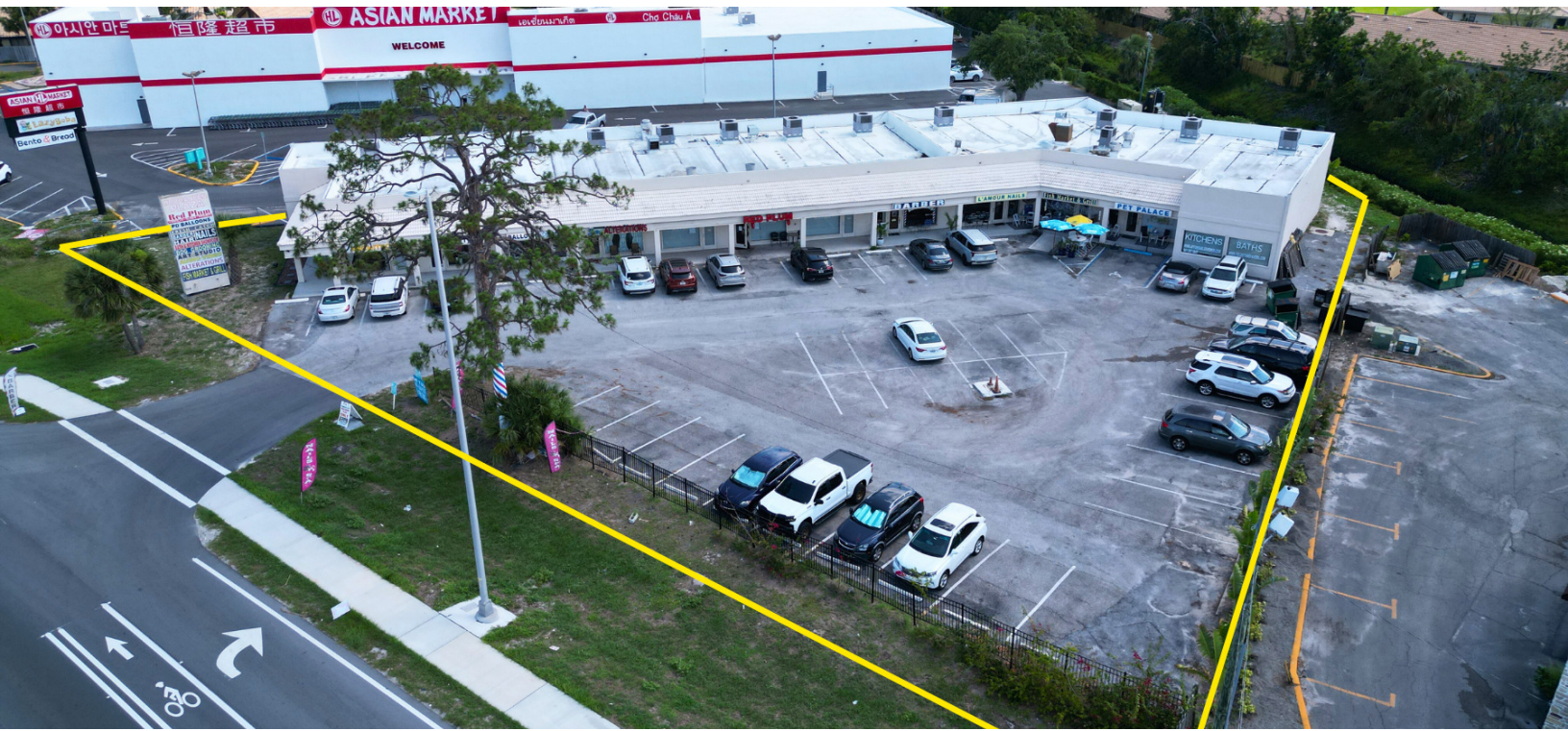


# AMERICAN PROPERTY GROUP

OF SARASOTA, INC.

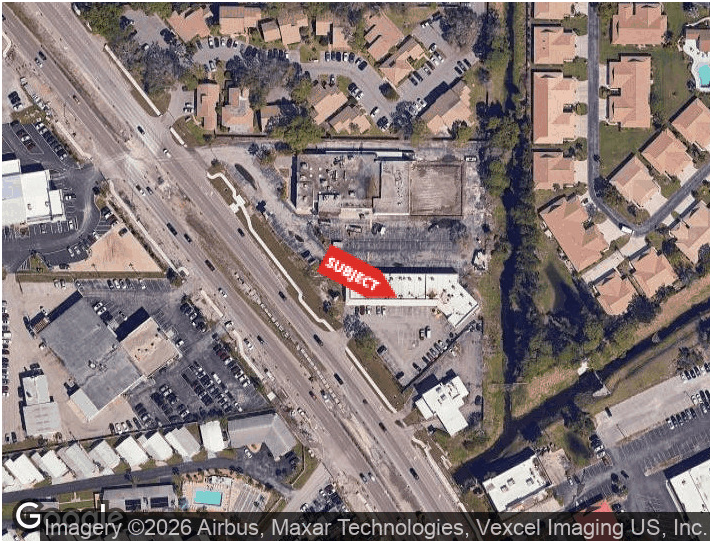


## BUCCANEER PLAZA

7119 S TAMIAMI TRL  
SARASOTA, FLORIDA 34231

### PROPERTY HIGHLIGHTS

- 12 fully leased, short-term retail units
- 10,380 SF total
- 50 on-site parking spaces
- Diverse tenant mix: food, retail, office, and services
- Located on busy S Tamiami Trail near Siesta Key

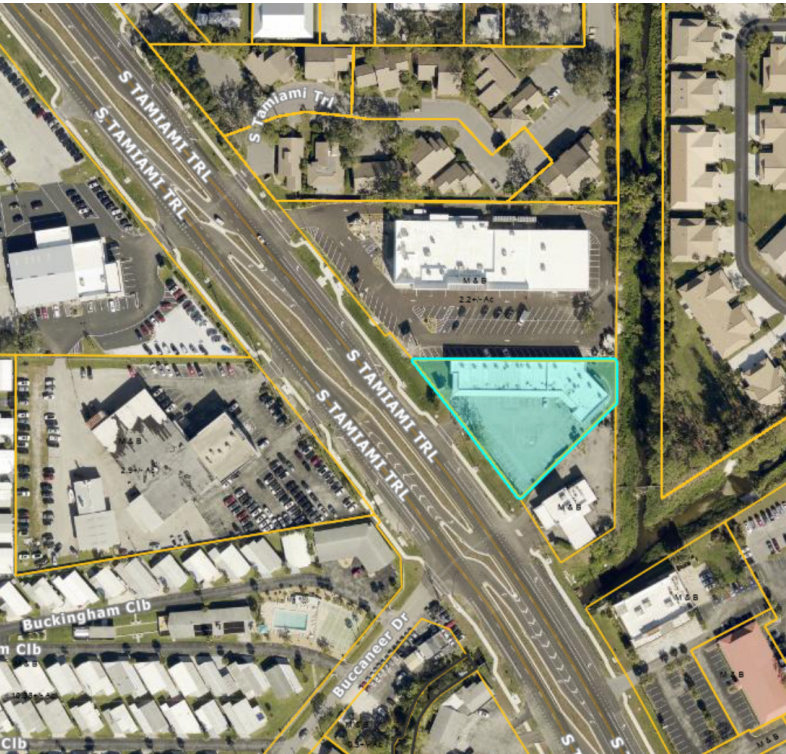


DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	451	1,188	4,078
Total Population	792	2,141	7,803
Average HH Income	\$96,906	\$102,448	\$100,418

For More Information

**BRIAN SEIDEL**  
CCIM - Broker Associate  
941 544 2970  
brian@americanpropertygroup.com

# SARASOTA, FL 34231



## OFFERING SUMMARY

Sale Price:	\$3,598,000
Building Size:	10,380 SF
Lot Size:	0.81 Acres
Price / SF:	\$346.63
NOI:	\$163,200
Year Built:	1984
Zoning:	CG

## PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents Buccaneer Plaza

7119 S Tamiami Trail, Sarasota, FL 34231

Buccaneer Plaza is a newly renovated retail center comprised of 12 fully leased commercial condo units totaling 10,380 SF.

This well-maintained property features a diverse tenant mix, including restaurants, professional offices, retail stores, and service providers.

With 100% occupancy, short-term leases, and below-market rents, the plaza presents excellent potential for increased cash flow and value-add opportunities.

Strategically positioned just minutes from Siesta Key, the property benefits from strong visibility and consistent traffic along one of Sarasota's busiest commercial corridors.

Visit us online at [AmericanPropertyGroup.com](http://AmericanPropertyGroup.com) to see all our listings.

## BRIAN SEIDEL

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**AMERICAN  
PROPERTY GROUP**  
OF SARASOTA, INC.

7119 S Tamiami Trl

# SARASOTA, FL 34231

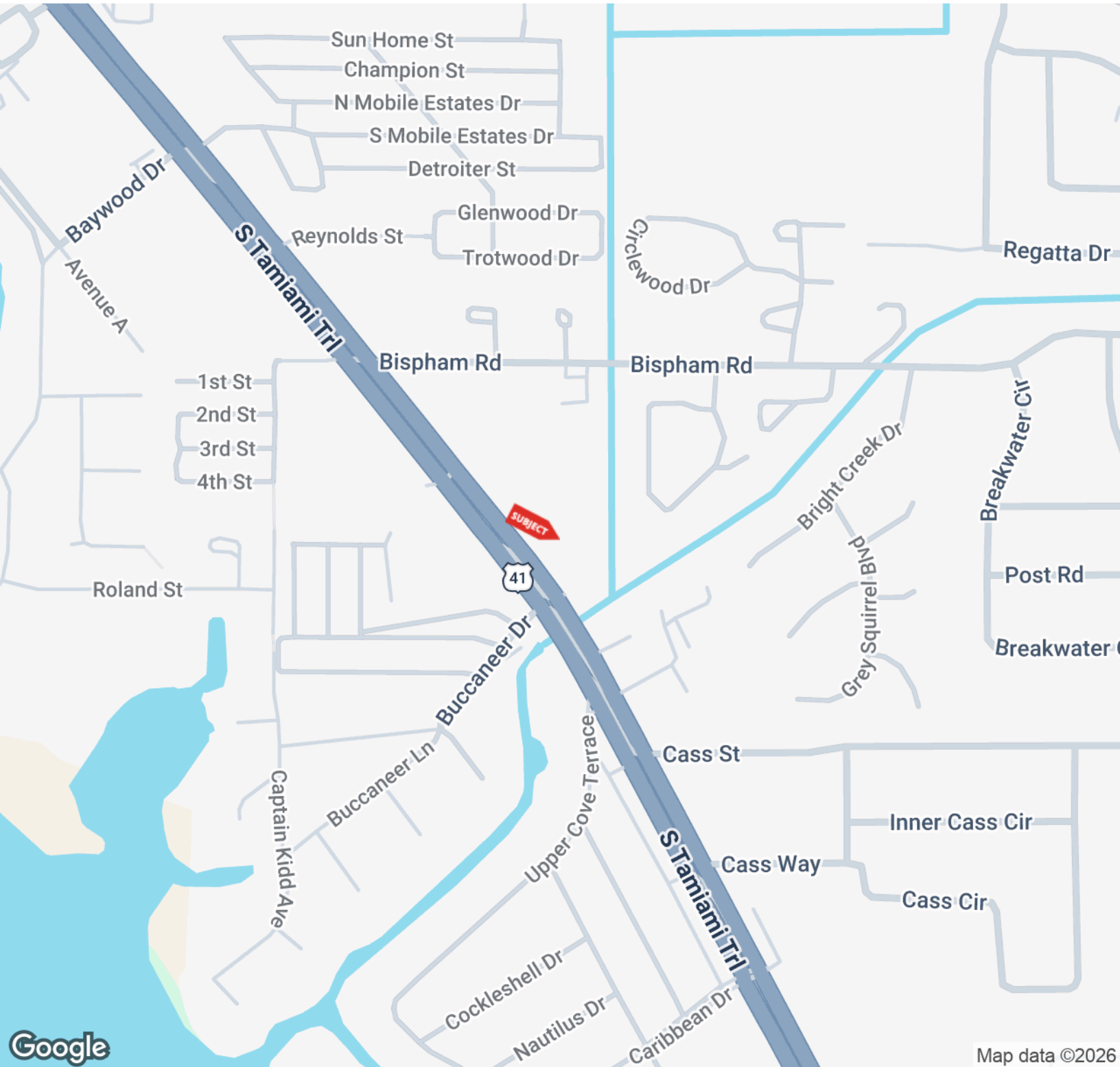


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# SARASOTA, FL 34231

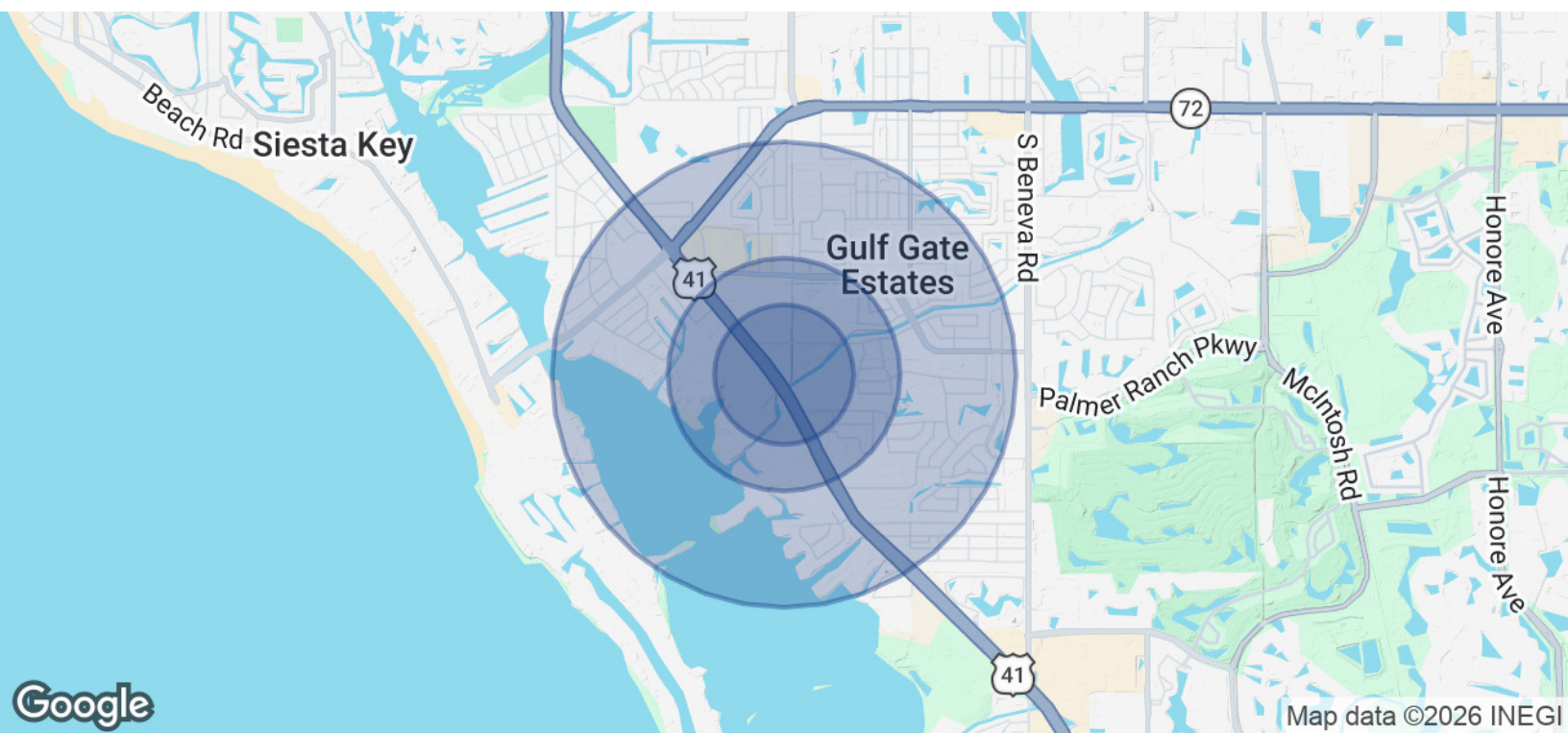


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OF SARASOTA, INC.

# SARASOTA, FL 34231



## POPULATION

### 0.3 MILES

### 0.5 MILES

### 1 MILE

Total Population	792	2,141	7,803
Average Age	61	60	56
Average Age (Male)	60	58	54
Average Age (Female)	62	61	57

## HOUSEHOLDS & INCOME

### 0.3 MILES

### 0.5 MILES

### 1 MILE

Total Households	451	1,188	4,078
# of Persons per HH	1.8	1.8	1.9
Average HH Income	\$96,906	\$102,448	\$100,418
Average House Value	\$492,634	\$517,292	\$512,791

Demographics data derived from AlphaMap

## BRIAN SEIDEL

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