

5611 S TAMAMI TRAIL RETAIL PROPERTY

5611 S TAMAMI TRAIL, SARASOTA, FL



ADDRESS

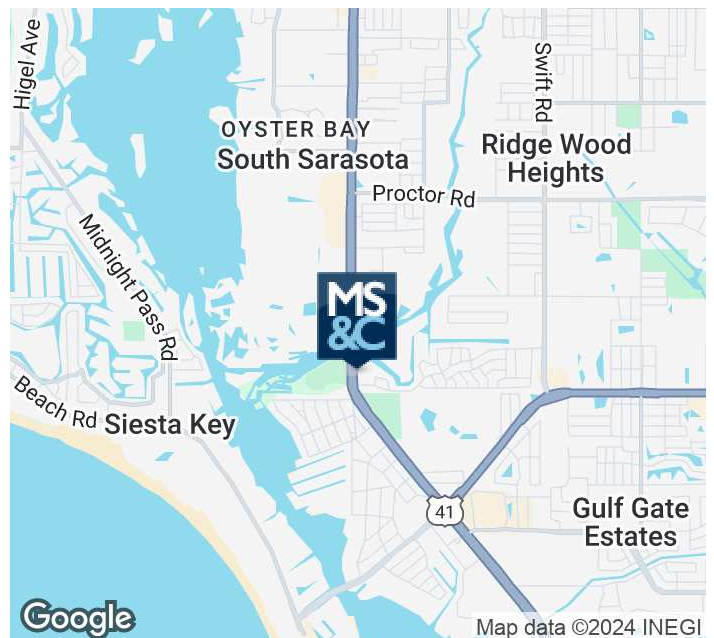
5611 S Tamiami Trail
Sarasota, FL 34231

PROPERTY FEATURES

- Zoned CI (Commercial Intensive)
- Prime location in a high-traffic area, only a mile from the Gateway to Siesta Key
- Excellent accessibility with three separate ingress and egress points
- 0.89-acre site with ample parking and expansion potential
- Perfect site for boat/car sales or redevelopment into a Quick Service Restaurant (QSR).

	0.3 Miles	0.5 Miles	1 Mile
Total Households:	188	923	3,797
Total Population:	378	1,837	7,626
Average HH Income:	\$118,187	\$120,956	\$124,292

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



PRESENTED BY:

MELINDA GARRETT

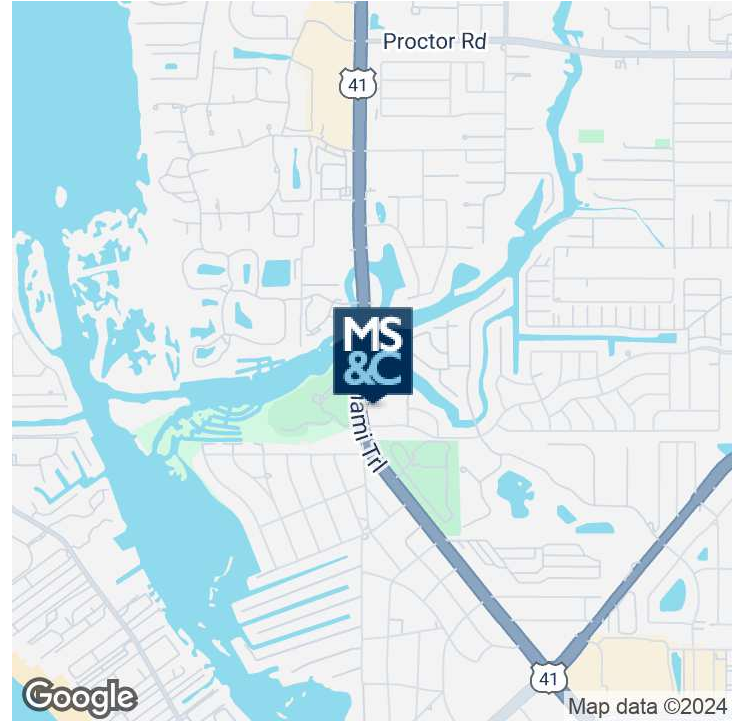
Commercial Advisor

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OFFERING SUMMARY

Sale Price:	\$1,900,000
Building Size:	1,077 SF
Lot Size:	0.89 Acres
Year Built:	1960
Renovated:	2024
Zoning:	CI (Commercial Intensive)

PROPERTY OVERVIEW

This prime 0.89 acre retail site is situated on a high-visibility signalized corner, boasting an impressive 239 feet of frontage along S Tamiami Trail and 129 feet along Constitution Boulevard. The well-proportioned site provides ample parking and substantial space for future expansion, significantly enhancing its desirability and value.

Strategically located near Sarasota Memorial Hospital, major retail centers, and just a mile from the Gateway to Siesta Key, this property presents endless possibilities for retailers and savvy investors looking to capitalize on Sarasota's thriving market.

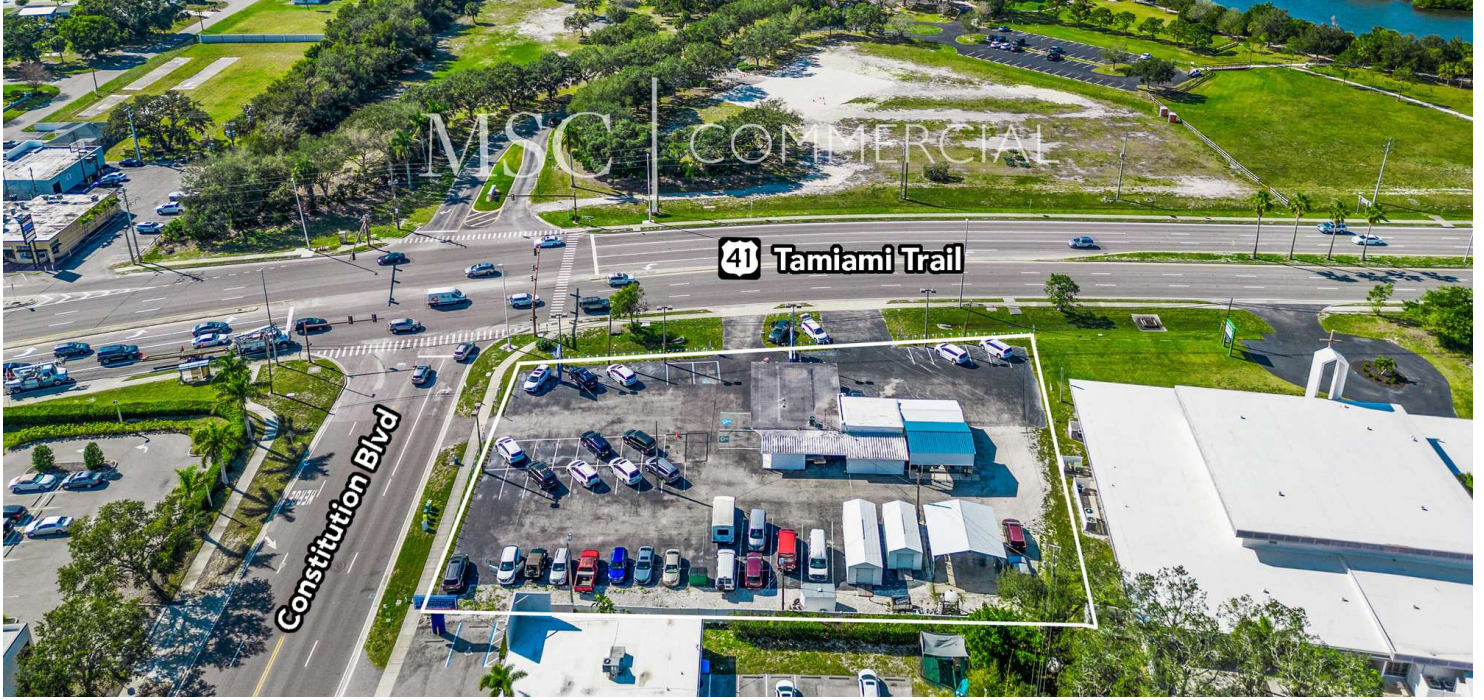
The property is well-suited for a wide range of uses, from car and boat sales to a high-profile retail venture. Additionally, it presents an excellent opportunity for redevelopment into a Quick Service Restaurant (QSR) or other hospitality concepts. With its unmatched location and versatile potential, this property is a standout choice for investors or business owners.

PROPERTY HIGHLIGHTS

- Zoned CI (Commercial Intensive)
- Prime location in a high-traffic area, only a mile from the Gateway to Siesta Key
- Excellent accessibility with three separate ingress and egress points

**5611 S TAMAMI TRAIL
RETAIL PROPERTY**

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Michael Saunders & Company



Licensed Real Estate Broker

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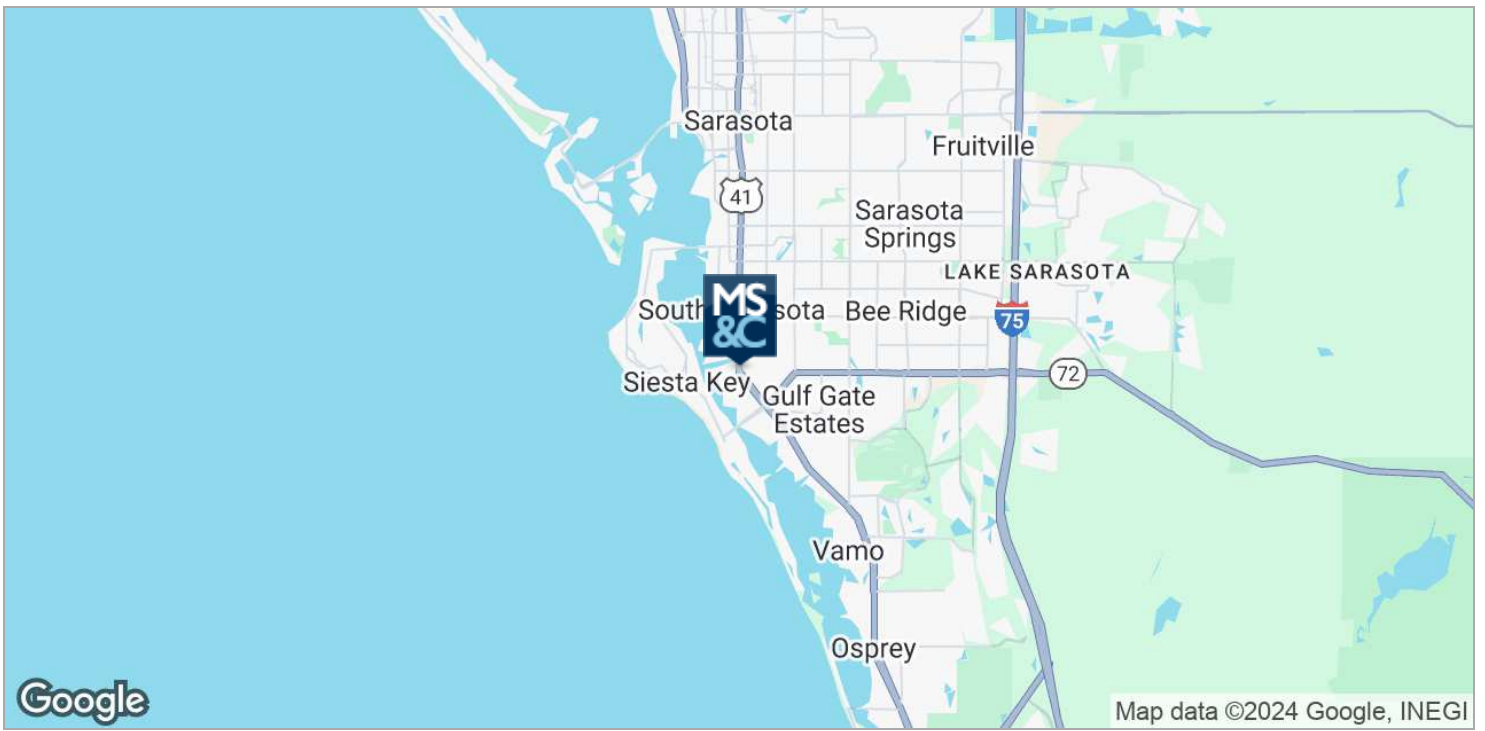
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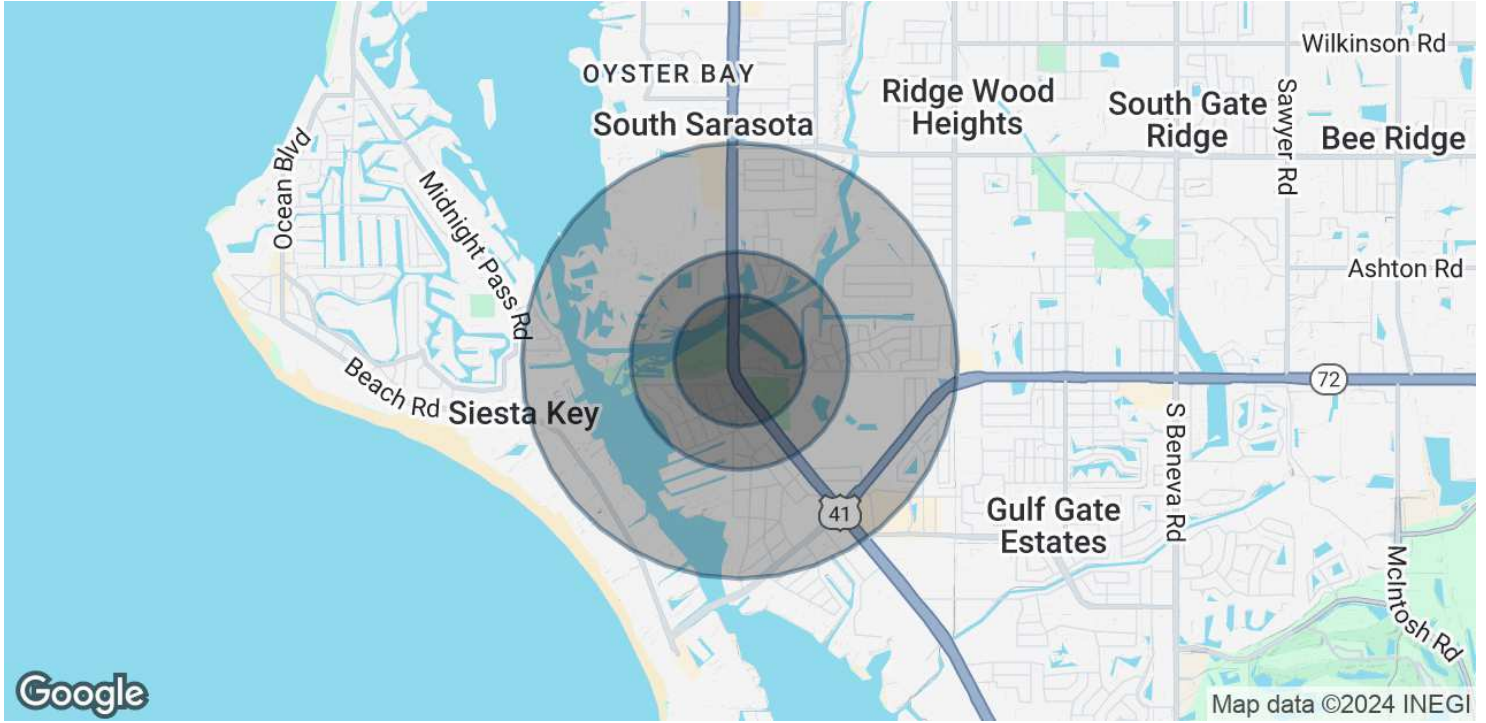
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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	378	1,837	7,626
Average Age	56	57	56
Average Age (Male)	56	57	56
Average Age (Female)	56	57	57

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	188	923	3,797
# of Persons per HH	2	2	2
Average HH Income	\$118,187	\$120,956	\$124,292
Average House Value	\$546,427	\$555,830	\$635,675

Demographics data derived from AlphaMap

MELINDA GARRETT

Commercial Advisor



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PROFESSIONAL BACKGROUND

Melinda Garrett has been immersed in the commercial real estate sector since early 2012, fueled by a combination of skills and a profound passion for the industry.

Prior to joining Michael Saunders & Company, she practiced commercial real estate appraisal and consulting for a reputable firm where she worked closely with developers, investors and lenders. She specialized in the valuation and assessment of commercial properties, employing in-depth analysis techniques to determine accurate market values for various types of real estate assets.

Throughout her career, Melinda has honed exceptional customer service skills, coupled with a strong work ethic and a vibrant personality, which have been key in fostering and nurturing essential relationships. Her unwavering commitment to client satisfaction is evident through her emphasis on open communication, transparency, and integrity in all engagements.

Leveraging her comprehensive expertise and local market knowledge, she ensures that every transaction is not only successful but also maximizes profitability. To maintain her competitive edge, she remains diligently informed about the latest market trends and their implications on the commercial real estate landscape in Sarasota and Manatee counties.