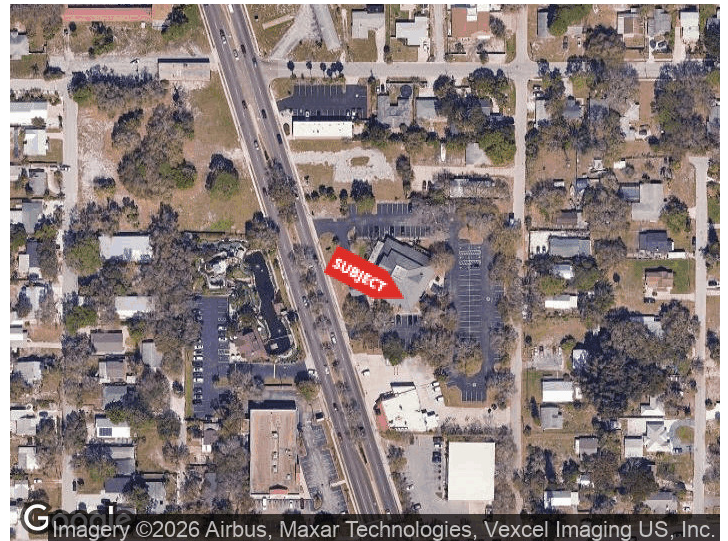




FREESTANDING BUILDING ON 2.2+ ACRES WITH GREAT FRONTAGE

3808 N TAMIAMI TRL
SARASOTA, FLORIDA 34234

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Total Households	1,966	17,701	56,058
Total Population	5,186	41,608	130,695
Average HH Income	\$50,835	\$61,880	\$65,727



For More Information

ADAM SEIDEL

941 923 0535

adam@americanpropertygroup.com

FREESTANDING BUILDING ON 2.2+ ACRES WITH GREAT FRONTAGE



OFFERING SUMMARY

Sale Price:	\$3,849,000
Lease Rate:	\$14 SF/yr (NNN)
Building Size:	13,942 SF
Available SF:	13,942 SF
Lot Size:	93,218 SF
Zoning:	NT
Market:	North Port Sarasota Bradenton
Submarket:	Sarasota
Traffic Count:	32,500

LOCATION OVERVIEW

The subject property is well located with excellent frontage along U.S. 41 (North Tamiami Trail) near Ringling Museum, University of South Florida, New College and Ringling School of Art & Design. Neighborhood retail includes a neighborhood Walmart, CVS Drug Store and several gas and convenience stores. Property is located just to the South of SRQ Airport and University Parkway. Just a few short minutes to the vibrant and growing Downtown Sarasota and the busy yet beautiful St. Armand's Circle. High Visibility due to airport traffic at all times!

PROPERTY HIGHLIGHTS

- ±13,942 SF two-story freestanding building
- Situated on a 2.14± acre NT-zoned site
- 277.54' of frontage on N Tamiami Trail/US-41
- Former school, office, medical & restaurant uses
- Opportunity Zone location with approx. 104 parking spaces
- Steps from SRQ Airport and minutes to Downtown Sarasota

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PROPERTY GROUP
OF SARASOTA, INC.

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PROPERTY DESCRIPTION

American Property Group of Sarasota, Inc. presents 3808 N Tamiami Trail, Sarasota

This versatile two-story freestanding building along the bustling North Tamiami Trail offers exceptional flexibility for a wide range of commercial uses. With its highly adaptable layout and North Trail (NT) zoning, the property is ideally suited for retail, educational, office, medical, and restaurant concepts. Previously operated as a school, office, medical facility, and restaurant, it provides a strong foundation for users seeking prominent visibility and ample space in a high-growth Sarasota corridor.

Positioned on a generous 2.14± acre parcel with significant frontage along US-41, this site offers excellent accessibility, strong traffic counts, and convenient proximity to Sarasota Bradenton International Airport, University Parkway, and Downtown Sarasota. With approximately 104 parking spaces, the property accommodates both staff and customer needs with ease.

Located within an Opportunity Zone, this site may offer substantial long-term tax advantages. Additionally, the property sits in an area of Sarasota benefiting from evolving development incentives, further enhancing its strategic value for tenants seeking a location with future upside.

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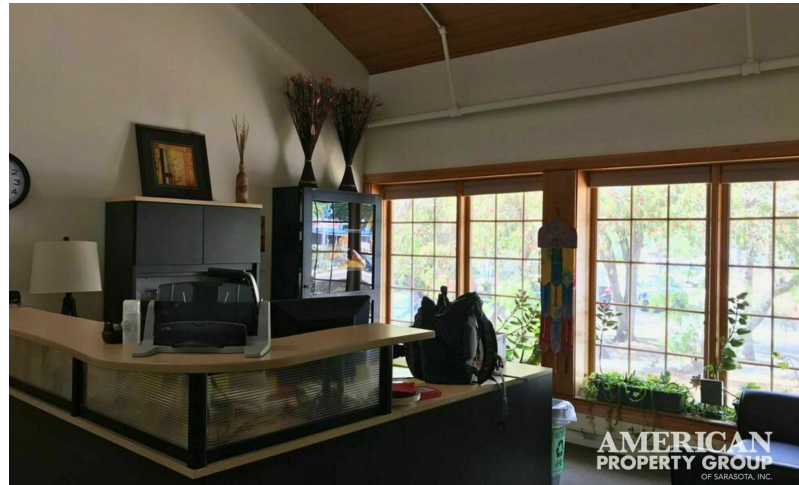
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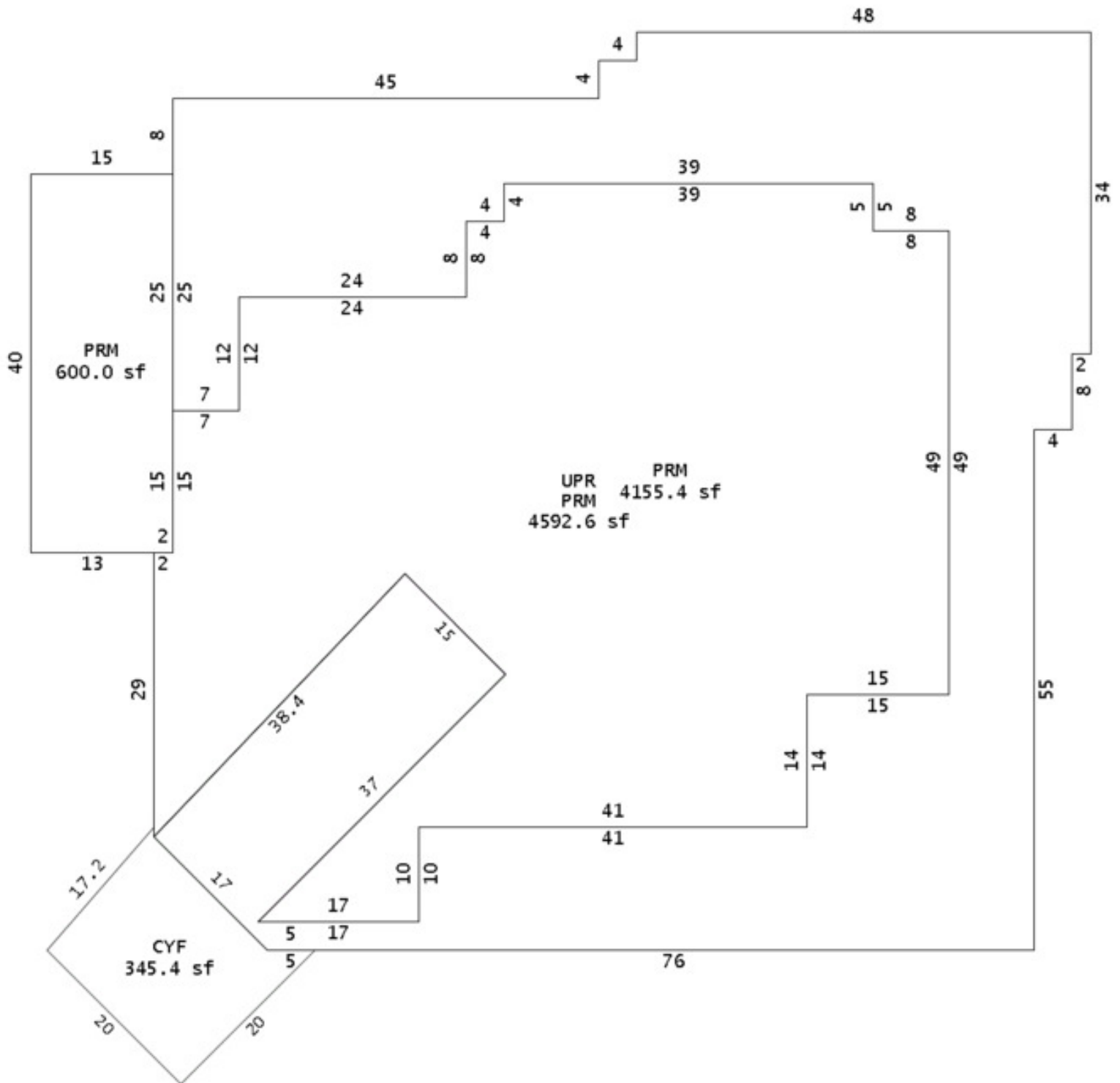


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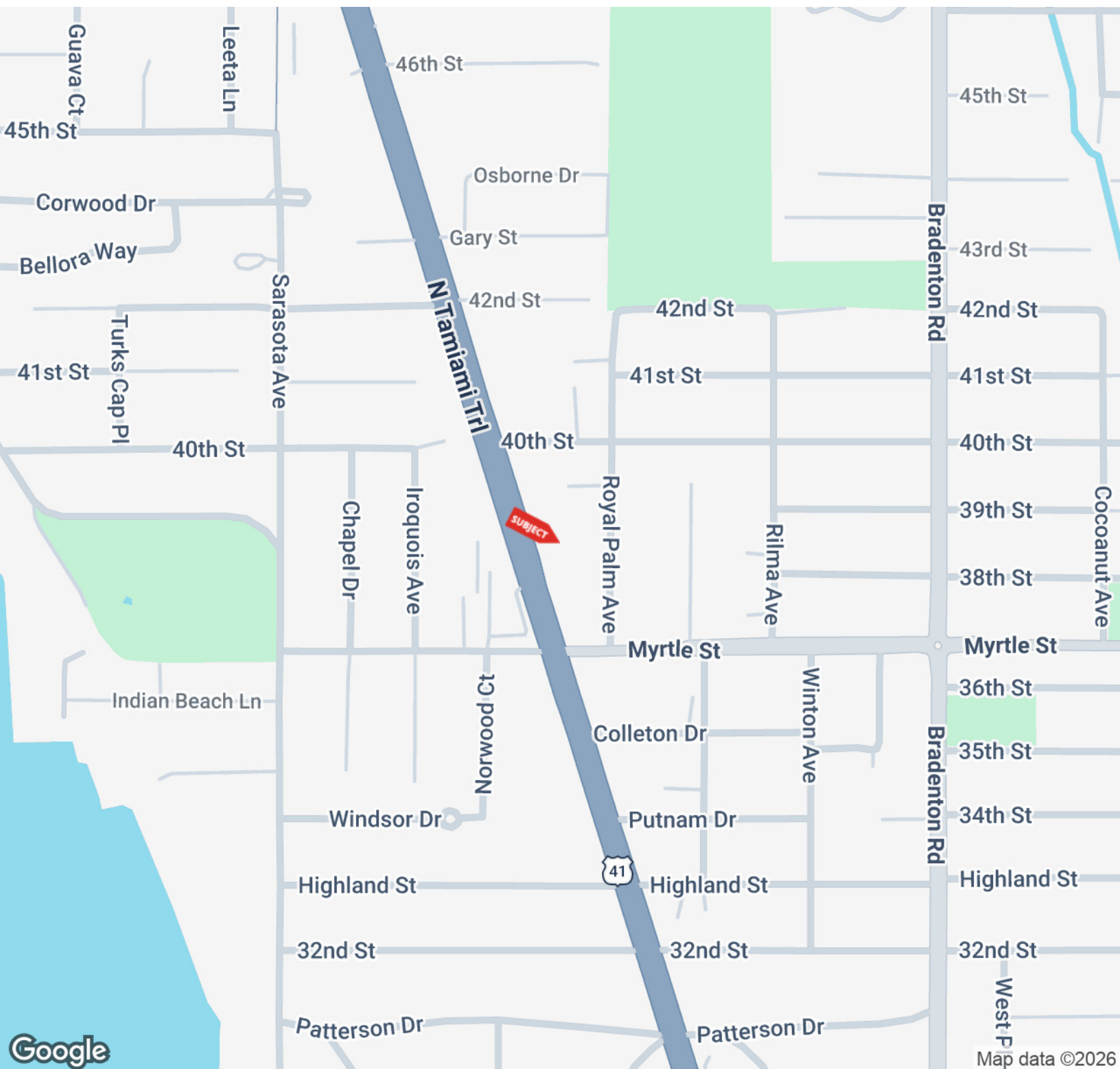


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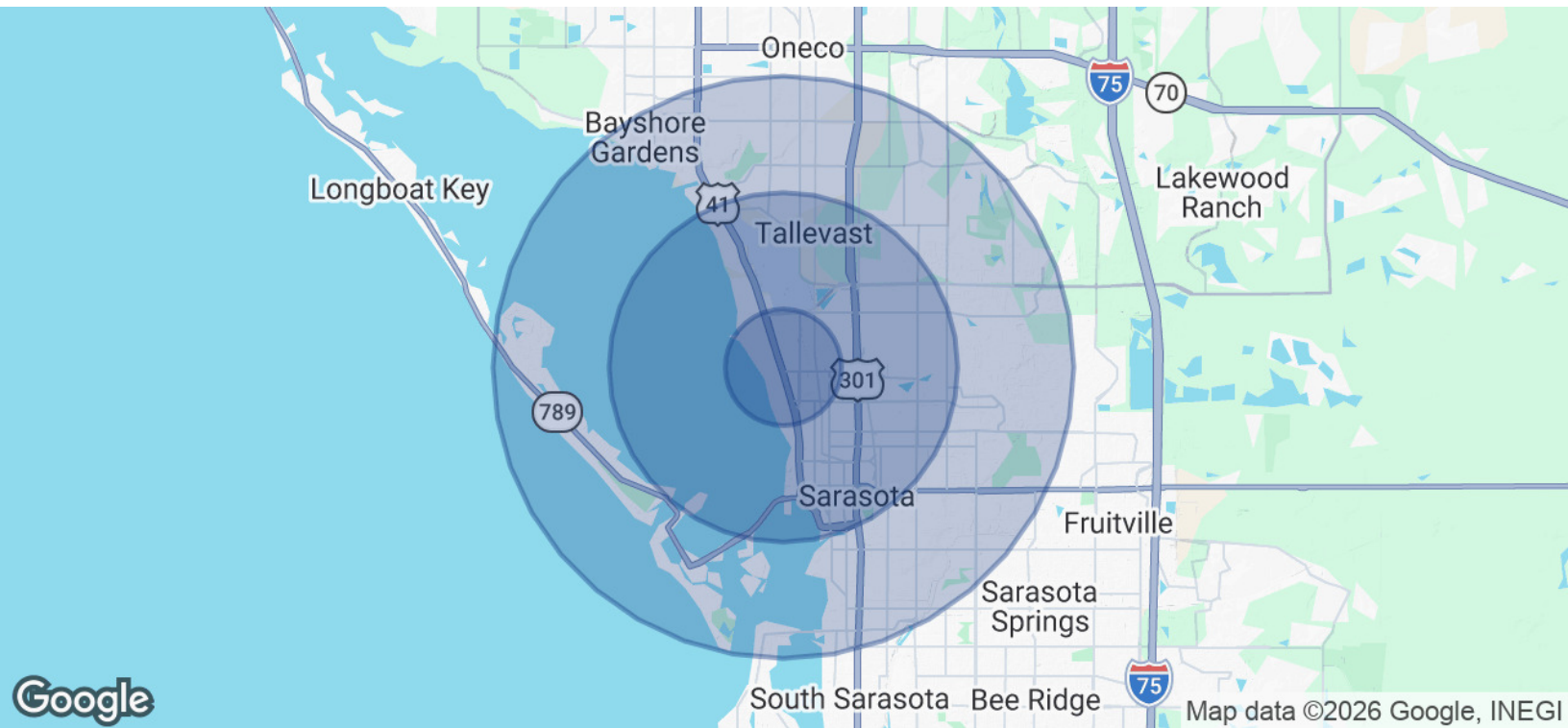
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POPULATION	1 MILE	3 MILE	5 MILE
Total Population	5,186	41,608	130,695
Average Age	35.7	41.8	44.6
Average Age (Male)	33.9	40.2	43.5
Average Age (Female)	38.6	43.6	46.0

HOUSEHOLDS & INCOME	1 MILE	3 MILE	5 MILE
Total Households	1,966	17,701	56,058
# of Persons per HH	2.6	2.4	2.3
Average HH Income	\$50,835	\$61,880	\$65,727
Average House Value	\$220,996	\$274,865	\$308,583

2020 American Community Survey (ACS)

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