

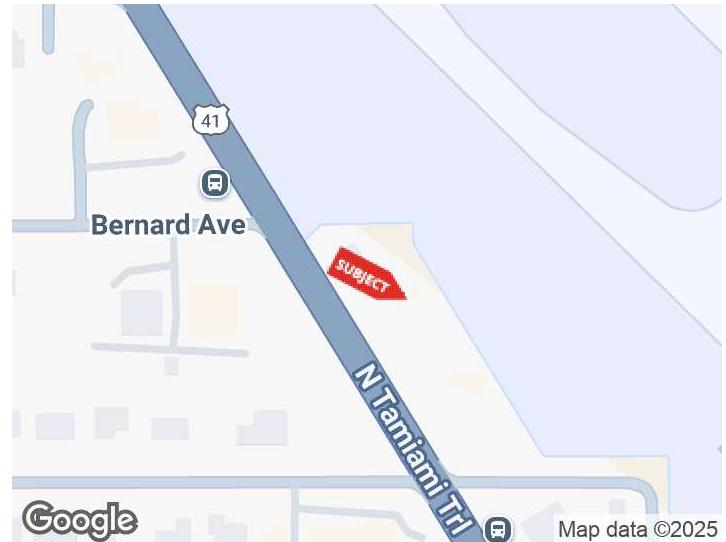


## CAR LOT/COMMERCIAL SPACE FOR LEASE SARASOTA

7861 N TAMiami TRL  
SARASOTA, FLORIDA 34243

### PROPERTY HIGHLIGHTS

- Directly across from Sarasota Bradenton Int'l Airport
- 588 SF freestanding building
- .287-acre lot measuring 96' x 136'
- Zoned GC (General Commercial)
- Car lot permitted



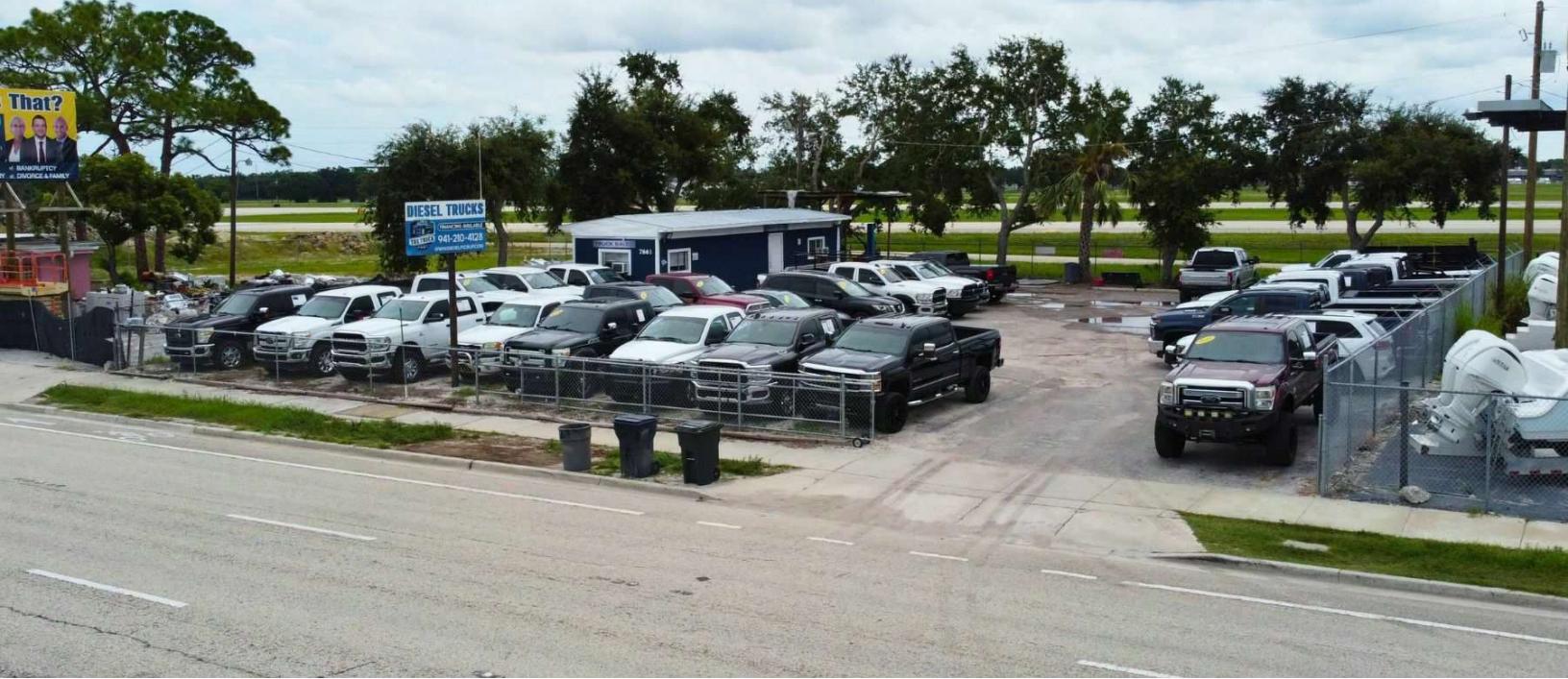
### DEMOGRAPHICS 0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
Total Households	96	195	1,094
Total Population	232	469	2,642
Average HH Income	\$99,632	\$99,820	\$104,411

For More Information

**ADAM SEIDEL**  
941 923 0535  
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# CAR LOT/COMMERCIAL SPACE FOR LEASE SARASOTA



## OFFERING SUMMARY

Lease Rate:	\$4,500.00 per month (NNN)
Building Size:	588 SF
Lot Size:	13,735 SF
Number of Units:	1
Year Built:	1996
Zoning:	GC

## PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 7861 N Tamiami Trail, Sarasota, FL 34243

Property Type: Freestanding Commercial Building

Property Size: 588 SF on .287 Acres

Lease Rate: \$4,500/month NNN

Located directly across from Sarasota Bradenton International Airport, this property offers unbeatable visibility along busy North Tamiami Trail. Zoned GC (General Commercial), the site allows for a wide range of commercial uses including any outdoor display uses such as a car lot, boat sales, pottery, or truck/vehicle parking. Fenced lot surrounds the building for secure storage. Property comes equipped with an outdoor lift to make servicing vehicles easy. Strong AADT of 39,000 vehicles/day. Tall pylon signage gives you the exposure you need.

The lot measures approximately 96' x 136', providing plenty of outdoor space to accommodate vehicles, display, or customer parking. The building, at 588 SF which features 2 private offices, reception and restroom can be used for office, retail, or service-based use.

A great opportunity in a rapidly growing area. Easy to service Sarasota or Bradenton.

**ADAM SEIDEL**

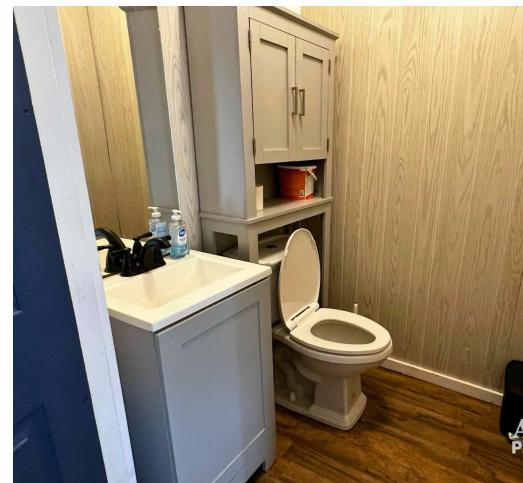
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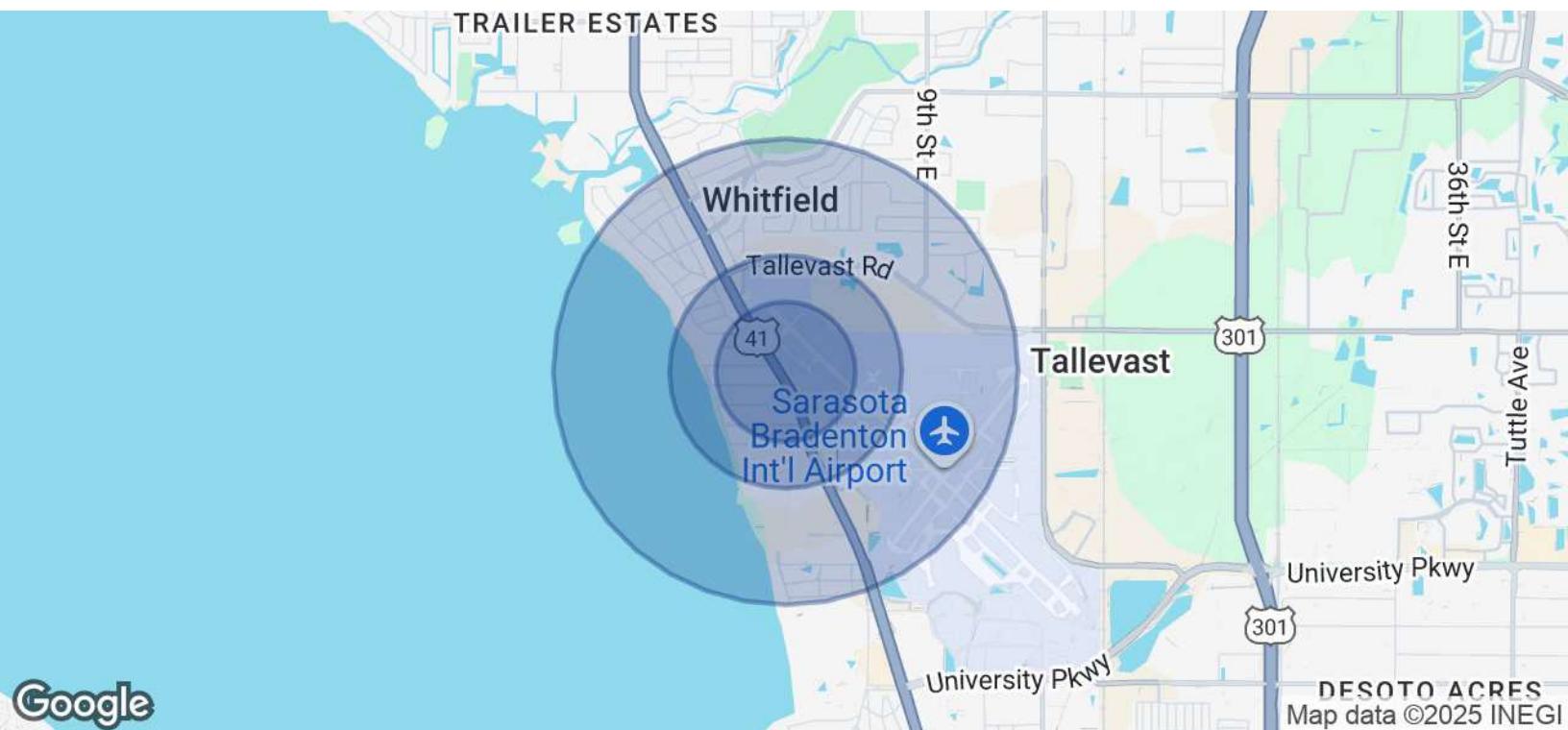
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## CAR LOT/COMMERCIAL SPACE FOR LEASE SARASOTA



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	232	469	2,642
Average Age	46	46	47
Average Age (Male)	44	44	47
Average Age (Female)	48	48	47

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	96	195	1,094
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$99,632	\$99,820	\$104,411
Average House Value	\$524,383	\$519,146	\$469,106

Demographics data derived from AlphaMap

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