

CAPITALIZE ON THIS UNIQUE OPPORTUNITY

RARE INFILL RETAIL PAD WITH DIRECT US-41 FRONTAGE & UNMATCHED VISIBILITY



AADT 46,000

PROUDLY PRESENTED BY:



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SIESTA KEY



AA DT 46,000



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PROPERTY HIGHLIGHTS

High-Visibility Retail Opportunity Ready for Immediate Development

Discover a lucrative opportunity with this prime real estate investment. Situated in the thriving Sarasota area, the property at 6903 South Tamiami Trail is zoned CI -Commercial Intensive, offering immense potential for a retail pad investor.

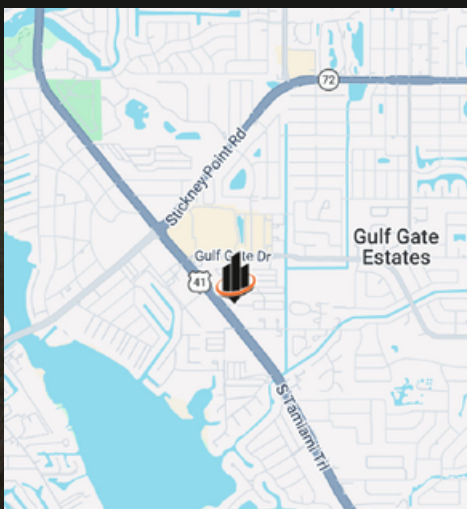
Boasting a strategic location in a high-traffic area, this property promises exceptional visibility and accessibility. With its versatile zoning and proximity to major thoroughfares, it presents an ideal site for a retail or commercial development. Secure your stake in the dynamic Sarasota market and capitalize on the endless possibilities this property offers for a successful retail pad investment.

PROPERTY HIGHLIGHTS

- Zoned CI - Commercial Intensive
- High-traffic location
- Exceptional visibility
- Strategic accessibility
- Versatile development potential

PROPERTY DETAILS

LOT SIZE	1.04 ACRES
PRICE	\$2,600,000



Scan to See Drone Video

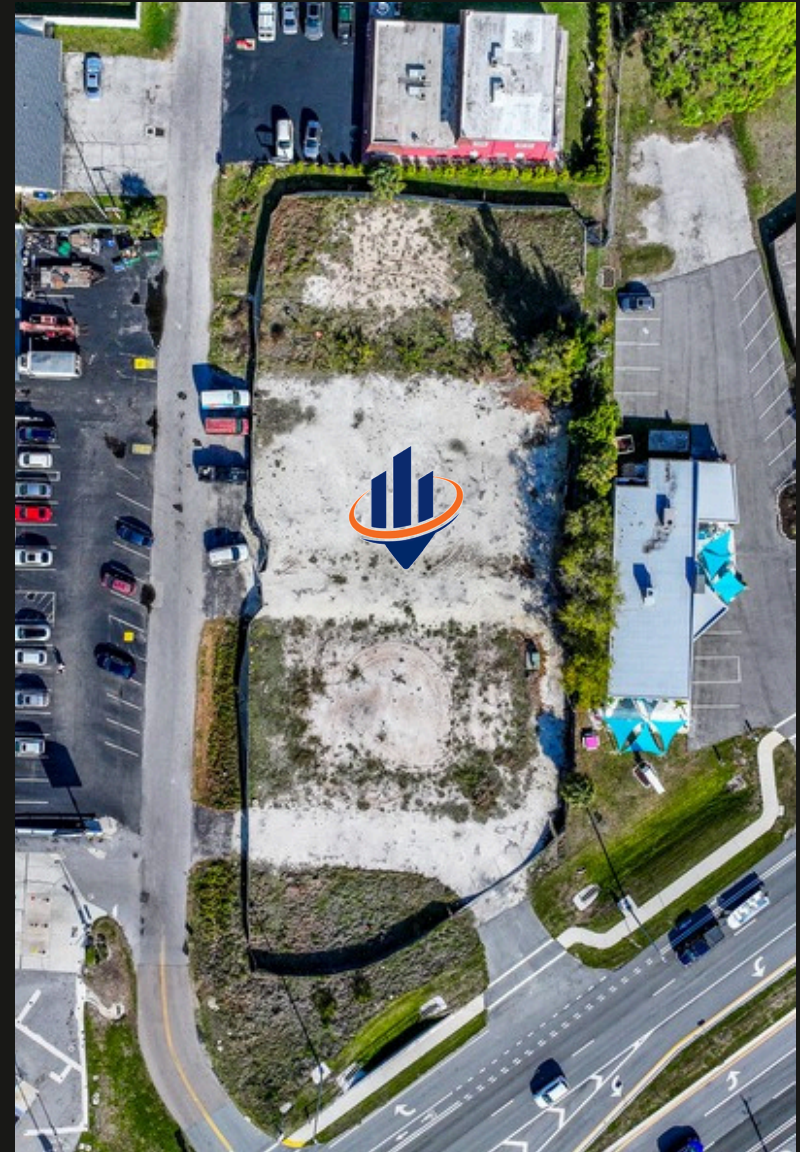
LOCATION OVERVIEW

About the Location

Explore the vibrant Sarasota market surrounding the property at 6903 South Tamiami Trail. Located in a bustling commercial corridor, this area boasts excellent visibility and accessibility for potential tenants or investors.

Nearby, the renowned Siesta Key Beach offers a perfect retreat, while the thriving downtown area is rich with cultural attractions, dining, and entertainment options. The property's proximity to high-traffic Tamiami Trail and other major thoroughfares ensures exceptional exposure and convenience.

With a strong local economy and steady population growth, this area presents an enticing opportunity for Land/Office investors seeking a prime location in Sarasota, FL.



LOCATION OVERVIEW

● About Sarasota, Florida

Sarasota has emerged as one of Florida's most dynamic Gulf Coast markets, driven by strong population growth, affluent in-migration, and a diversified economy anchored by tourism, healthcare, and professional services. Its combination of lifestyle appeal and economic stability continues to attract both residents and businesses at an accelerated pace.

Key Growth Drivers:

Sustained Population Growth | Ongoing in-migration from high-tax states continues to fuel residential expansion and long-term demand for retail and services.

Affluent Demographics | Average household incomes exceed \$100K within close proximity to the site, supporting strong consumer spending and premium retail concepts.

Tourism & Seasonal Demand | Proximity to Siesta Key Beach—consistently ranked among the top beaches in the U.S.—drives significant year-round and seasonal traffic.

Healthcare & Professional Services Hub | Anchored by major institutions like Sarasota Memorial Hospital, the area supports a strong daytime population and stable employment base.

Retail Corridor Strength (US-41) | Tamiami Trail serves as one of Sarasota's primary commercial arteries, capturing high daily traffic and linking key residential and tourist destinations.

Limited Infill Opportunities | As Sarasota continues to mature, well-located commercial land along major corridors is increasingly scarce—driving long-term value.



LOCATION OVERVIEW

6903 S Tamiami Trail | Sarasota, FL

		1 MILE	3 MILES	5 MILES
	POPULATION			
	Total Population	8,610	50,25844	114,453
	Average Age	51.1	56.0	55.1
	Average Age (Male)	46.6	53.7	52.8
	Average Age (Female)	52.9	58.2	57.1
	HOUSEHOLD & INCOME			
	Total Households	4,225	24,705	54,258
	Average HH Income	\$106,013	\$125,519	\$1128,757
	Average House Value (OO)	\$486,514	\$596,877	\$589,968



STICKNEY POINT RD

CARRABBA'S
ITALIAN GRILL

OLD NAVY

Publix

Marshalls

Storage King

CHRIS
REAL MOBILE

LONGHORN
STEAK HOUSE

Mellow Mushroom
PIZZA BAKERS

Fin & Tonic

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US
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US-41

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