



SARASOTA, FL 34239

2891 S TAMiami TRAIL

15,047 SF BUILDING ON 1.15 ACRES FOR SALE | IDEAL FOR OWNER-USER



PROPERTY DETAILS

2891 S TAMiami TRAIL • SARASOTA, FL • 15,047 SF BUILDING ON 1.15 ACRES FOR SALE • IDEAL FOR OWNER-USER

PROPERTY HIGHLIGHTS

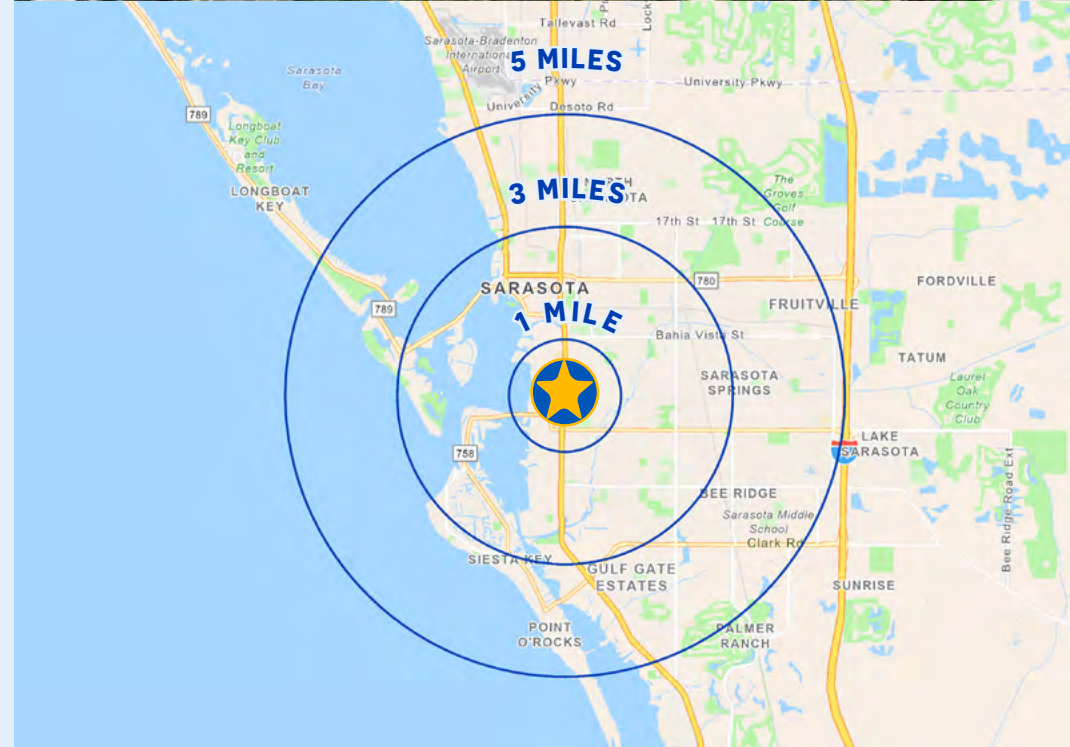
- Well maintained 15,047 sf two (2) story building ready for occupancy
- Ideal for owner-user office or redevelopment opportunity
- Signalized corner in difficult to penetrate market with high barriers to entry
- Desirable location near Sarasota Memorial Hospital
- Four (4) drive-thru lanes
- Restriction against use as a financial institution for 2 years



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
 POPULATION	8,793	77,291	161,956
 DAYTIME POPULATION	19,168	107,412	197,818
 MEDIAN HH INCOME	\$86,894	\$81,522	\$79,961
 TOTAL HOUSEHOLDS	3,999	36,810	74,745

SOURCE: ESRI



SITE
AERIAL

2891 S TAMiami TRAIL • SARASOTA, FL • 15,047 SF BUILDING ON 1.15 ACRES FOR SALE • IDEAL FOR OWNER-USER

PROPERTY FACTS

ADDRESS:	2891 S TAMiami TRAIL, SARASOTA, FL 34239
BUILDING SIZE:	15,047 SF, 2 Stories
YEAR BUILT:	1986, Renov 2000
PARCEL SIZE:	1.15 AC
PARKING:	55
ZONING:	CN
PARCEL ID:	0057-04-0060
ASKING PRICE:	\$4,000,000

Webber St



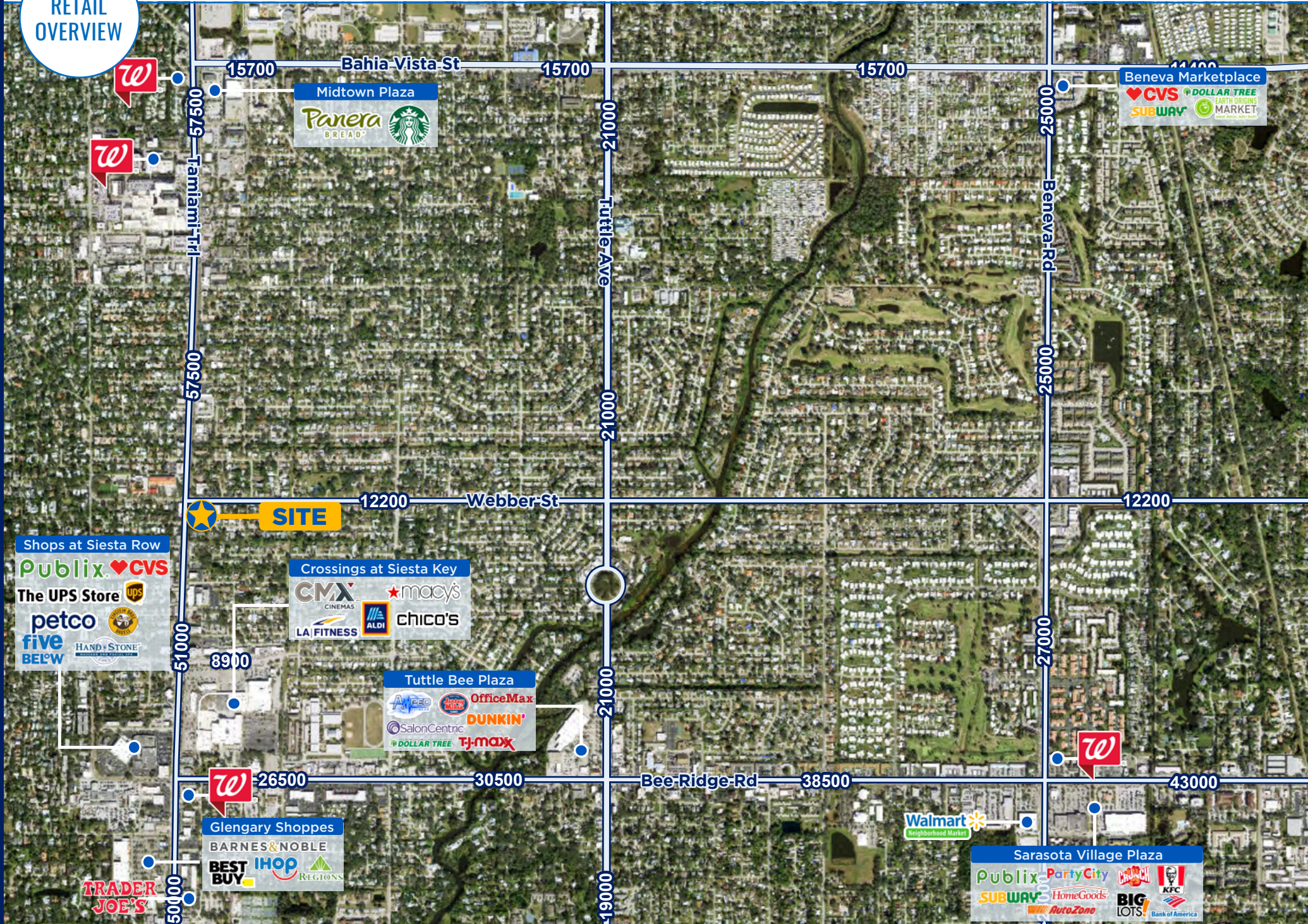
12,200 AADT

Tamiami Trl

51,000 AADT

Bougainvillea St

RETAIL
OVERVIEW





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