

Vacant Commercial Lot Long Term Land Lease

Land For
Lease

831 North Tamiami Trail, Nokomis, FL 34275



Property Description

The property at 831 N Tamiami Trail, Nokomis, FL 34275, spans 38,531 sf, zoned CG Commercial General. It offers 220 feet of frontage on Tamiami Trail with access to 40,500 vehicles daily. Located two blocks south of Laurel Road, it features off-site retention, utilities stubbed to the site, and a paved access drive.

Ideal for commercial use with a nearby population of 59,105, median age of 66.3 years, and average household income of \$92,954.

OFFERING SUMMARY

Lease Rate:	\$120,000.00 per year (NNN)
Available SF:	38,531 SF
Lot Size:	38,531 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,911	14,959	31,207
Total Population	5,543	28,784	60,059
Average HH Income	\$101,683	\$103,785	\$110,064



Loyd Robbins

Principal Broker
(941)-356-9659
loyd@rerobbins.com



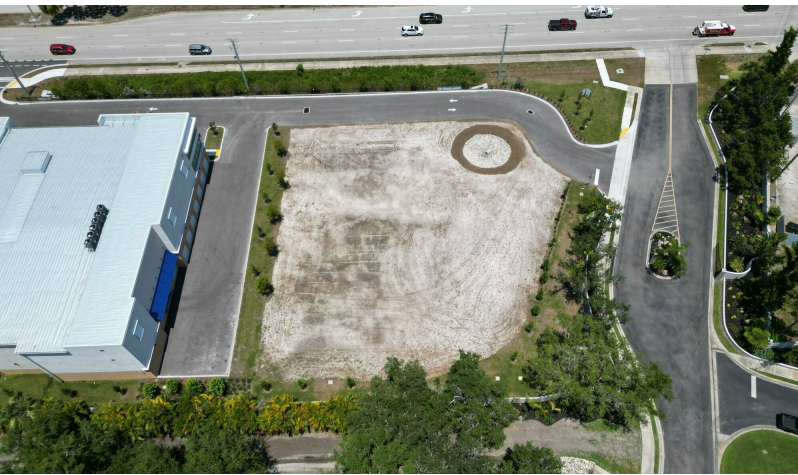
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Sarasota FL 34239

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Frontage on Busy US-41

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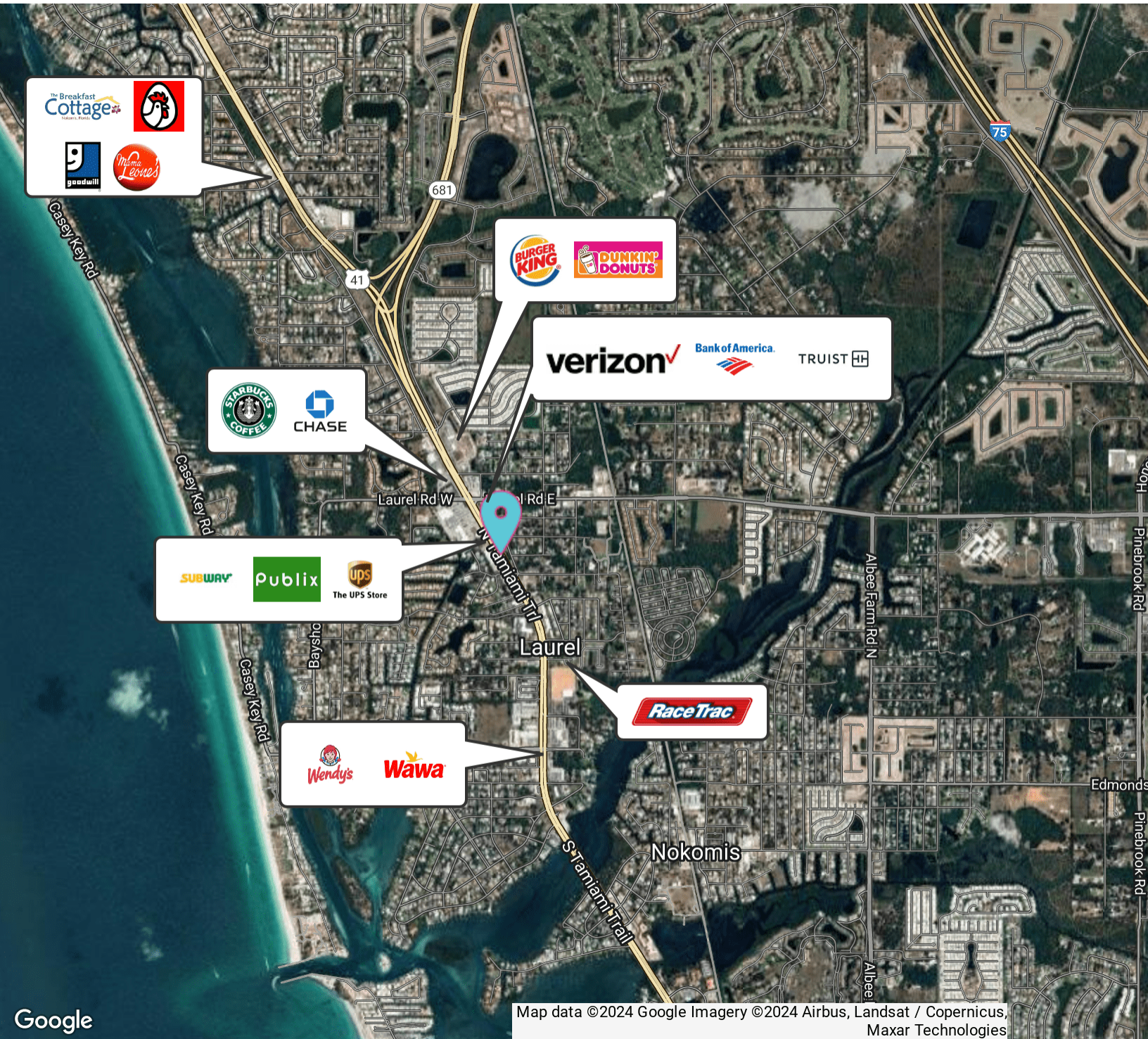
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Prime Exposure

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Google

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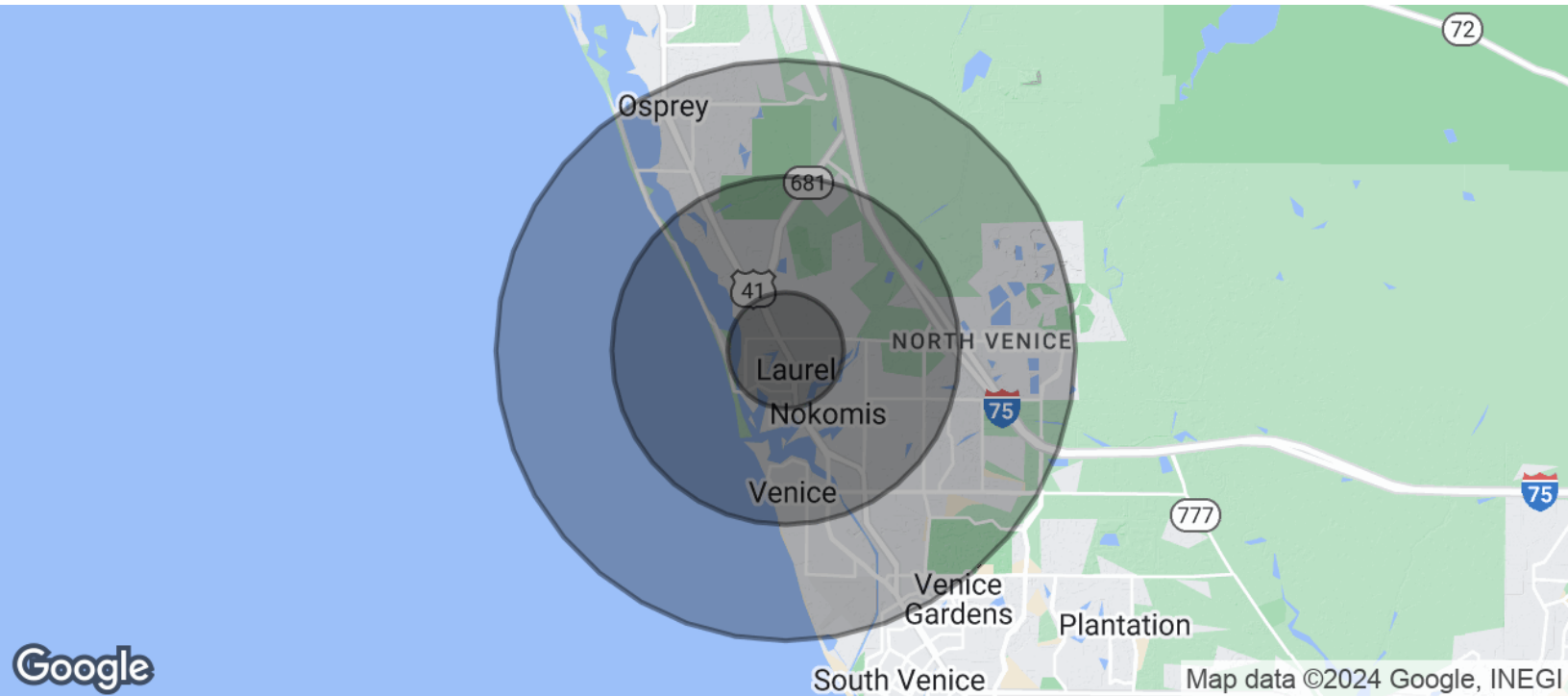
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Rapidly Growing Area

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,543	28,784	60,059
Average Age	60	62	63
Average Age (Male)	60	61	63
Average Age (Female)	60	62	64

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,911	14,959	31,207
# of Persons per HH	1.9	1.9	1.9
Average HH Income	\$101,683	\$103,785	\$110,064
Average House Value	\$468,348	\$525,880	\$518,106

Demographics data derived from AlphaMap



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