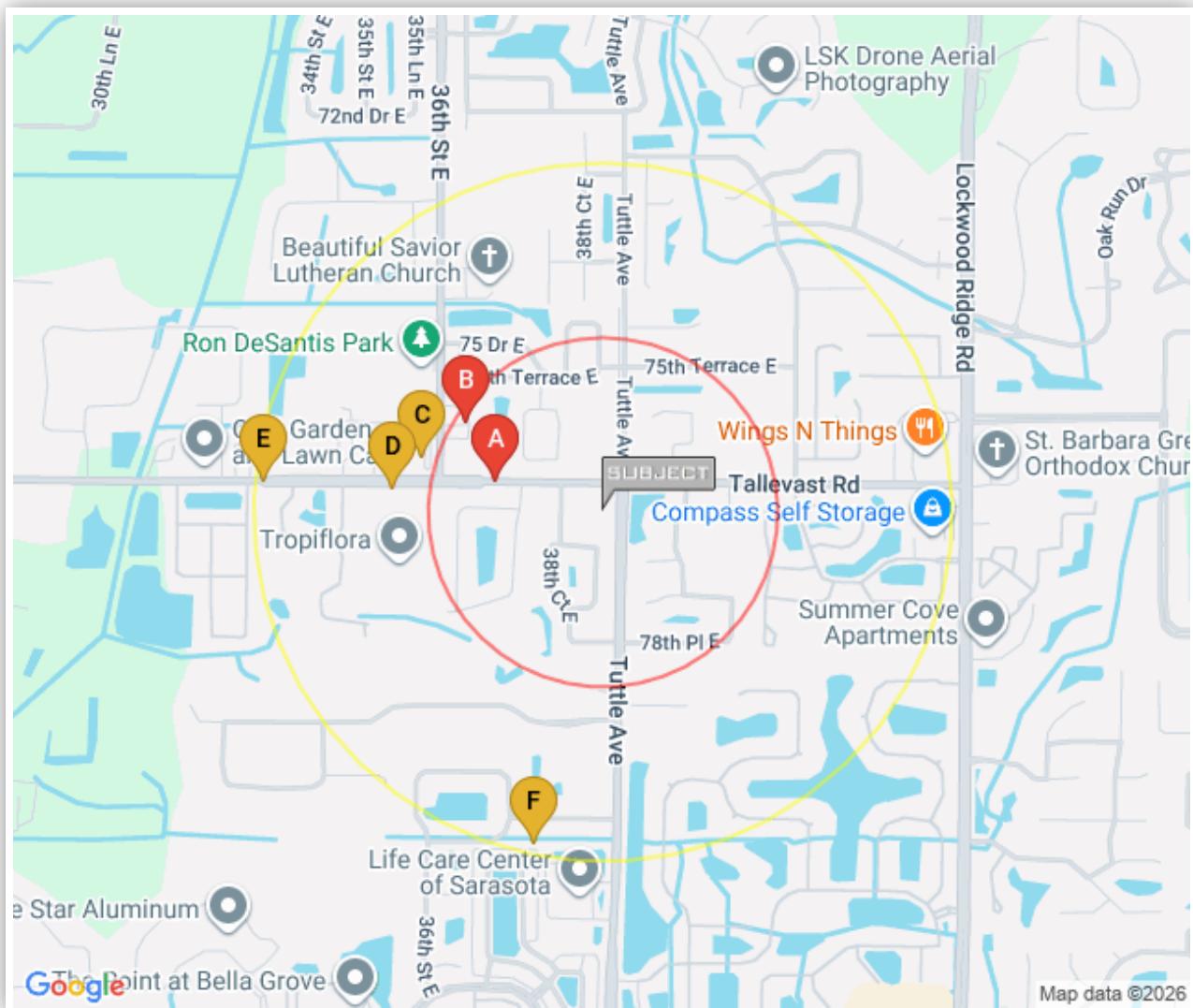
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### LOCATION RISK ANALYSIS

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#### ENVIRONMENTAL RISK ANALYSIS



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Michael Reichenbach  
CCIM, CIPS, Commercial Broker

CENTURY 21 Beggins Enterprises  
Phone: 727-641-5918  
License: BK3090000  
Email: MichaelReichenbach@c21be.com  
www.mikedonnire.com  
14995 Gulf Boulevard Suite D1, Madeira Beach FL  
33708



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**LOCATION RISK ANALYSIS**

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Locations within 0.25 mile of Subject

**A SAMMYS SMALL WORLD**

Latest Update: 05-Mar-2013

**Site Type:** STATIONARY  
**County:** MANATEE  
**Country:** UNITED STATES

**Address:** 3631 TALLEVAST RD  
**Facility Detail Report:** 110032792958

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	FDM		GABE GADAH	
STATE MASTER	FDM		GABE GADAH	

**B SOUTHERN MANATEE FIRE RESCUE S**

Latest Update: 01-Apr-2016

**Site Type:** STATIONARY  
**County:** MANATEE  
**Country:** USA

**Address:** 110041949657  
**Facility Detail Report:**

Interest Type	Source	Contact Role	Contact Name	Phone
ICIS-NPDES NON-MAJOR	NPDES			
STORM WATER CONSTRUCTION	NPDES			

Locations within 0.50 mile of Subject

**C NEW PLACE**

Latest Update:

**Site Type:** STATIONARY  
**County:** MANATEE  
**Country:**

**Address:** 110070262828  
**Facility Detail Report:**



Michael Reichenbach  
 CCIM, CIPS, Commercial Broker  
 CENTURY 21 Beggins Enterprises  
 Phone: 272-641-5918  
 License: BK3090000  
 Email: MichaelReichenbach@c21be.com  
 www.mikedonare.com  
 1495 Gulf Boulevard Suite D1, Madeira Beach FL  
 33708

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**LOCATION RISK ANALYSIS**

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Interest Type	Source	Contact Role	Contact Name	Phone
STORM WATER CONSTRUCTION	NPDES	manmager	REGGIE PHILLIPS	
ICIS-NPDES NON-MAJOR	NPDES	manmager	REGGIE PHILLIPS	
STORM WATER CONSTRUCTION	NPDES	owner	TIMOTHY J ROSLANSKY	
ICIS-NPDES NON-MAJOR	NPDES	owner	TIMOTHY J ROSLANSKY	

**HONORE AVENUE EAST EXTENSION**

Latest Update: 23-Apr-2008

**Site Type:**

STATIONARY

**Address:**

HONORE AVE

**County:**

SARASOTA

110035605547

**Country:**

UNITED STATES

**Facility Detail Report:**

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	FDM	vice president	PATRICK K NEAL	
STATE MASTER	FDM	vice president	PATRICK K NEAL	

**PALM LAKES CONDOMINIUM**

Latest Update: 05-Mar-2013

**Site Type:**

STATIONARY

**Address:**

3250 TALLEVAST ROAD

**County:**

MANATEE

110020529178

**Country:**

UNITED STATES

**Facility Detail Report:**

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	FDM		J D WRIGHT	
STATE MASTER	FDM		J D WRIGHT	



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Michael Reichenbach  
 CCIM, CIPS, Commercial Broker

CENTURY 21 Begins Enterprises  
 Phone: 727-641-5918  
 License: BK3090000  
 Email: MichaelReichenbach@c21be.com  
 www.mikedonnire.com  
 14995 Gulf Boulevard Suite D1, Madeira Beach FL  
 33708



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**SAN MICHELE AT UNIVERSITY COM**

Latest Update: 05-Mar-2013

**Site Type:** STATIONARY  
**County:** MANATEE  
**Country:** UNITED STATES

**Address:** NW CORNER OF BROADWAY &  
 TUTTLE

**Facility Detail Report:** [110024577251](#)

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	FDM	vice president	CHRISTOPHER CHEW	
STATE MASTER	FDM	vice president	CHRISTOPHER CHEW	

Michael Reichenbach

CCIM, CIPS, Commercial Broker

CENTURY 21 Beggins Enterprises

Phone: 727-641-5918

License: BK3090000

Email: MichaelReichenbach@c21be.com

www.mikedonrare.com  
1495 Gulf Boulevard Suite D1, Madeira Beach FL  
33708

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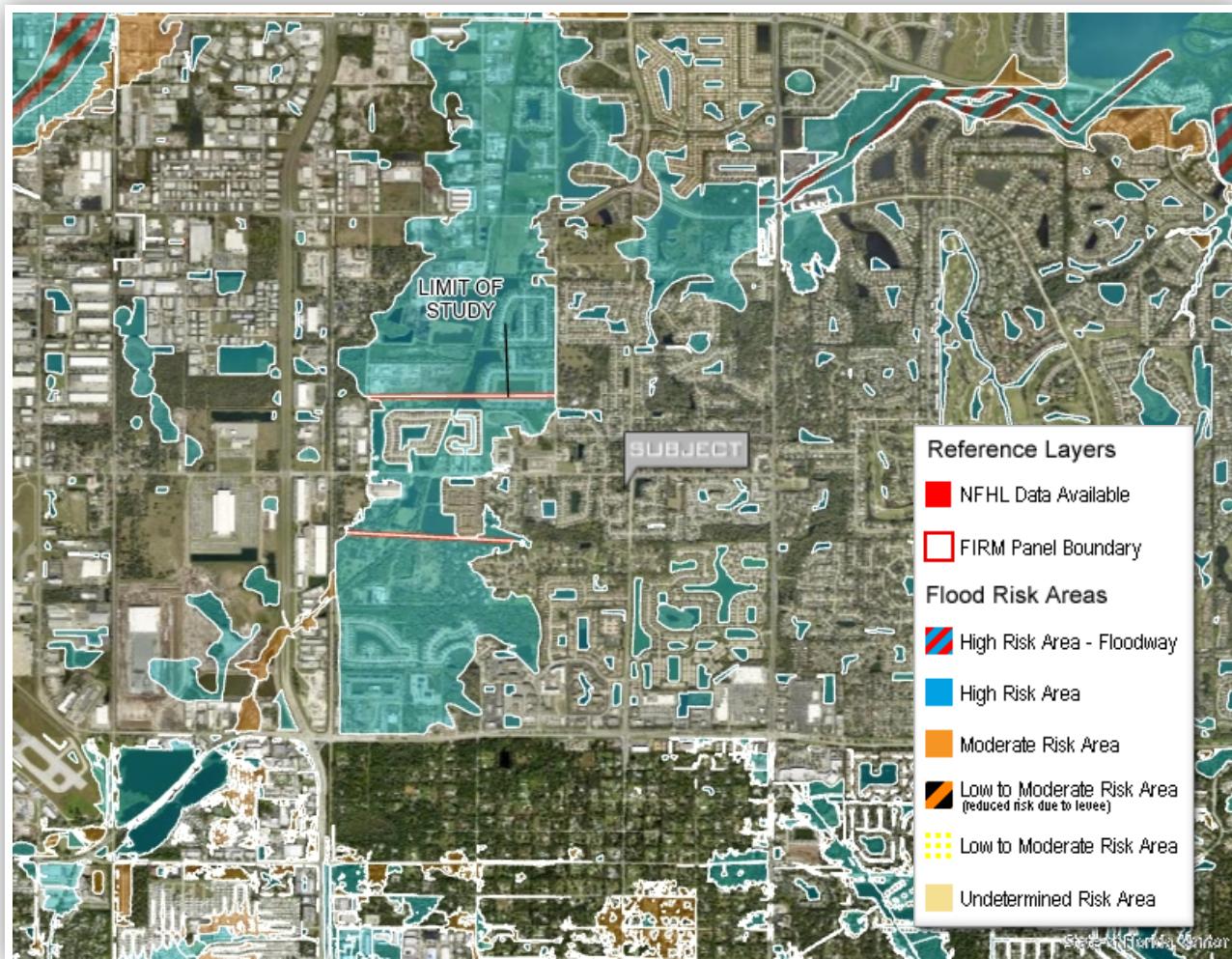
## 7720 TUTTLE AVE

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### LOCATION RISK ANALYSIS

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Flood Risk Analysis  
FEMA Map Last Updated:2022-08-12



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Michael Reichenbach  
CCIM, CIPS, Commercial Broker

CENTURY 21 Beggins Enterprises  
Phone: 727-641-5918  
License: BK3090000  
Email: MichaelReichenbach@c21be.com  
www.mikedonnare.com  
14995 Gulf Boulevard Suite D1, Madeira Beach FL  
33708



## Flood Hazard Designations

FEMA Map Last Updated:2022-08-12

**High Risk Area** - Flood hazard areas identified on the Flood Insurance Rate Map are identified as a Special Flood Hazard Area (SFHA). SFHA are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. SFHAs are labeled as:

Zone A: Areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone AE and A1-30: Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. Base Flood Elevations (BFEs) are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone AH: Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually areas of ponding) where average depths are between one and three feet. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone AO: Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually sheet flow on sloping terrain) where average depths are between one and three feet. Average flood depths derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Some Zone AO have been designated in areas with high flood velocities such as alluvial fans and washes. Communities are encouraged to adopt more restrictive requirements for these areas.

Zone AR: Areas that result from the decertification of a previously accredited flood protection system that is determined to be in the process of being restored to provide base flood protection. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone A99: Areas subject to inundation by the 1-percent-annual-chance flood event, but which will ultimately be protected upon completion of an under-construction Federal flood protection system. These are areas of special flood hazard where enough progress has been made on the construction of a protection system, such as dikes, dams, and levees, to consider it complete for insurance rating purposes. Zone A99 may only be used when the flood protection system has reached specified statutory progress toward completion. No Base Flood Elevations (BFEs) or depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone V: Areas along coasts subject to inundation by the 1-percent-annual-chance flood event with additional hazards associated with storm-induced waves. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone VE and V1-30: Areas subject to inundation by the 1-percent-annual-chance flood event with additional hazards due to storm-induced velocity wave action. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

**Moderate Risk Area** - Labeled Zone B or Zone X, are the areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood.

**Low to Moderate Risk Area** - Labeled Zone C or Zone X, areas outside the SFHA and higher than the elevation of the 0.2-percent-annual-chance flood.



Michael Reichenbach

CCIM, CIPS, Commercial Broker

CENTURY 21 Beggins Enterprises

Phone: 727-641-5918

License: BK3090000

Email: MichaelReichenbach@c21be.com

www.mikedonrare.com

1495 Gulf Boulevard Suite D1, Madeira Beach FL

33708

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## Data Quality & Sources

The Environmental Risk Analysis is limited to the 25 environmental records closest to the subject property location. EPA, authorized or delegated states, tribal and local jurisdictions conduct compliance assurance and enforcement activities related to federal environmental laws. Each level of government works to ensure that information contained in national databases is accurate. The migration of data from many jurisdictions to multiple national program databases is a challenging task. Some state and local jurisdictions directly enter data to national databases, while others maintain their own databases and transfer data to EPA through batch processing. Under both approaches, steps are taken to ensure that the data are of the highest quality (e.g., each database maintains standards and procedures for ensuring data integrity on a day-to-day basis).

Data are continuously evaluated. Through periodic analysis, conference calls, and national meetings, database managers at all levels of government work to ensure quality information.

The facility locations displayed come from the FRS Spatial Coordinates tables. They are the best representative locations for the displayed facilities based on the accuracy of the collection method and quality assurance checks performed against each location. The North American Datum of 1983 is used to display all coordinates.

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Michael Reichenbach  
CCIM, CIPS, Commercial Broker

CENTURY 21 Beggins Enterprises  
Phone: 727-641-5918  
License: BK3090000

Email: MichaelReichenbach@c21be.com  
www.mikedonnare.com  
14995 Gulf Boulevard Suite D1, Madeira Beach FL  
33708



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# CENTURY 21 COMMERCIAL

Beggins Enterprises

## CENTURY 21 BEGGINS ENTERPRISES

**MICHAEL REICHENBACH, CCIM,  
CIPS, COMMERCIAL BROKER**



### **Michael Reichenbach, CCIM, CIPS, Commercial Broker**

*Phone: 727-641-5918*

*Email: MichaelReichenbach@c21be.com*

*License: BK3090000*



727-641-5918



MichaelReichenbach@c21be.com



14995 Gulf Boulevard Suite D1  
Madeira Beach, FL, 33708, United States

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