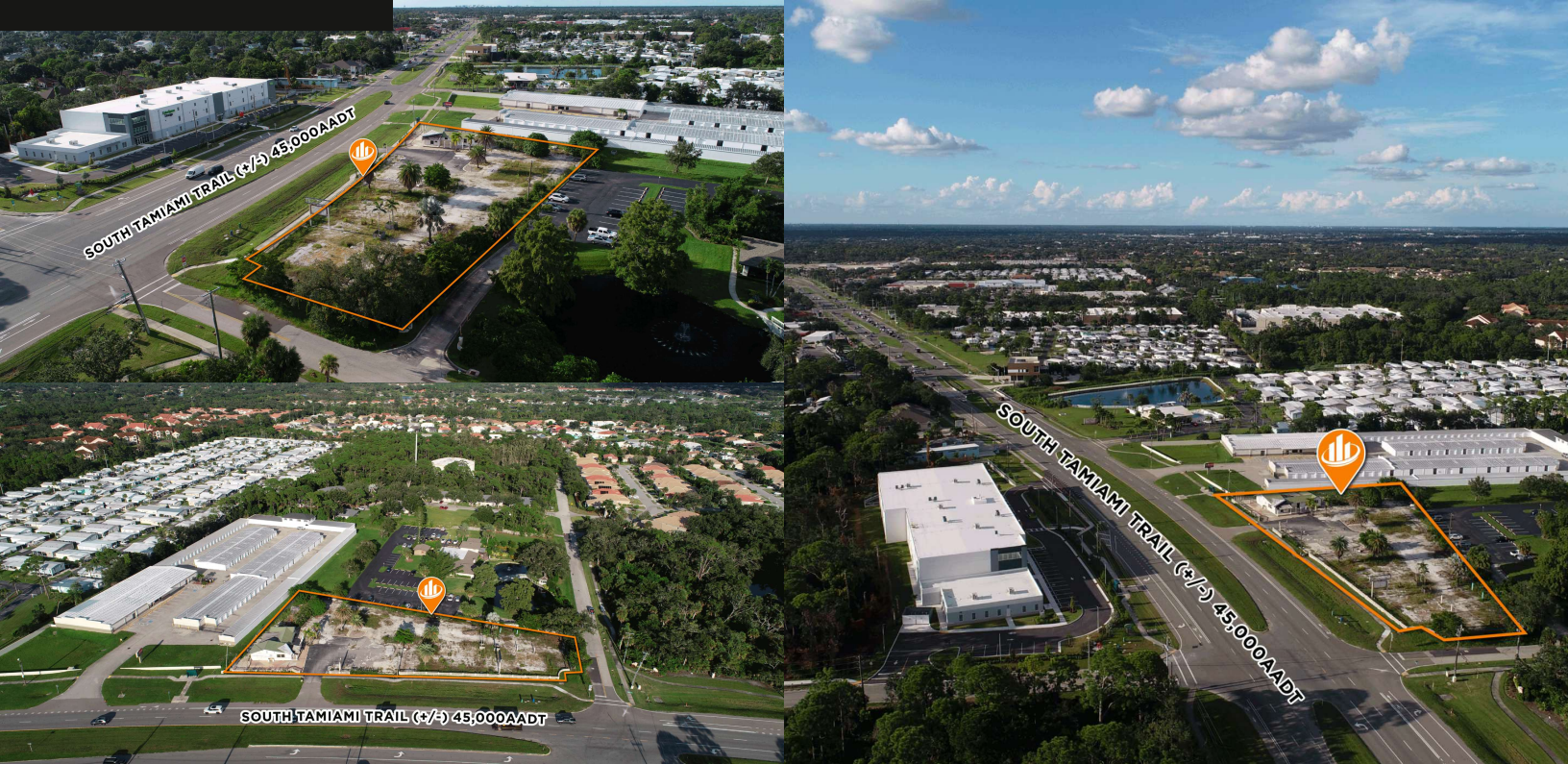




# For Sale

## Tamiami Trail Development Opportunity

8927 South Tamiami Trail, Sarasota, FL 34238



### PROPERTY SUMMARY

Explore the potential of this prime corner parcel at 8927 South Tamiami Trail, Sarasota, FL. Zoned CG to accommodate a range of commercial ventures, this well-positioned parcel presents an exceptional opportunity for retail investors. With a strategic location in the thriving Sarasota area, the property benefits from high visibility and accessibility along a major thoroughfare. Its enviable zoning, coupled with its status as a development opportunity, and proximity to a diverse consumer base, make it an ideal setting for retail development.

### PROPERTY HIGHLIGHTS

- Proximate to Palmer Ranch
- Corner parcel
- 45,500 ADT
- Utilities on site
- High visibility

<b>Asking Price</b>	\$1,350,000
<b>Site Size</b>	1.26 Acres
<b>Zoning</b>	Commercial General

<b>Taxes</b>	\$14,142
<b>Market</b>	Tampa/St Pete



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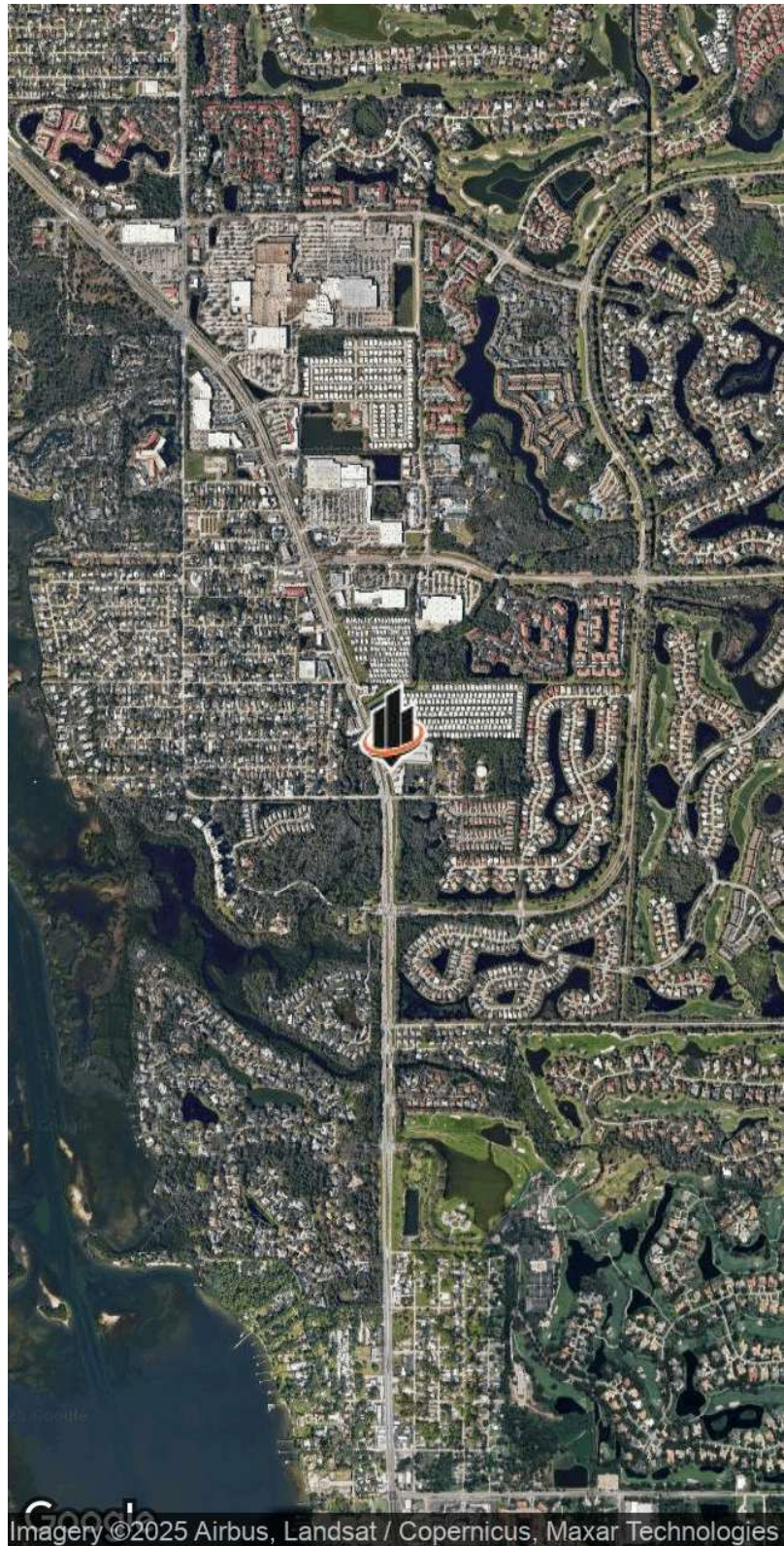
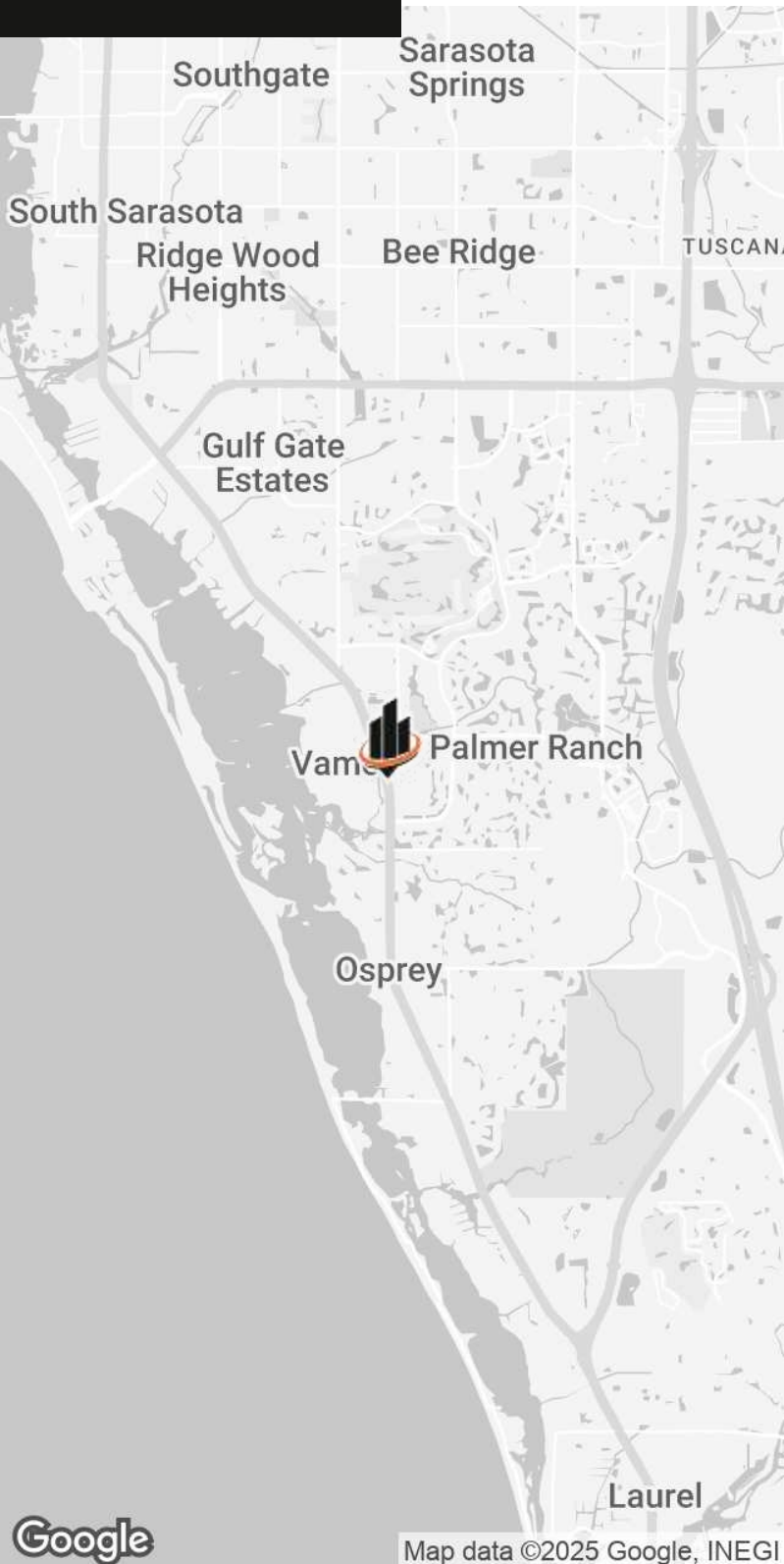




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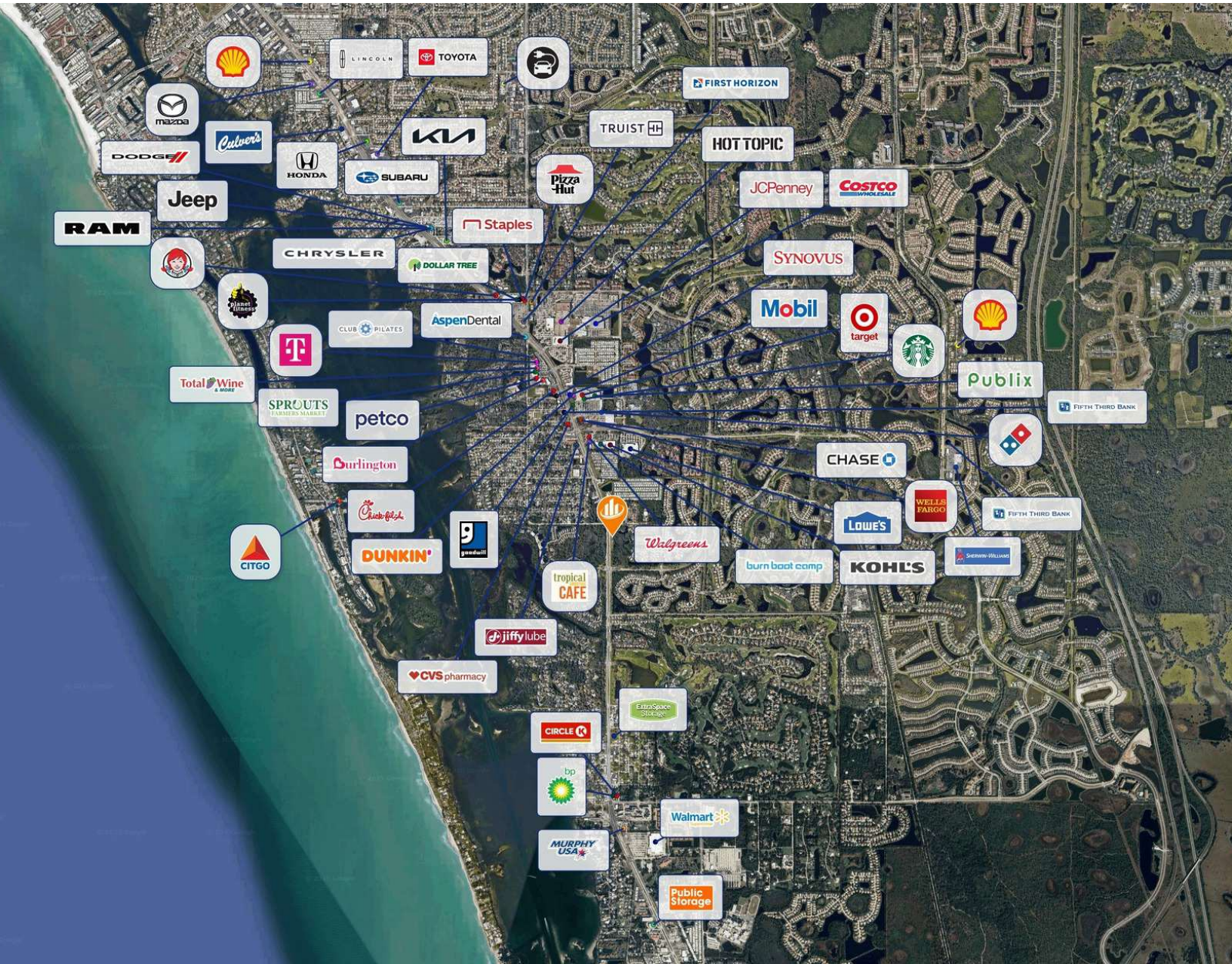




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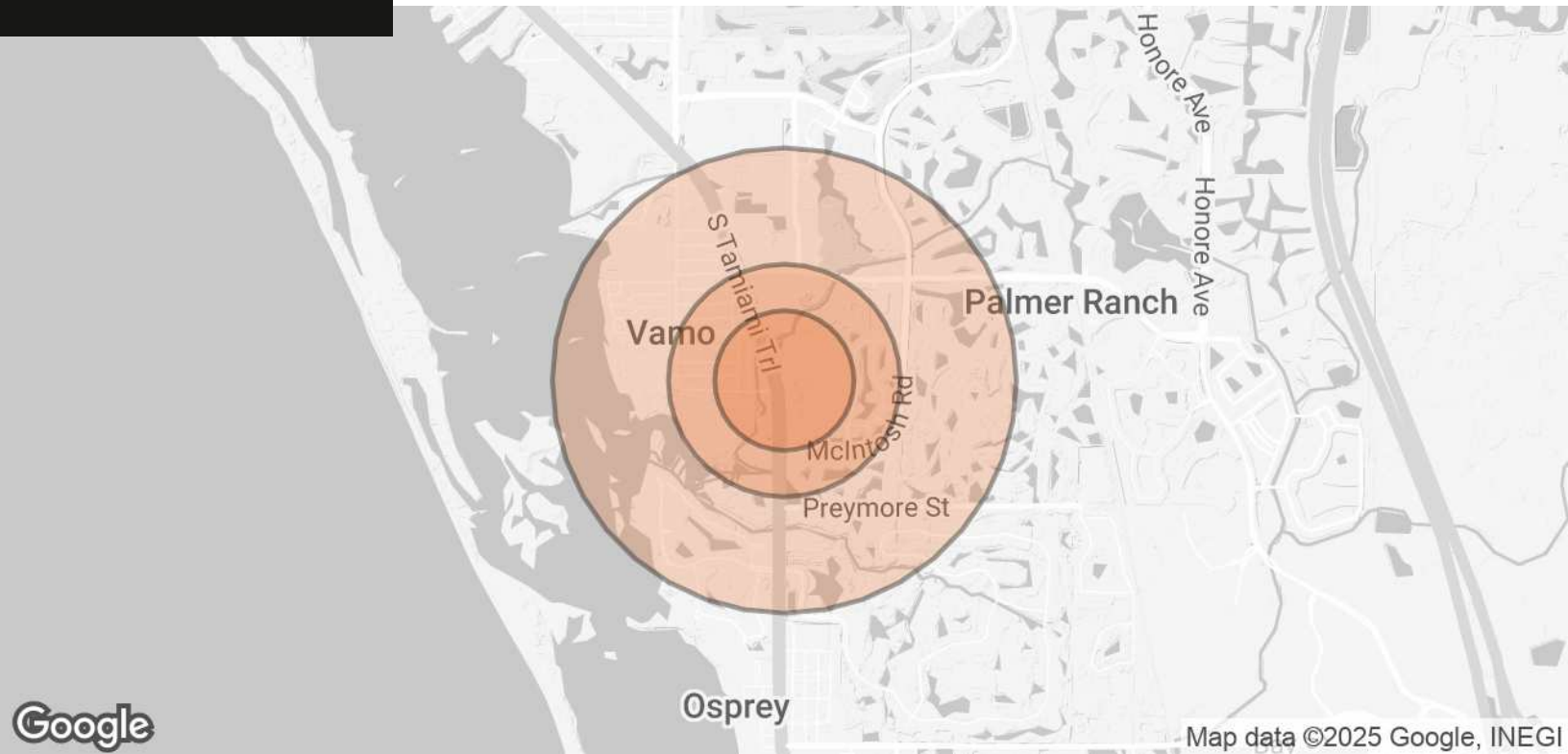
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## Tamiami Trail Development Opportunity

8927 South Tamiami Trail, Sarasota, FL 34238



POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	888	2,141	6,911
AVERAGE AGE	60	60	61
AVERAGE AGE (MALE)	59	59	59
AVERAGE AGE (FEMALE)	61	61	62
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	523	1,231	3,768
# OF PERSONS PER HH	1.7	1.7	1.8
AVERAGE HH INCOME	\$106,852	\$111,243	\$119,254
AVERAGE HOUSE VALUE	\$442,635	\$468,800	\$521,974

*Demographics data derived from AlphaMap*



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