

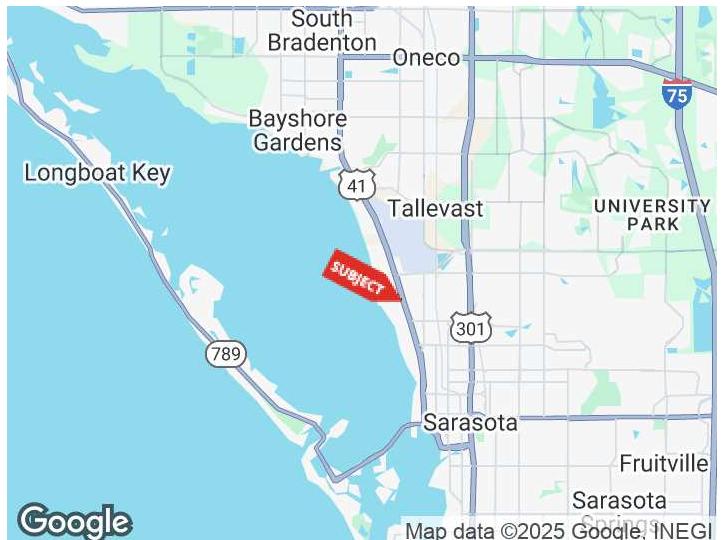


LAND LEASE OR BUILD-TO-SUIT

4698 N TAMiami TRL
SARASOTA, FLORIDA 34234

DEMOGRAPHICS 0.3 MILES 0.5 MILES 1 MILE

Total Households	447	1,271	2,841
Total Population	1,046	2,976	6,836
Average HH Income	\$96,891	\$96,302	\$88,063



For More Information

ADAM DOAK

Commercial Realtor

941 923 0535 x304

adoak@americanpropertygroup.com

LOCATION! LOCATION! LOCATION!



OFFERING SUMMARY

Lease Rate:	Negotiable
Lot Size:	0.66 Acres
Zoning:	NT

PROPERTY OVERVIEW

American Property Group of Sarasota is proud to introduce a prime land lease or build-to-suit opportunity at 4698 N Tamiami Trl, Sarasota, FL.

This standout property offers a highly visible location with excellent accessibility, making it a top choice for businesses seeking maximum exposure. Land is approx. .657 acres with access from the north flowing traffic and the south flowing traffic. This property is located on the main thoroughfare between Downtown Sarasota and Sarasota/Bradenton International Airport. Traffic count is approx. 34,000 cars a day and growing! The neighboring property to this site is at the final stages of building a +/- 133 unit apartment community called New Trail Plaza!

Ownership is seeking either a Land Lease or Build-To-Suit for approved Lessee's. Pricing will reflect either avenue and the Build-To-Suit option is negotiable from minimal work to turn key!

Property is:

- +/- 2.7 Miles North of Downtown Sarasota
- +/- 1.2 Miles South of Sarasota/Bradenton International Airport
- Located in the City of Sarasota

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NT Zoning allows a wide range uses from: Quick Service Restaurants, Restaurants, Medical, Banking, Auto Rentals, Brew Pub, Dry Cleaning, Vet Clinic, Child Care and a variety of retail/office users.

The North Trail Overlay District (NTOD) in Sarasota, Florida, is a zoning overlay that applies to specific areas along the North Trail corridor. It aims to guide development in a way that is compatible with and enhances the character of adjacent residential neighborhoods. The NTOD promotes a mix of uses, including neighborhood-scale commercial, cultural and educational facilities, tourist accommodations, and multi-family residential, primarily oriented towards local residents, tourists, and students.

*All zoning uses should be confirmed with the local zoning department.

LOCATION DESCRIPTION

Municipality: City of Sarasota

Subdivision: 0387 - BROADWAY COURT OF INDIAN BEACH

Property Use: 1000 - Vacant commercial land

Sec/Twp/Rge: 01-36S-17E

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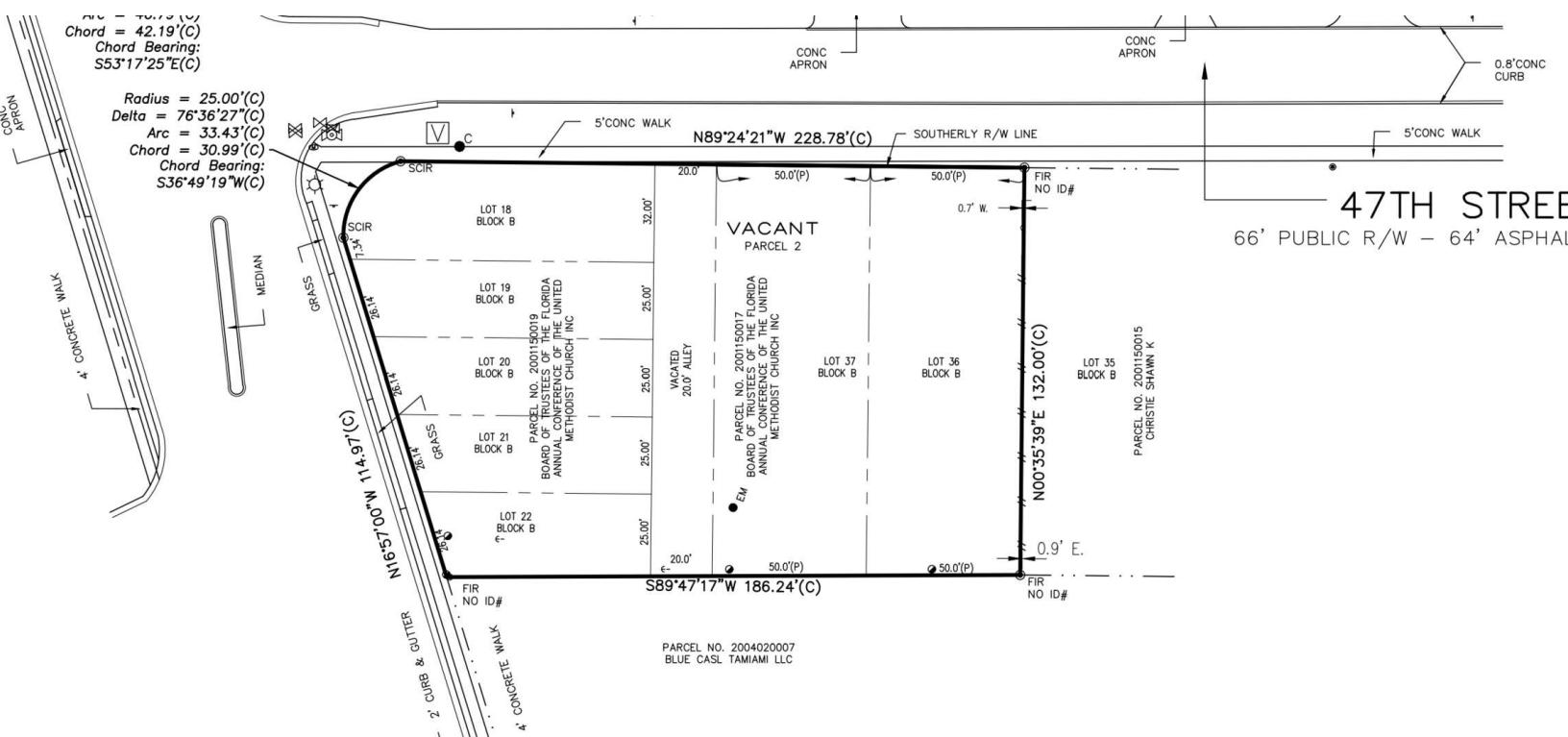


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SITE SURVEY



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