

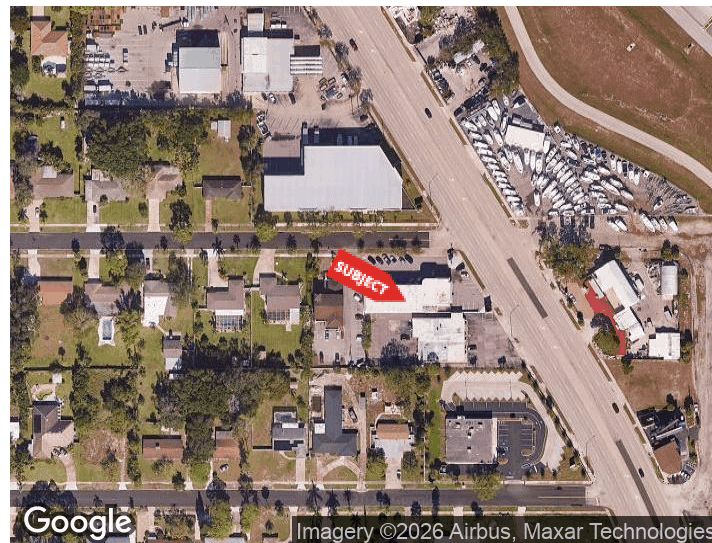


BAYSIDE BUSINESS CENTER

7910 N TAMiami TrL
SARASOTA, FLORIDA 34243

PROPERTY HIGHLIGHTS

- 13,338 SF two-story office building
- Approximately 24 private office suites
- Stabilized office investment with in-place income
- Located directly across from SRQ Airport
- Strong visibility on N Tamiami Trail
- Ample on-site parking



DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	135	201	983
Total Population	325	485	2,367
Average HH Income	\$99,632	\$99,727	\$106,267

For More Information

BRIAN SEIDEL

CCIM - Broker Associate

941 544 2970

brian@americanpropertygroup.com

SARASOTA, FL 34243



OFFERING SUMMARY

Sale Price:	\$1,980,000
Building Size:	13,338 SF
Lot Size:	23,652 SF
Number of Units:	24
Price / SF:	\$148.45
Cap Rate:	6.97%
NOI:	\$137,916
Year Built:	1982
Zoning:	GC

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents Bayside Business Center - 7910 N Tamiami Trail, Sarasota, FL

Property Type: Two-Story Office Investment

Bayside Business Center is a two-story office building located directly across from Sarasota-Bradenton International Airport, offering investors a stabilized office investment with in-place income in a highly visible airport-adjacent corridor. The 13,338 SF building is configured with approximately 24 private office suites and is currently partially leased, providing consistent cash flow with professional office tenancy.

Positioned along North Tamiami Trail, the property benefits from excellent visibility, convenient access to major transportation routes, and proximity to SRQ Airport. Ample on-site parking supports tenant needs and long-term occupancy, making Bayside Business Center well suited for investors seeking a stabilized office asset in a prime Sarasota location.

Financials available upon execution of a Non-Disclosure Agreement (NDA).

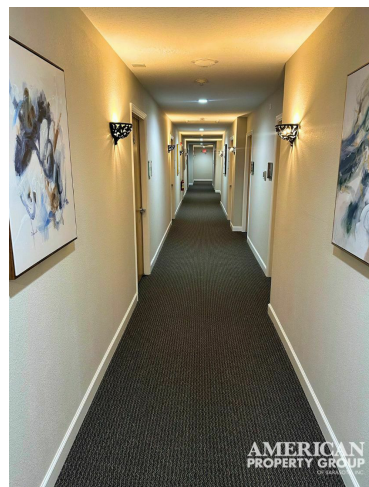
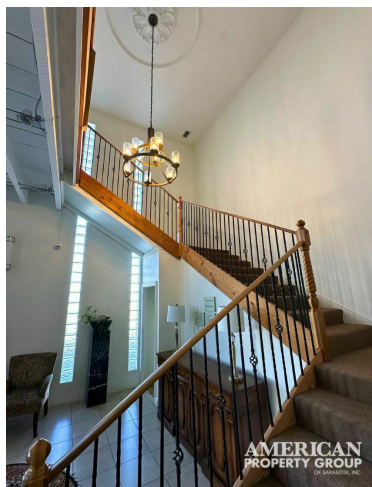
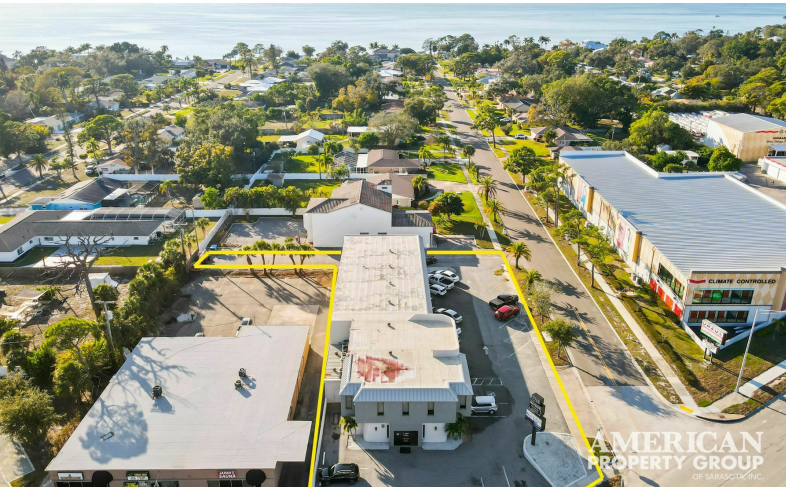
BRIAN SEIDEL

CCIM - Broker Associate
941.544.2970
brian@americanpropertygroup.com

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

7910 N Tamiami Trl

SARASOTA, FL 34243



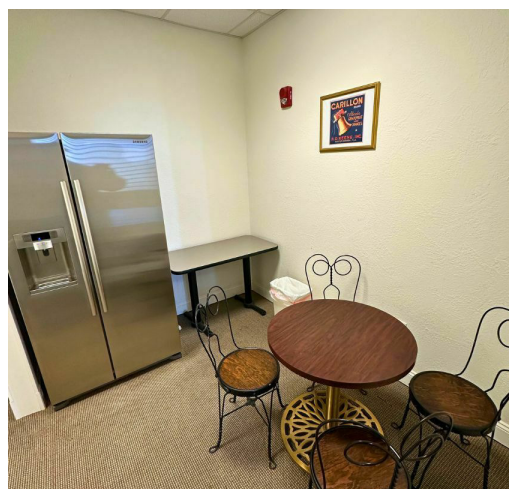
BRIAN SEIDEL

CCIM - Broker Associate
941.544.2970
brian@americanpropertygroup.com

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

7910 N Tamiami Trl

SARASOTA, FL 34243

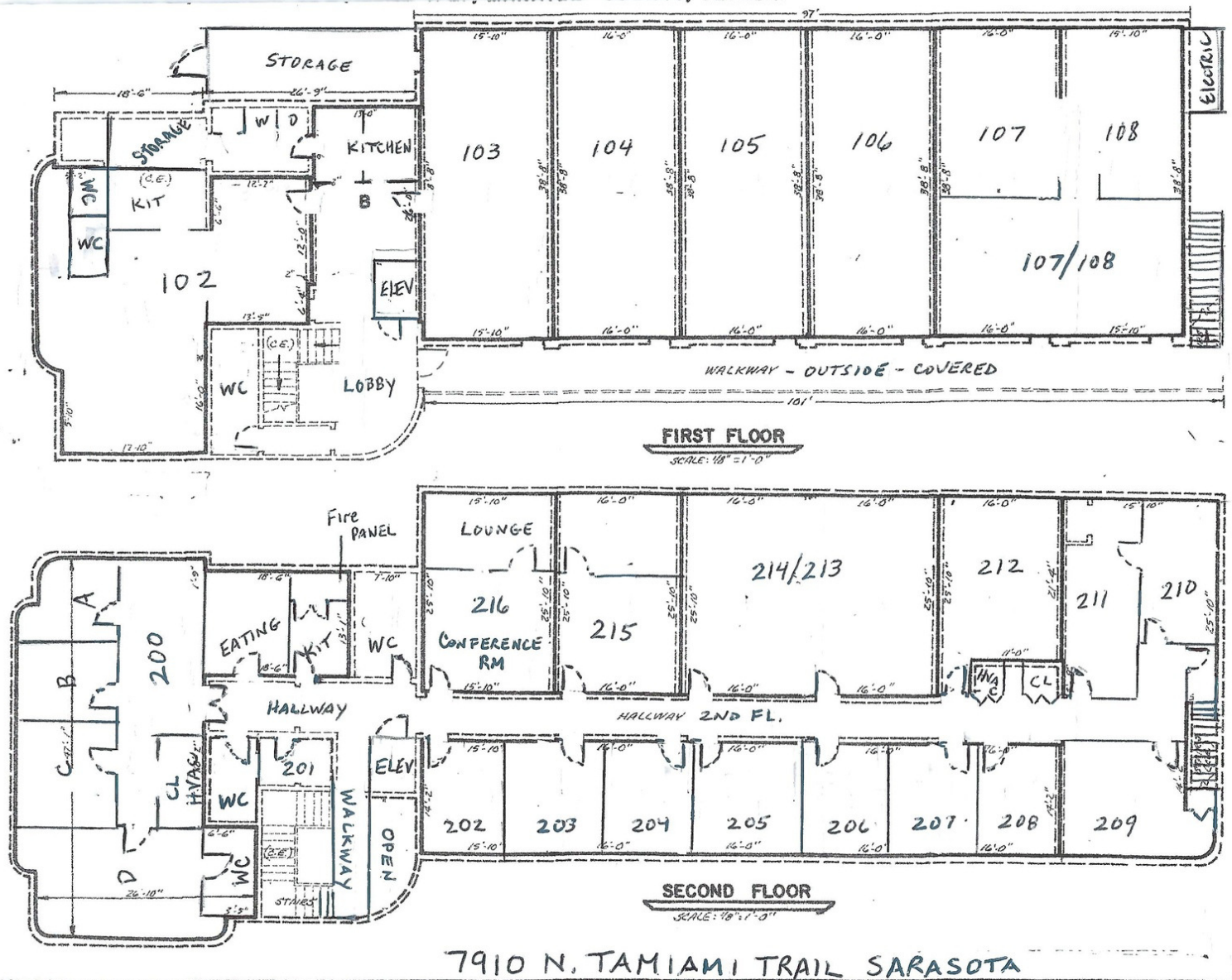


BRIAN SEIDEL

CCIM - Broker Associate
941.544.2970
brian@americanpropertygroup.com

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

SARASOTA, FL 34243



BRIAN SEIDEL

CCIM - Broker Associate
941.544.2970
brian@americanpropertygroup.com

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

7910 N Tamiami Trl

SARASOTA, FL 34243

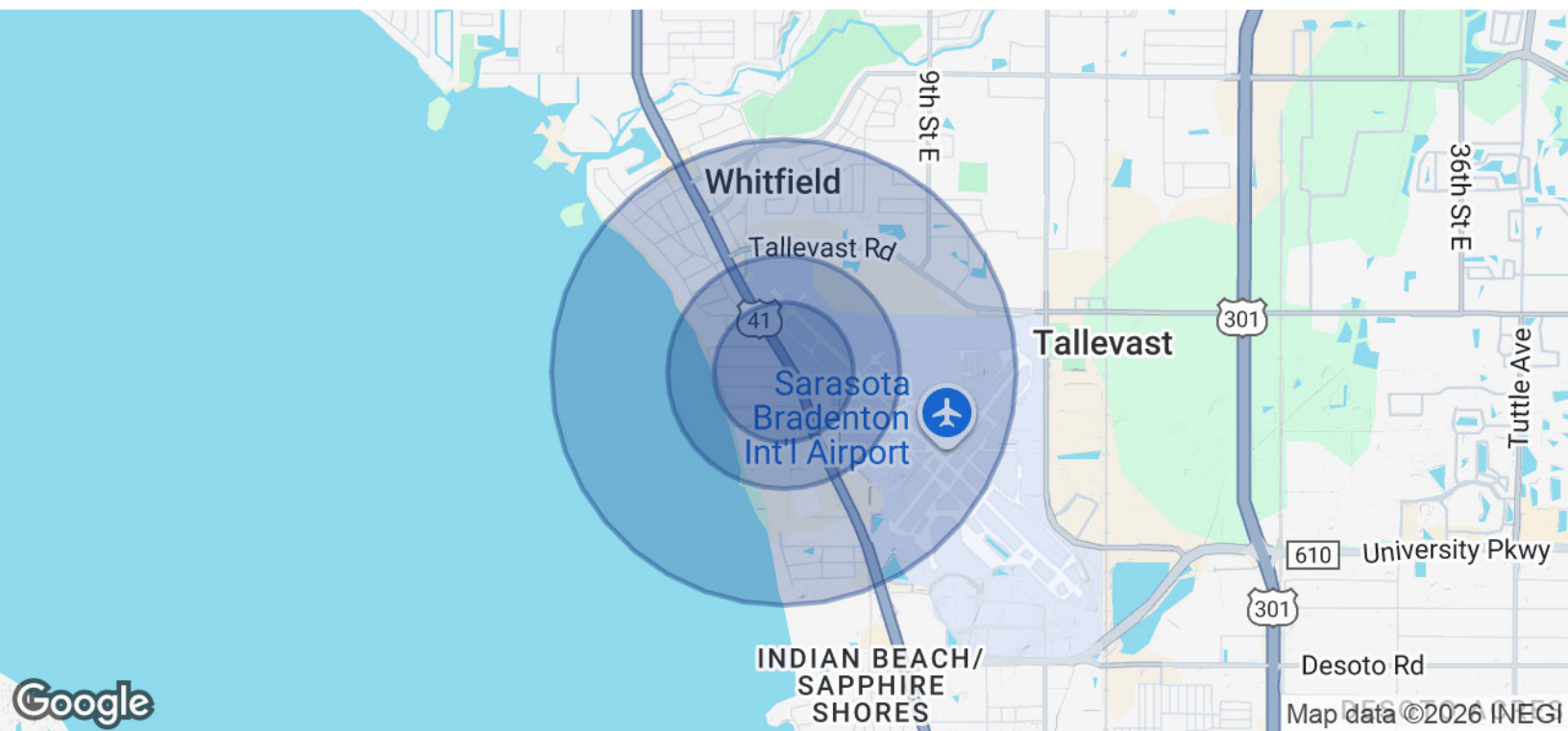


BRIAN SEIDEL

CCIM - Broker Associate
941.544.2970
brian@americanpropertygroup.com

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

SARASOTA, FL 34243



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	325	485	2,367
Average Age	46	46	47
Average Age (Male)	44	44	47
Average Age (Female)	48	48	48

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	135	201	983
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$99,632	\$99,727	\$106,267
Average House Value	\$524,383	\$521,743	\$486,022

Demographics data derived from AlphaMap

BRIAN SEIDEL
CCIM - Broker Associate
941.544.2970
brian@americanpropertygroup.com

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