



OFFERING MEMORANDUM | FOR SALE

Pine Park Center Office Condo

7021 S. Tamiami Trail, Unit L1 | Sarasota, FL 34231

\$235,000

SALE PRICE

±677 SF

OFFICE CONDO

CG

ZONING

Fully renovated, turnkey office condo with direct visibility and access on S. Tamiami Trail (US-41) — a rare owner-user opportunity in the Gulf Gate / South Trail corridor.

CORE COMMERCIAL GROUP, LLC

1990 Main Street, Unit 802, Sarasota, FL 34236

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Executive Summary



PROPERTY DESCRIPTION

Core Commercial Group presents 7021 S. Tamiami Trail, Unit L1, Sarasota, FL 34231 — a fully renovated office condo in Pine Park Center and a turnkey opportunity for an owner-user looking to position their business with high visibility and direct access off S. Tamiami Trail (US-41).

The unit features an efficient layout with a reception/lobby area, private offices, kitchenette, and restroom. Recent renovations include new paint, flooring, and cabinetry, allowing a new owner to move in and operate from day one.

With CG (Commercial General) zoning, ample on-site parking, and immediate proximity to the restaurants, retail, and amenities along the Tamiami Trail corridor, the property is an ideal home for a professional services firm, medical user, or small business seeking an affordable US-41 address — with the long-term benefits of ownership over leasing.

OFFERING SUMMARY

Sale Price	\$235,000
Building Size	±677 SF
Number of Units	1
Zoning	CG — Commercial General
Property Type	Office Condo
County	Sarasota

PROPERTY HIGHLIGHTS

- Fully renovated — new paint, flooring & cabinetry
- Turnkey layout: reception/lobby, private offices, kitchenette & restroom
- High visibility with direct access off US-41
- CG zoning — flexible use potential
- Ample on-site parking
- Surrounded by restaurants and retail along the US-41 corridor
- Ideal for owner-user — professional services, medical, or small business

Property Photos



EXTERIOR & PARKING



RECEPTION / LOBBY



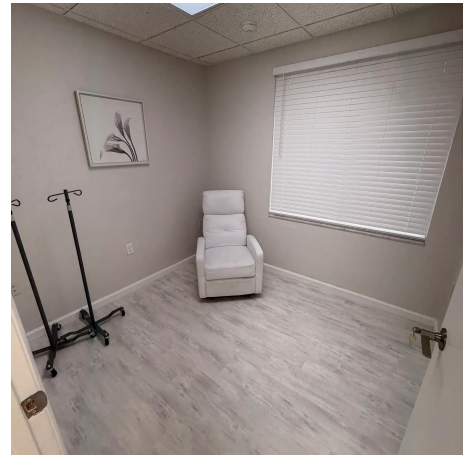
WAITING AREA



FRONT OFFICE



PRIVATE OFFICE / EXAM



TREATMENT ROOM



PRIVATE OFFICE



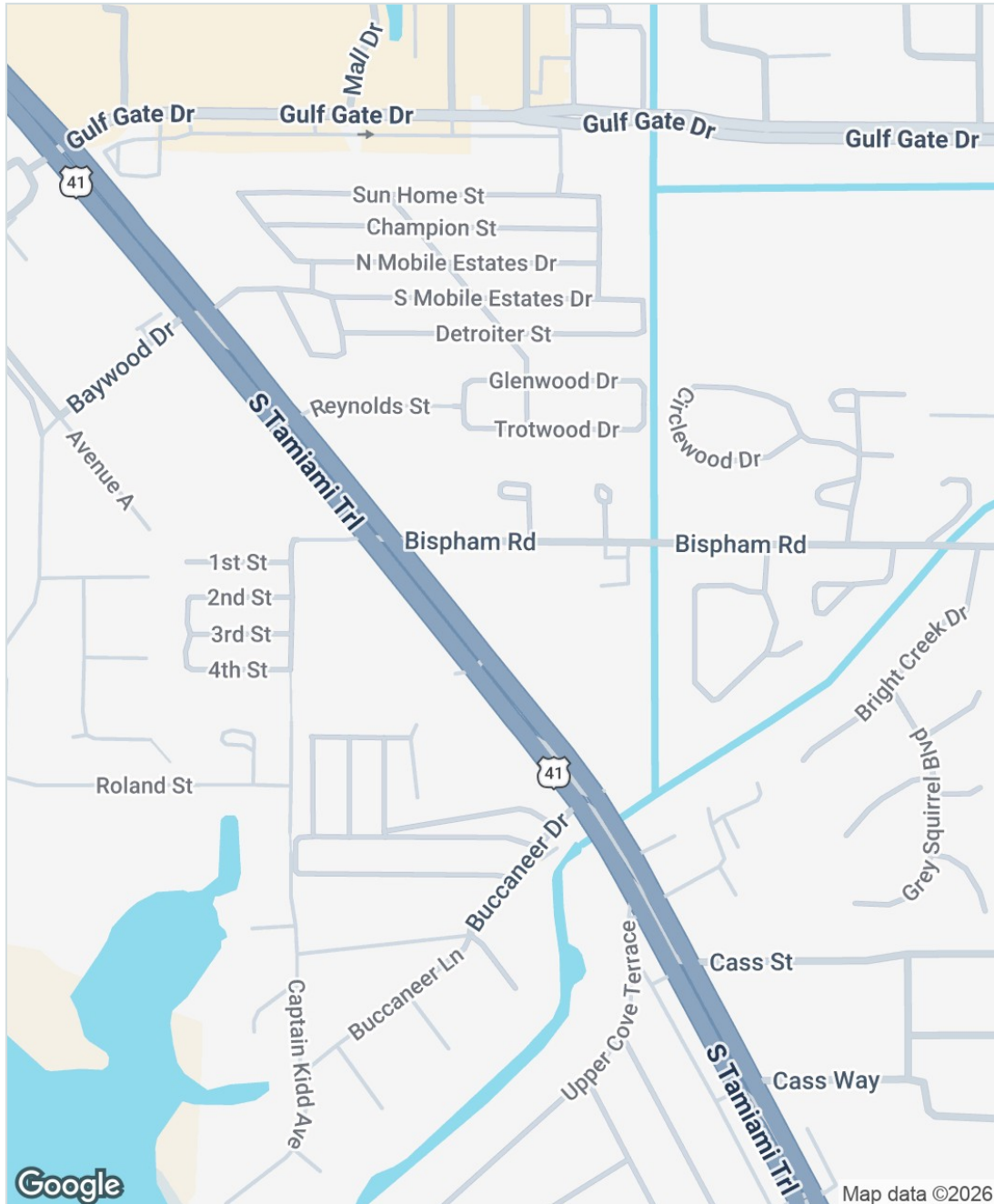
PRIVATE OFFICE



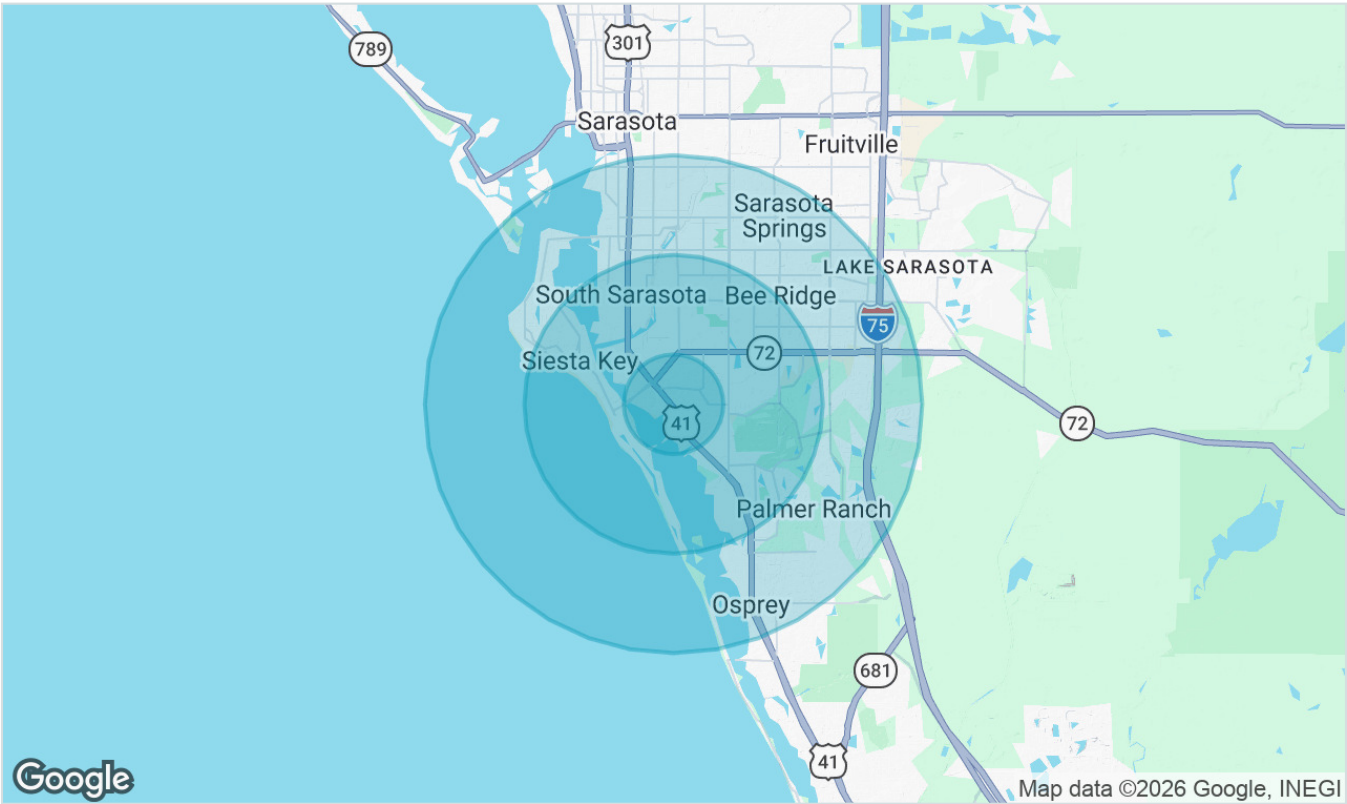
RESTROOM

Location Overview

7021 S. Tamiami Trail sits in the established **Gulf Gate / South Trail** commercial district, surrounded by dense residential neighborhoods and a strong mix of national retailers, restaurants, banks, and medical users. The location offers quick access to Siesta Key via Stickney Point Road, downtown Sarasota and Sarasota Memorial Hospital to the north, and I-75 via the Clark Road and Stickney Point interchanges — putting the entire Sarasota–Venice market within easy reach.



Area Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,480	50,065	113,418
Average Age	51.3	56.4	55.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,196	24,730	53,796
Persons per Household	2.0	2.0	2.1
Average Household Income	\$107,037	\$125,045	\$128,795
Average House Value	\$369,375	\$554,222	\$579,236

Source: 2023 American Community Survey (ACS)

EXCLUSIVELY LISTED BY

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CONFIDENTIALITY & DISCLAIMER

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