

950 PROFESSIONAL BLDG.
OFFICE BUILDING

950 S TAMIAMI TRL, SARASOTA, FL



ADDRESS

950 S Tamiami Trl
Sarasota, FL 34236

PROPERTY FEATURES

- Variety of layouts available between 705-1500 SF
- All spaces recently renovated
- Minutes from Downtown in professional corridor
- Easily accessible and ample parking

	1 Mile	3 Miles	5 Miles
Total Households:	5,469	37,599	78,330
Total Population:	11,568	82,486	171,072
Average HH Income:	\$105,140	\$98,550	\$102,094



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OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (MG)
Building Size:	14,168 SF
Available SF:	750 SF
Lot Size:	46,366 SF
Year Built:	1982
Renovated:	2025
Zoning:	OPB

PROPERTY OVERVIEW

Multi-Tenant, two story office building fronting on major North South Arterial Highway (US 41). Numerous spaces available between 705-1500 SF, all of which have been recently renovated and are ready for immediate occupancy. Variety of floor plans and layouts available and with their great exposure and visibility along South Tamiami Trail these spaces are ideal for a variety of professional uses and in a great location just minutes from Downtown Sarasota. First floor spaces are offered at \$22/SF Modified Gross and second floor spaces are at a reduced rate of \$20/SF Modified Gross.

LOCATION OVERVIEW

Professional office and commercial corridor south of Downtown Sarasota located on US 41 between Fruitville Rd. and Bee Ridge Rd near Sarasota Memorial Hospital. Opposite the new Modern Art Museum Building (Former old Sarasota High School Building).

SPACES

Suite 104

LEASE RATE

\$22.00 SF/yr

SPACE SIZE

750 SF

Michael Saunders & Company
LICENSED REAL ESTATE BROKER

1605 Main Street Suite 500 | Sarasota, FL
941.957.3730 | MSCcommercial.com

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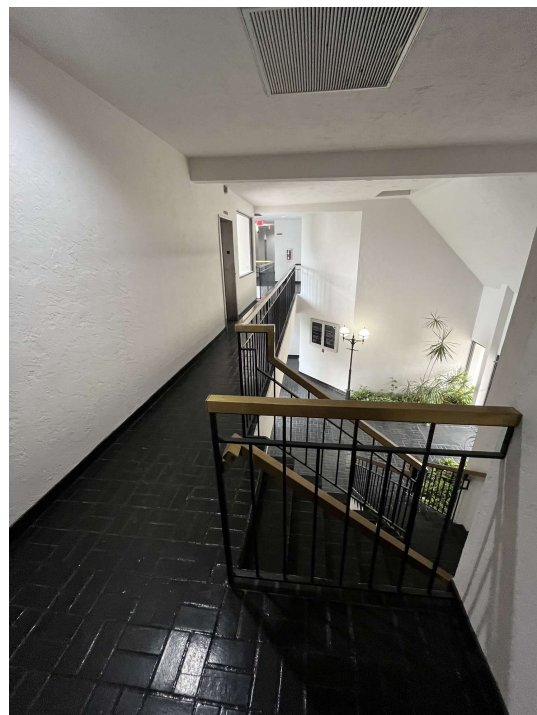
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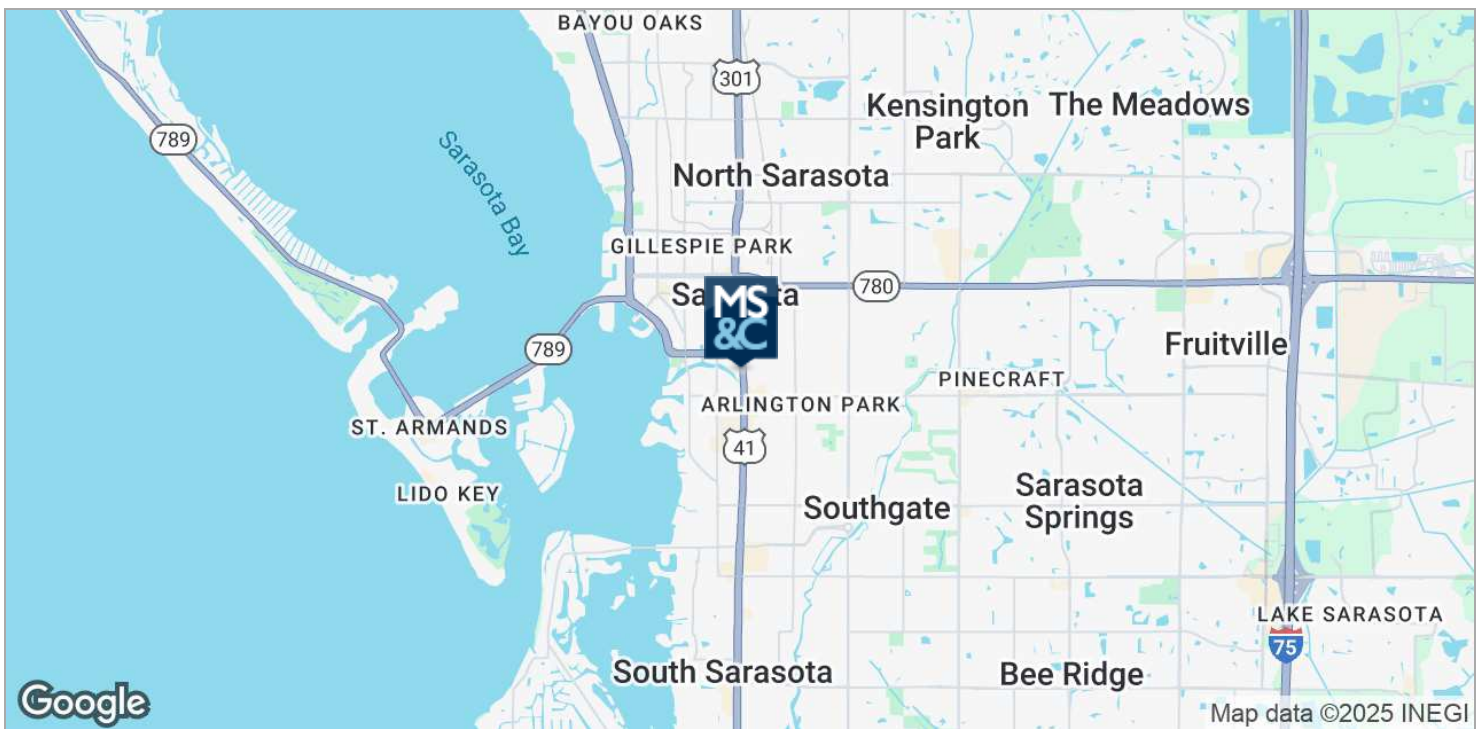
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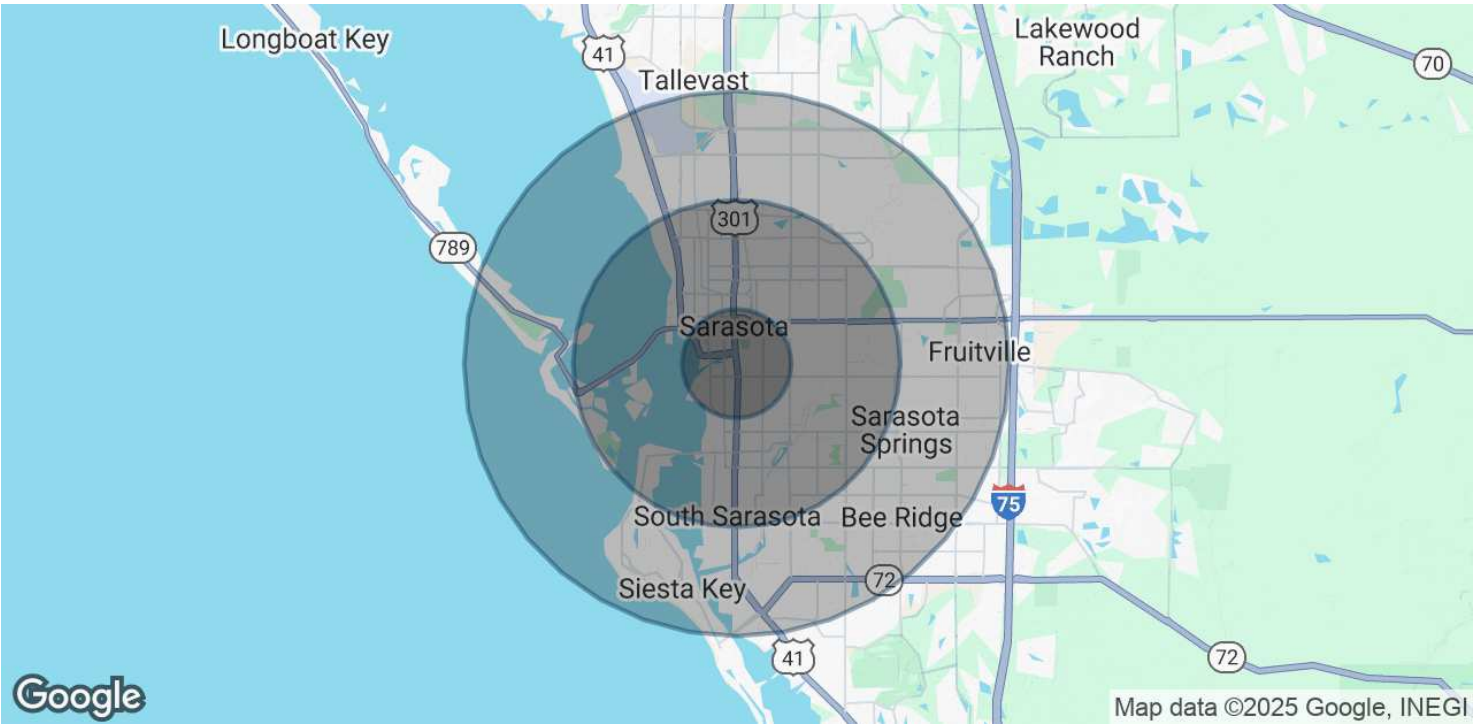
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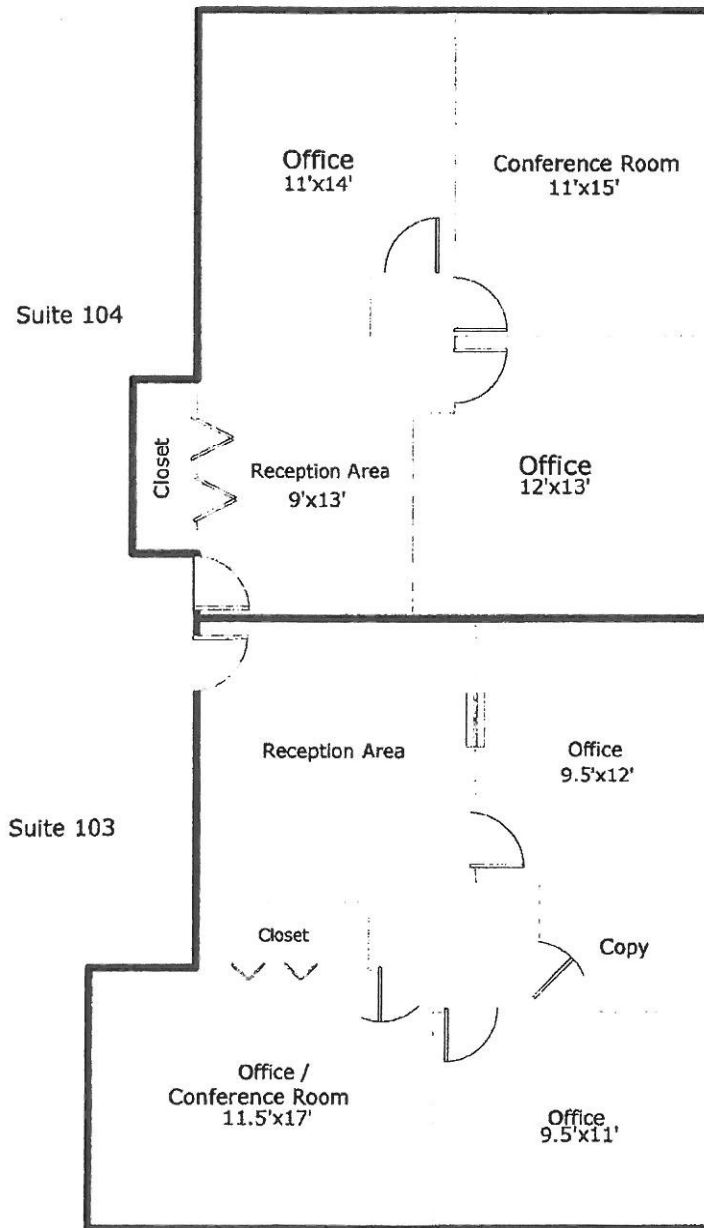
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,568	82,486	171,072
Average Age	51	49	50
Average Age (Male)	50	47	49
Average Age (Female)	53	50	51

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,469	37,599	78,330
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$105,140	\$98,550	\$102,094
Average House Value	\$788,501	\$537,678	\$505,629

Demographics data derived from AlphaMap

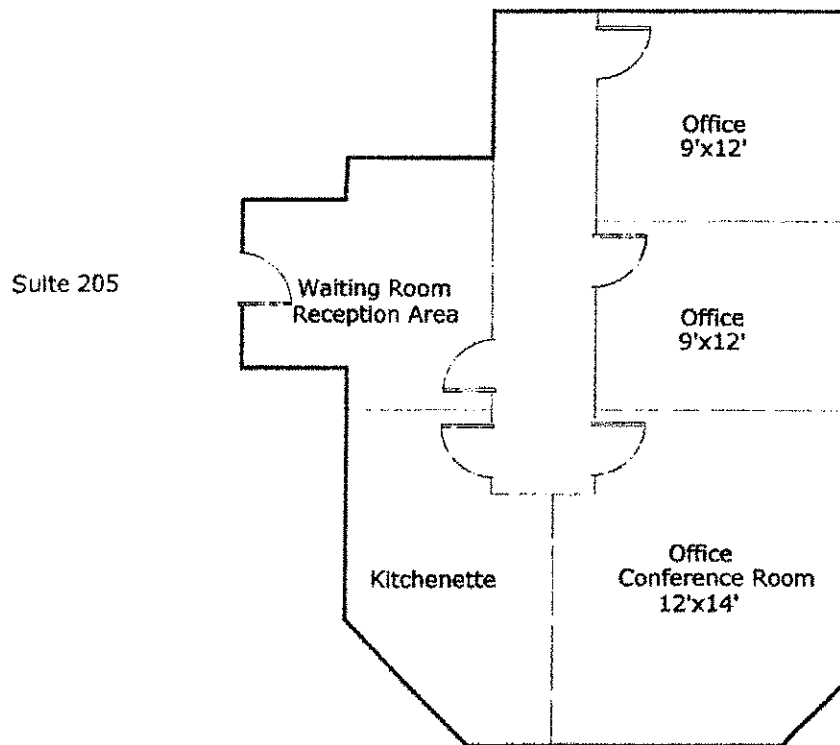
950 S. Tamiami Trail, Suites 103 & 104
Sarasota, Florida

Sketch is for illustrative purposes only. Dimensions are approximate. Not to scale.



BUILDING SKETCH

950 S. Tamiami Trail, Suite 205
Sarasota, Florida

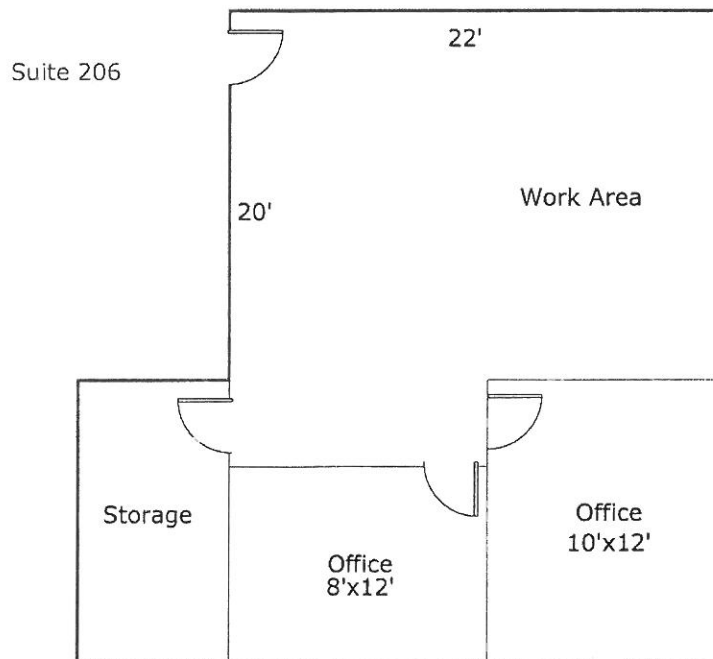


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Scale: 1" = 8'

BUILDING SKETCH

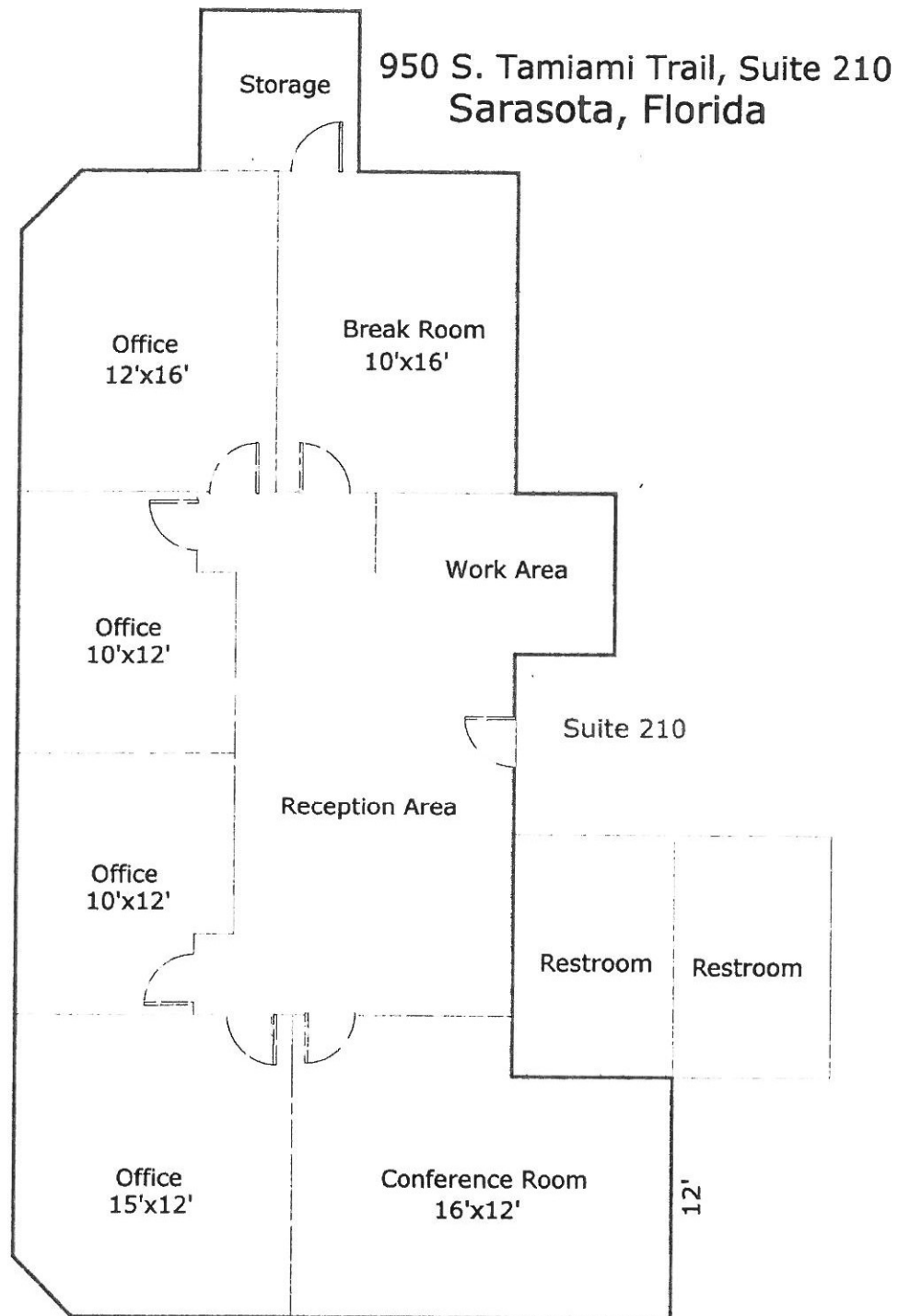
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