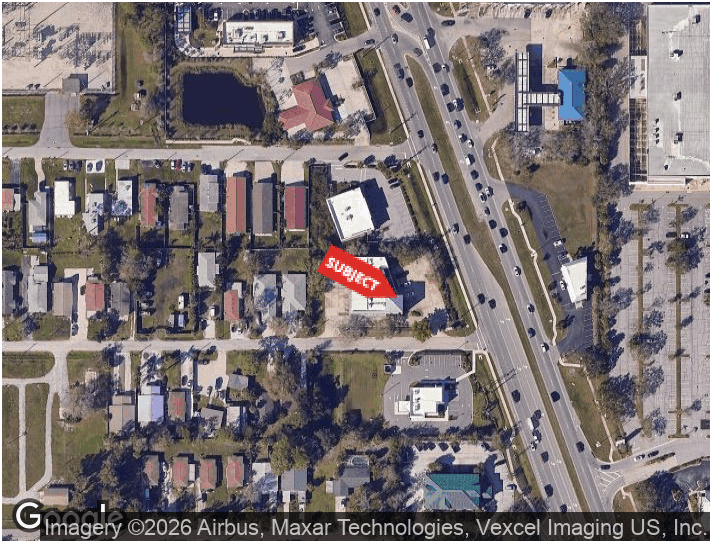




**8490 SOUTH TAMiami TRAIL**  
**SARASOTA, FLORIDA 34238**

**PROPERTY HIGHLIGHTS**

- ±3,600 SF available in a 10,000 SF retail/office building
- End-cap unit with drive-through capability
- Prime frontage on South Tamiami Trail (US-41)
- Over 45,000 vehicles per day providing strong exposure
- Large open showroom with multiple offices/rooms
- 4 restrooms and additional storage room
- Ample on-site parking for customers and staff
- Located within a well-established Sarasota commercial corridor



For More Information

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**SARAH TOEDMAN**  
 Commercial Specialist  
 941 518 4966  
 sarah@americanpropertygroup.com

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	232	1,464	4,239
Total Population	460	2,702	7,848
Average HH Income	\$119,156	\$110,132	\$112,246

# SARASOTA, FL 34238



## OFFERING SUMMARY

Lease Rate:	\$19.00 SF/yr (NNN)
Building Size:	10,632 SF
Available SF:	3,598 SF
Lot Size:	35,000 SF
Zoning:	CG

## PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 8490 South Tamiami Trail, Sarasota, FL 34238

Property Type: Retail / Office

Available Size: ±3,600 SF

Position your business along one of Sarasota's busiest commercial corridors at 8490 South Tamiami Trail. This well-appointed retail/office space offers strong visibility, a flexible interior layout, and convenient customer access along US-41, where over 45,000 vehicles pass daily. The end-cap location with a drive-through makes the space ideal for retail, medical, office, or service-oriented users looking to establish a presence in a high-traffic area.

The interior features a large open showroom complemented by multiple private rooms/offices, a storage room, and four restrooms, providing a functional layout for a wide range of businesses. The clean and well-maintained space allows for efficient move-in with minimal buildout required.

### TYLER SLUMAN

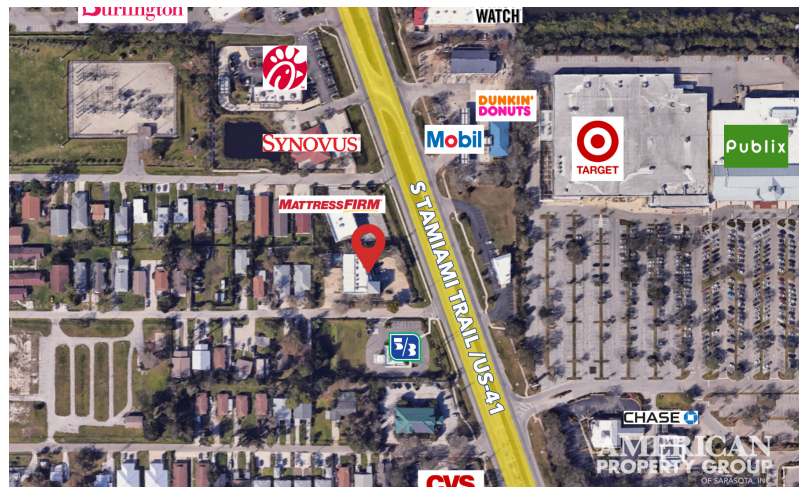
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**AMERICAN  
PROPERTY GROUP**  
OF SARASOTA, INC.

# SARASOTA, FL 34238



**TYLER SLUMAN**

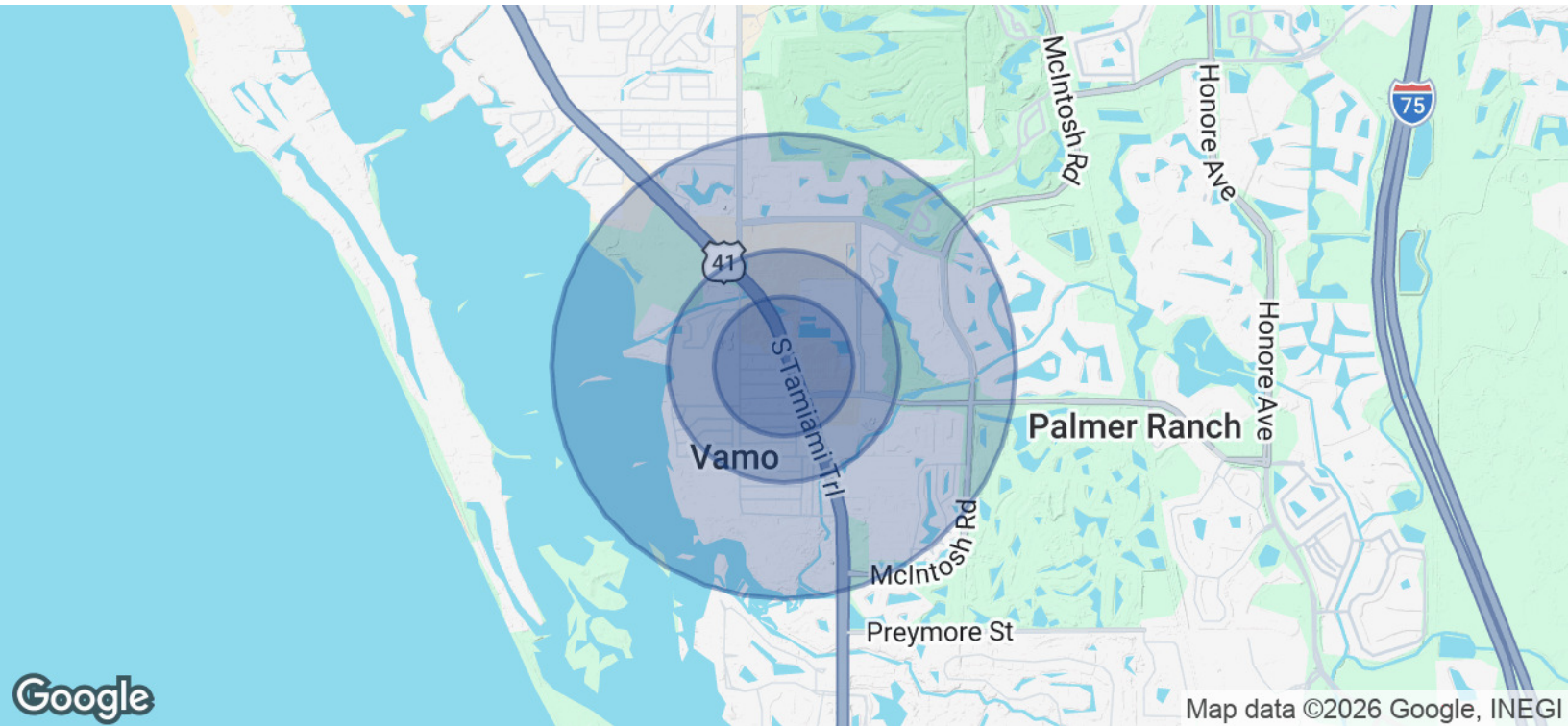
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**AMERICAN PROPERTY GROUP**  
OF SARASOTA, INC.

# SARASOTA, FL 34238



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	460	2,702	7,848
Average Age	54	59	60
Average Age (Male)	53	57	58
Average Age (Female)	55	60	61

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	232	1,464	4,239
# of Persons per HH	2	1.8	1.9
Average HH Income	\$119,156	\$110,132	\$112,246
Average House Value	\$460,427	\$451,398	\$448,191

Demographics data derived from AlphaMap

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