

FOR SALE

RARE DEVELOPMENT OPPORTUNITY
ON S. TAMAMI TRAIL

4433 S Tamiami Trl, Sarasota, FL 34231



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PROPERTY DESCRIPTION

Prime Redevelopment Opportunity on S. Tamiami Trail

Seize this exceptional opportunity to develop a high-visibility commercial property on the bustling S. Tamiami Trail! With unmatched exposure and a daily traffic count of 50,000 vehicles, this 28,039 SF parcel offers incredible potential for a variety of commercial uses.

Zoned Commercial General (CG), the property is ideally positioned for redevelopment, making it perfect for retail, office space, dining, or mixed-use ventures. Located in a high-demand area, this site ensures maximum visibility, accessibility, and growth potential.

Don't miss out on this prime redevelopment opportunity!

OFFERING SUMMARY

Sale Price:	\$2,975,000
Lot Size:	28,039 SF
Building Size:	7,916 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,482	31,045	68,636
Total Population	7,566	65,275	147,883
Average HH Income	\$120,850	\$112,378	\$107,760

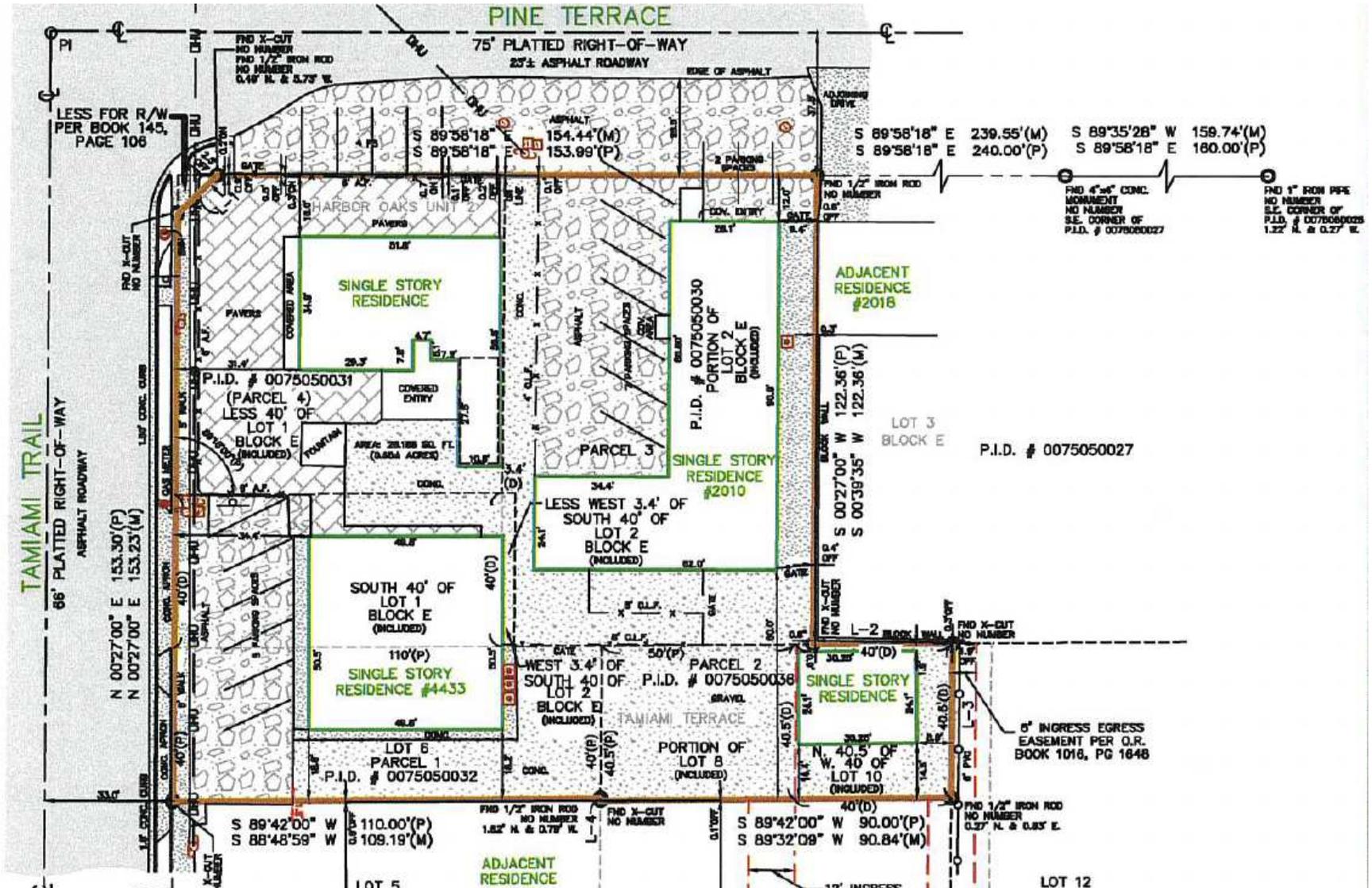


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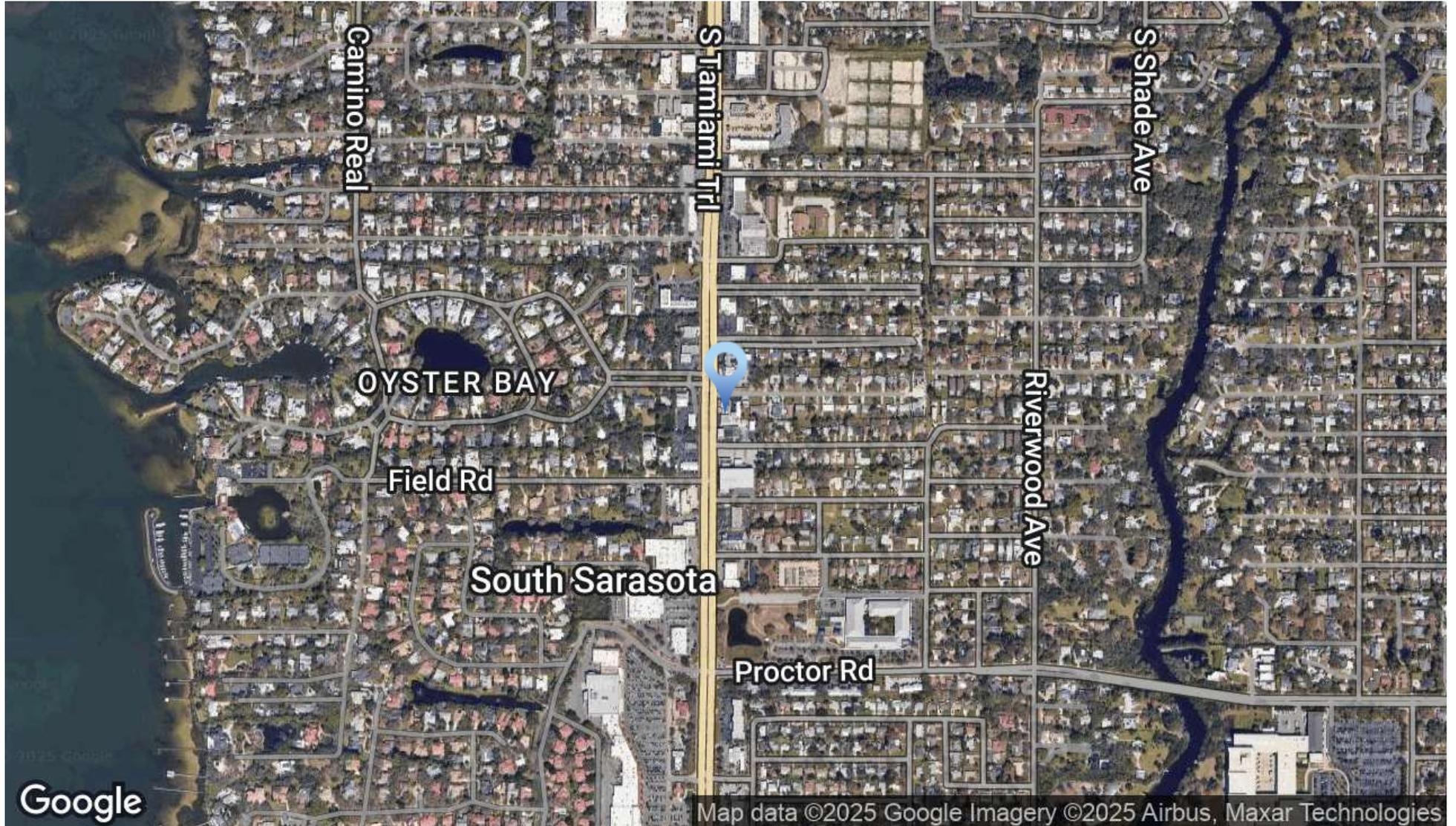


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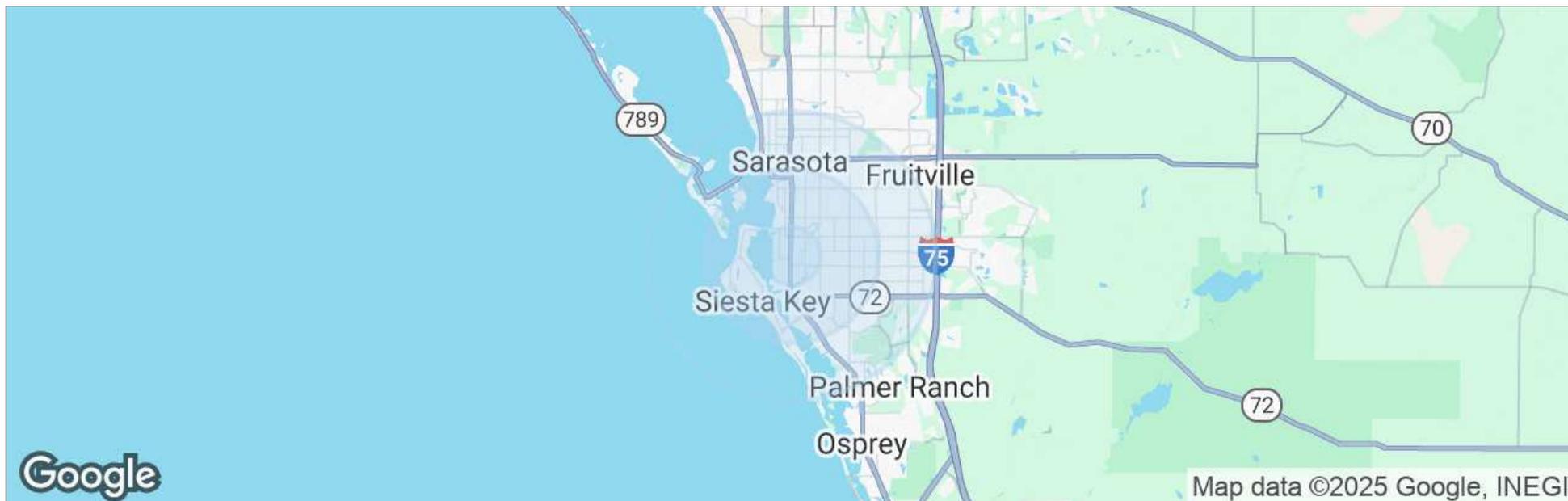


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	1 Mile	3 Miles	5 Miles
Total Population	7,566	65,275	147,883
Population Density	2,408	2,308	1,883
Median Age	50	52	51
Median Age (Male)	49	51	50
Median Age (Female)	51	53	53
Total Households	3,482	31,045	68,636
# of Persons Per HH	2.2	2.1	2.2
Average HH Income	\$120,850	\$112,378	\$107,760
Average House Value	\$710,056	\$608,977	\$541,659

* Demographic data derived from 2020 ACS - US Census



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