

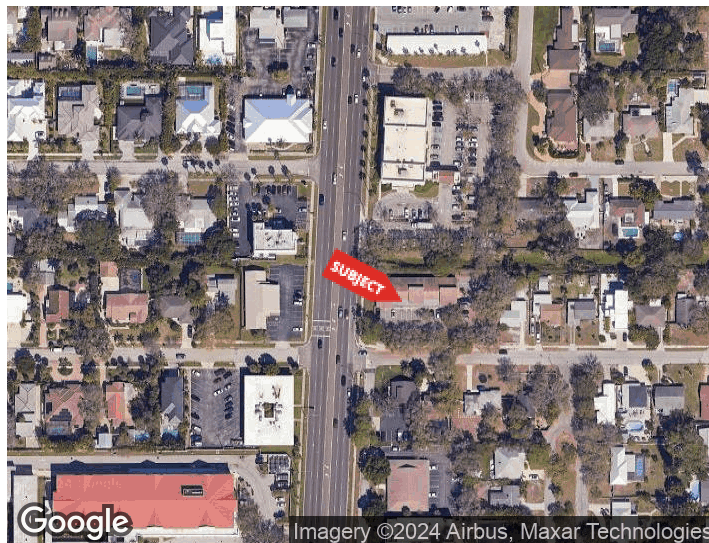


**MEDICAL/PROFESSIONAL
OFFICE ACROSS FROM
SARASOTA MEMORIAL
HOSPITAL**

2677 S TAMIAMI TRAIL
SARASOTA, FLORIDA 34239

PROPERTY HIGHLIGHTS

- Multiple Offices
- Reception/Waiting Room
- In-suite Restrooms
- Large Private Office with Full Bathroom
- Signage on US-41



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,935	33,104	69,648
Total Population	8,922	73,575	157,479
Average HH Income	\$81,114	\$71,315	\$69,375

For More Information

ADAM SEIDEL
941 923 0535
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OFFERING SUMMARY

Lease Rate:	\$27.00 SF/yr (NNN)
Building Size:	5,861 SF
Available SF:	1,288 SF
Year Built:	1983
Zoning:	OPB - Office Professional and Business
Market:	Northport Sarasota Bradenton
Submarket:	Sarasota South Trail

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc is proud to present, 2677 S Tamiami Trail, Unit: 2, Sarasota, FL 34239:

Type: Office Space
Size: 1,288 SF

Lease this wonderfully laid out office space, just seconds from Sarasota Memorial Hospital! Located in the rear unit with multiple offices, reception/waiting room, in suite restrooms and large office with private restroom and shower. Perfect for many professional or medical uses. Located just South of Sarasota Memorial Hospital with signage on US41/Tamiami Trail.

CAM = \$7.89/sf

Zoning: OFB

Visit us online at www.AmericanPropertyGroup.com to see all our listings or call (941)923-0535 at your convenience.

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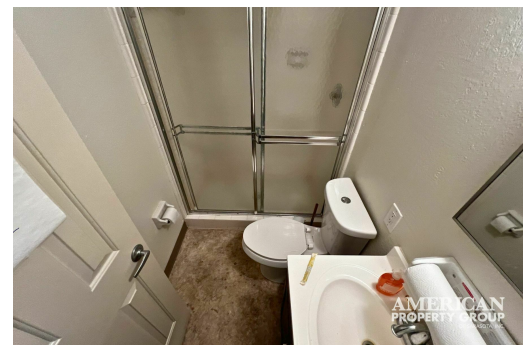
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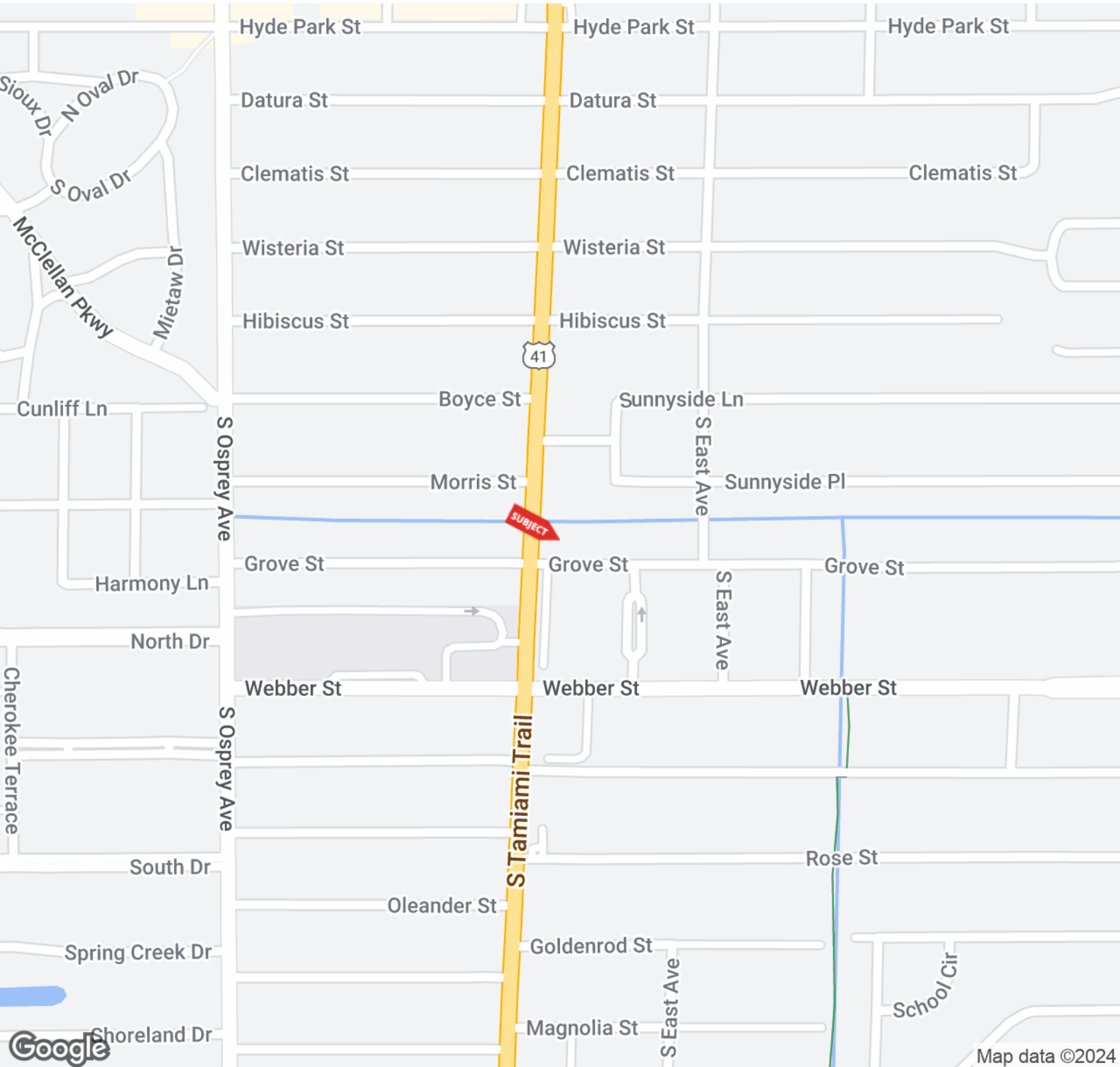
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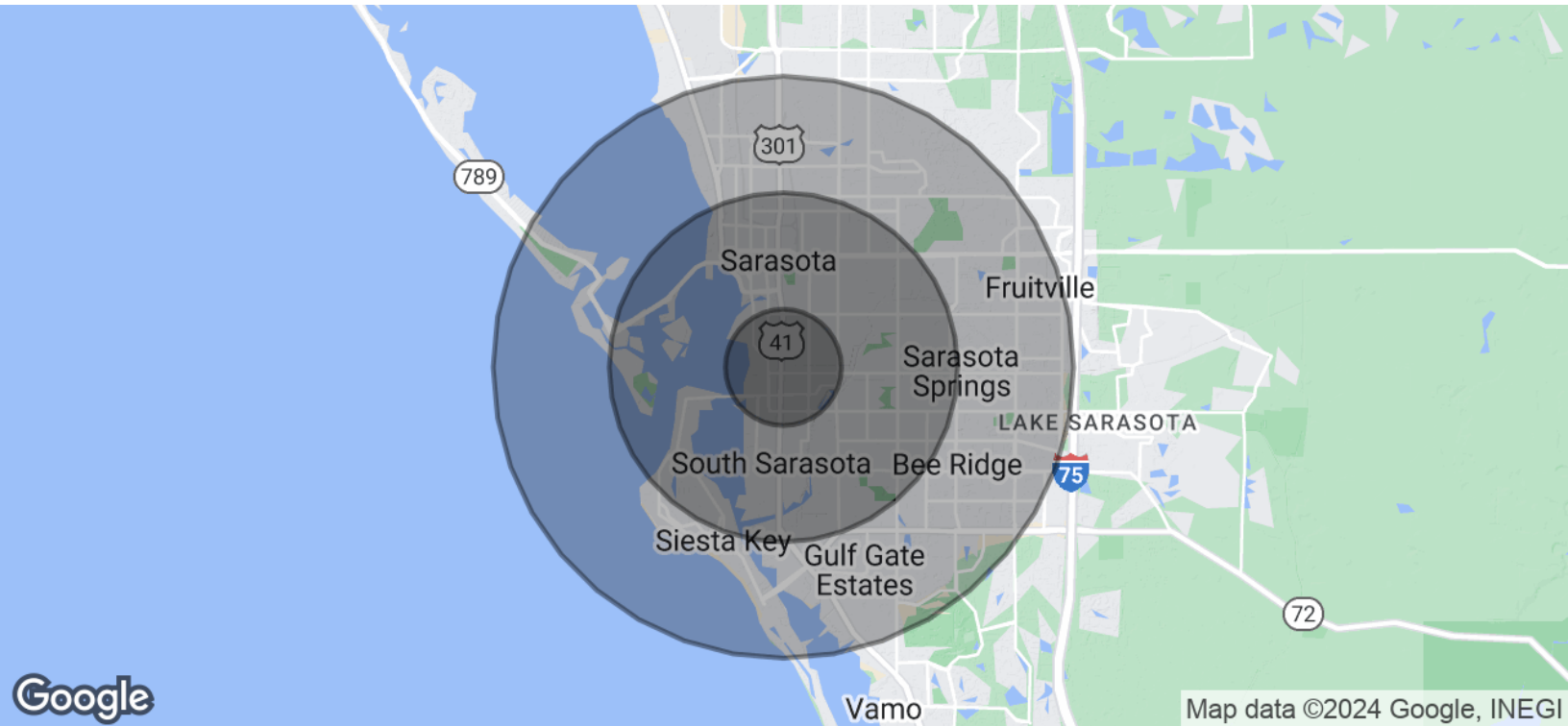
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,922	73,575	157,479
Average Age	46.5	47.0	47.0
Average Age (Male)	46.6	44.9	45.1
Average Age (Female)	45.9	49.2	48.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,935	33,104	69,648
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$81,114	\$71,315	\$69,375
Average House Value	\$582,429	\$325,334	\$312,372

2020 American Community Survey (ACS)

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