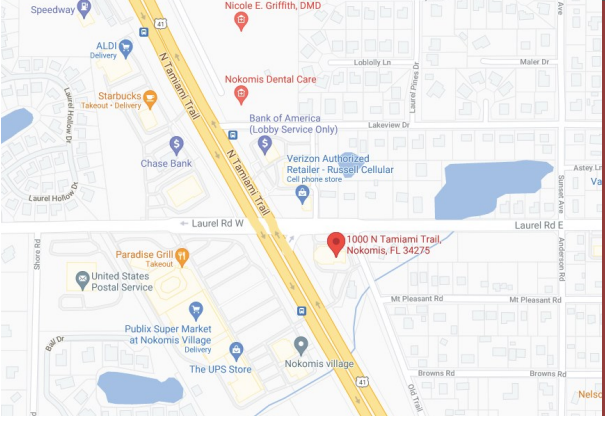




For Sale

Investment Opportunity

1000 N Tamiami Trail, Nokomis, FL 34275



DEMOGRAPHICS

3 MILES

5 MILES

POPULATION

27,341

52,873

HOUSEHOLDS

13,258

26,104

AVE. HH INCOME

64,275

62,402

PROPERTY HIGHLIGHTS

Great exposure and great parking! This property has direct access to I-75, Laurel Road, State Road 681, and US-41/Tamiami Trail. This 11,820 SF building offers access to amenities such as Publix, Starbucks, Bank of America, CVS, and more. With a unique and memorable architectural design this building is a great investment opportunity!

PROPERTY INFORMATION

Price: \$4,000,000

NOI: \$215,363

CAP Rate: 5.38%

Traffic Counts: 43,500

CALL TODAY, TO SET UP A VIEWING OF THIS GREAT PROPERTY.

gomerritt.com



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