



6131 S TAMAMIAMI TRL

SARASOTA, FLORIDA 34231

PROPERTY HIGHLIGHTS

- **Premium Location:** Situated along the bustling South Tamiami Trail near Siesta Key, offering high traffic and visibility.
- **Flexible Usage:** Zoned CG, allowing for retail, office, medical, and restaurant operations.
- **Large Freestanding Building:** 5,529 SF of versatile interior space.
- **Ample Parking:** Over 81 parking spaces with an impressive 14.6/1,000 SF parking ratio.
- **Pylon Signage:** Giant signage on US41 ensures maximum exposure.
- **Neighboring Development:** Steps from Siesta Promenade, a 20-acre hub featuring shopping, dining, hotels, and residential units.



DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	275	904	4,334
Total Population	550	1,794	8,456
Average HH Income	\$104,381	\$106,222	\$107,829

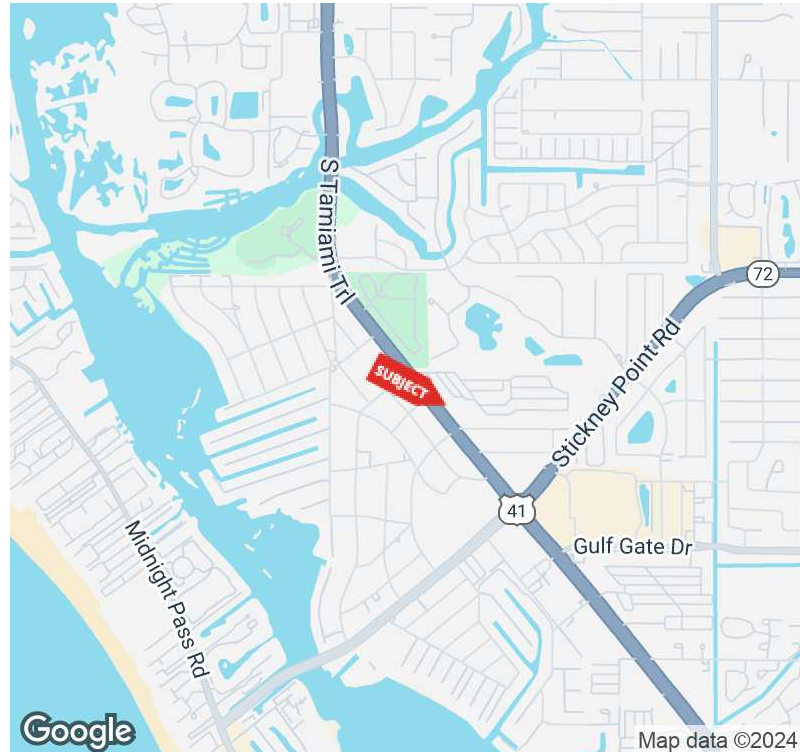
For More Information

ADAM SEIDEL

941 923 0535

adam@americanpropertygroup.com

SARASOTA, FL 34231



OFFERING SUMMARY

Lease Rate:	\$34.75 SF/yr (NNN)
Building Size:	5,529 SF
Lot Size:	1.1 Acres
Year Built:	1976
Zoning:	CG

PROPERTY OVERVIEW

Prime Commercial Opportunity – 6131 S Tamiami Trail, Sarasota, FL 34231

American Property Group of Sarasota, Inc. presents this exceptional retail property, strategically located just seconds from the highly anticipated Siesta Promenade.

Property Type: Freestanding Retail

This newly repainted, high-visibility property offers unmatched potential for a variety of businesses, from retail and restaurants to office or medical use.

Positioned in the heart of a thriving commercial corridor, this property benefits from proximity to major national and regional tenants, high commuter traffic, and easy access to major highways. The recently refreshed exterior enhances curb appeal, making it a standout option for businesses looking to establish or expand in the Sarasota area.

Whether you're envisioning a retail store, a dynamic office space, or a restaurant, this property offers the location and flexibility to bring your vision to life.

Explore the endless possibilities of this prime commercial property. Contact American Property Group of Sarasota, Inc. today at (941) 923-0535 or visit AmericanPropertyGroup.com for more details.

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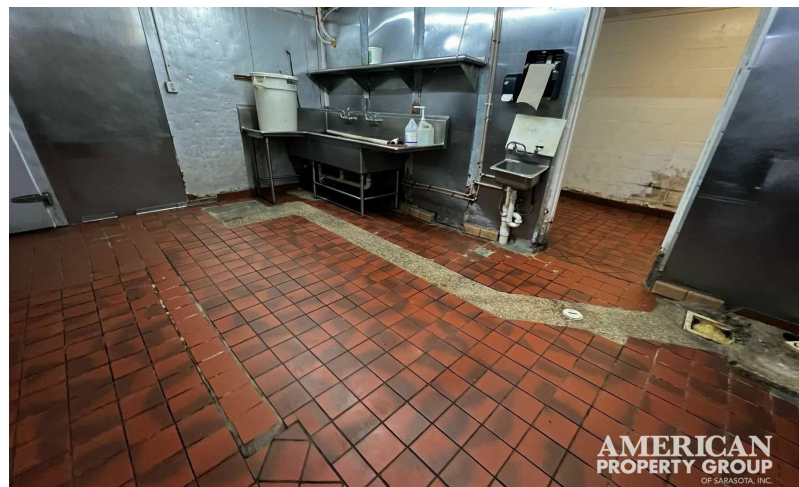
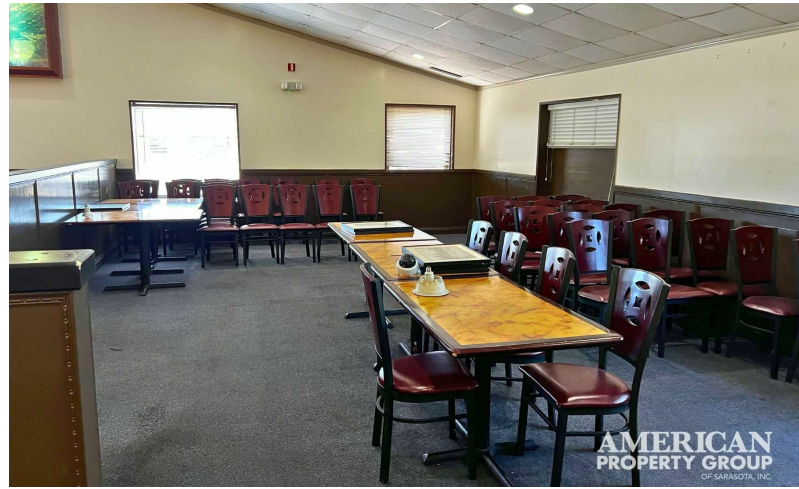
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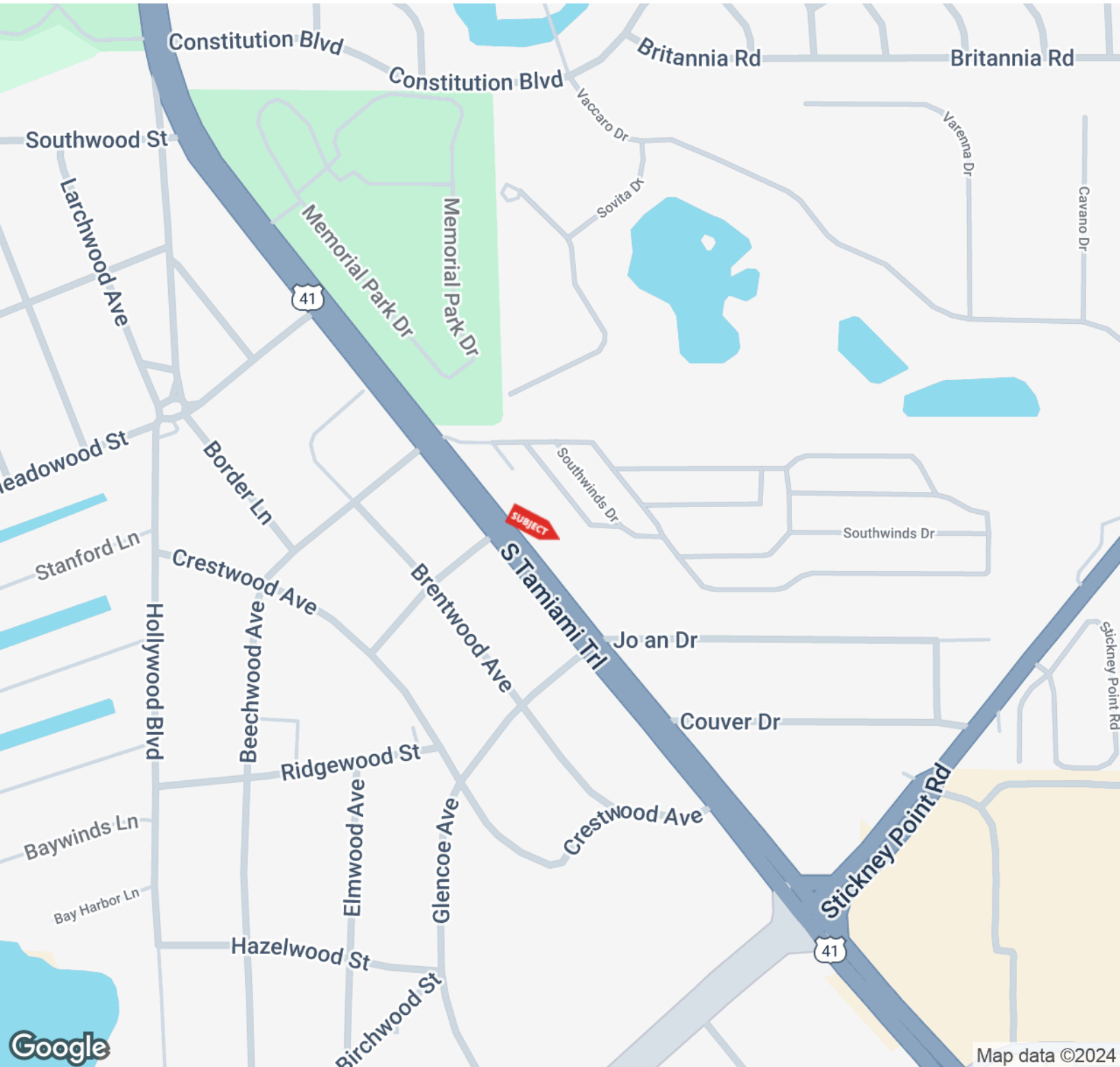
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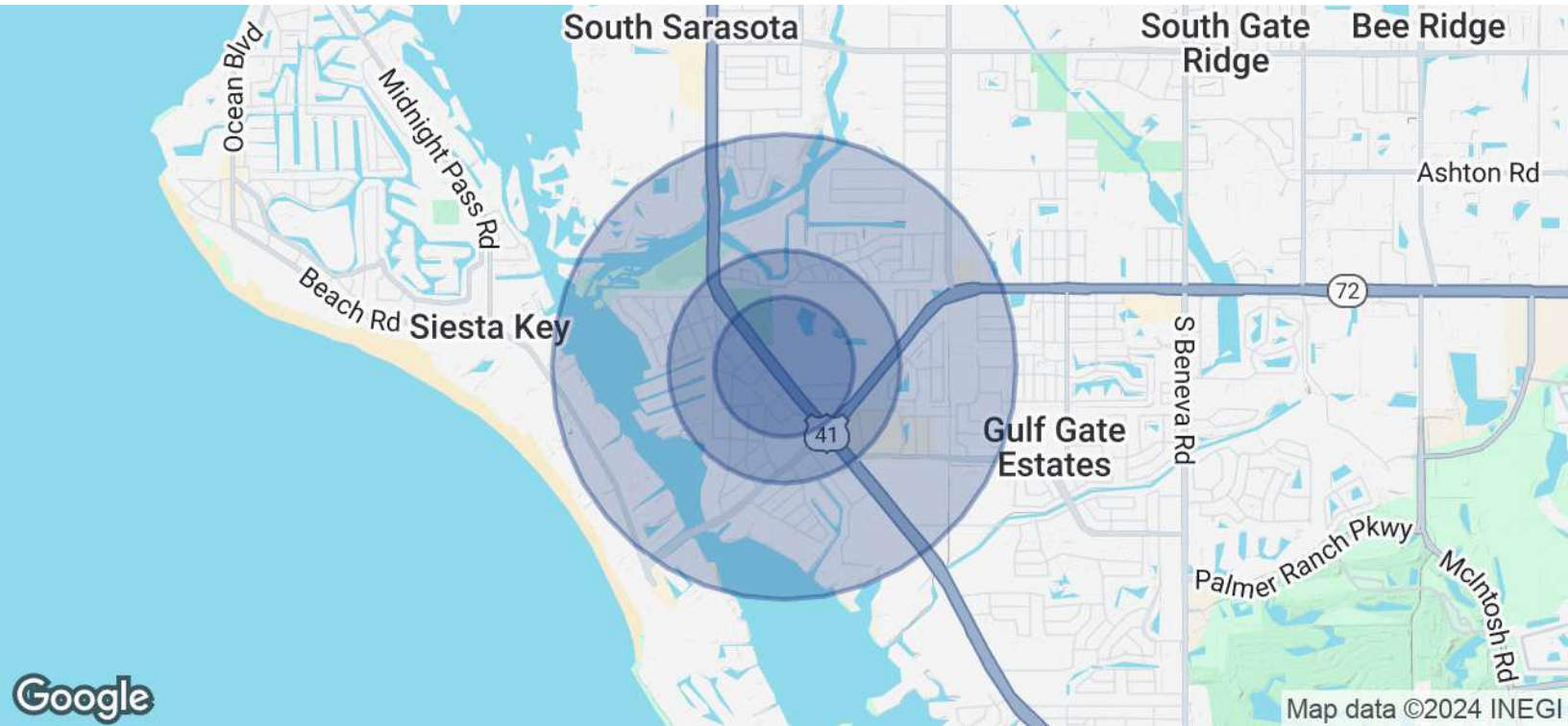
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	550	1,794	8,456
Average Age	54	54	57
Average Age (Male)	52	53	56
Average Age (Female)	55	55	58
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	275	904	4,334
# of Persons per HH	2	2	2
Average HH Income	\$104,381	\$106,222	\$107,829
Average House Value	\$510,878	\$506,119	\$548,053

Demographics data derived from AlphaMap

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