

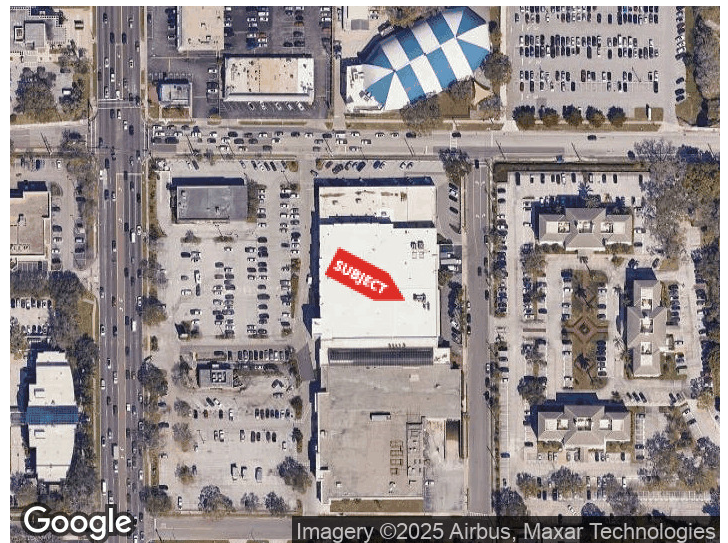


1325 SOUTH TAMIAMI TRAIL

SARASOTA, FLORIDA 34239

PROPERTY HIGHLIGHTS

- Prime Midtown Plaza location less than 1 mile from Downtown Sarasota
- Directly across from Sarasota Memorial Hospital (SMH)
- Exceptional visibility along S Tamiami Trail & Bahia Vista
- High traffic counts with strong daily exposure
- Ample parking and easy access
- Surrounded by established national and local brands including Starbucks, Massage Envy & Michael's on East



For More Information

TYLER SLUMAN

Commercial Specialist

941 840 3954

tyler@americanpropertygroup.com

SARASOTA, FL 34239



OFFERING SUMMARY

Lease Rate:	\$32.00 SF/yr (NNN)
Building Size:	164,494 SF
Available SF:	4,025 - 5,500 SF
Zoning:	CGD

PROPERTY OVERVIEW

American property Group presents 1325 S Tamiami Trail, Sarasota FL, 34239 (Midtown Plaza)

This property boasts prime visibility, a high traffic count, ample parking and easy accessibility. The plaza's location is key being less than 1 mile to downtown Sarasota and just across the street from SMH (Sarasota Memorial Hospital). Midtown is a plaza that can truly elevate your businesses presence with other popular brands in the plaza such as Starbucks / Massage Envy and Michael's on East.

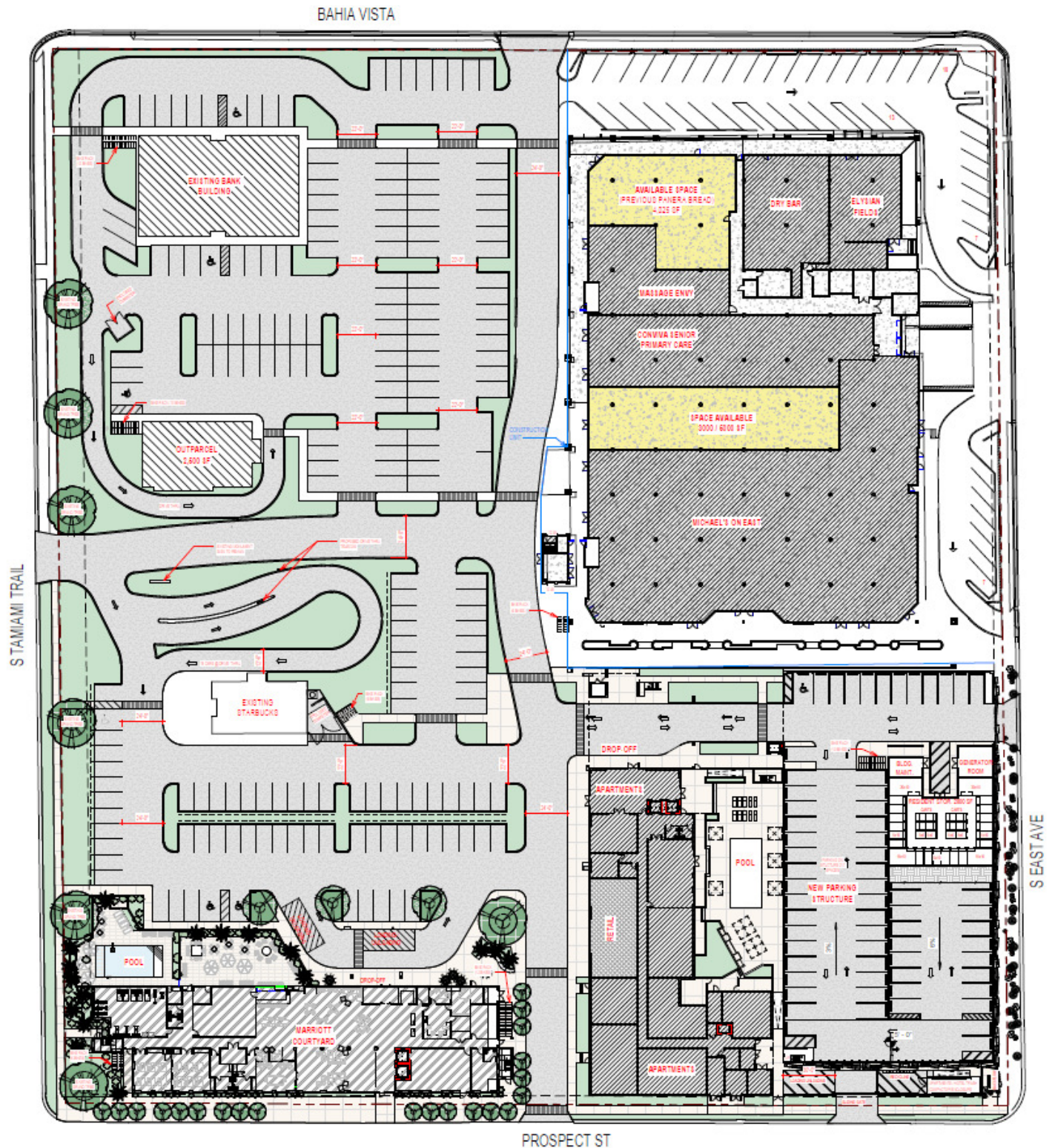
This Inline unit directly next door to Conviva (Senior Primary Care) and Michael's on East (popular Sarasota restaurant) is a 5,500 SF unit that can be demised to 4,000 SF.

TYLER SLUMAN

Commercial Specialist
941.840.3954
tyler@americanpropertygroup.com

**AMERICAN
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OF SARASOTA, INC.

MIDTOWN PLAZA SITE PLAN



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Commercial Specialist
941.840.3954
tyler@americanpropertygroup.com

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

ST. MIAMI TRAIL

BAHIA VISTA RD

AADT COUNT 58,000

ST. MIAMI TRAIL

FOR SALE OR LEASE

AMERICAN PROPERTY GROUP
OF SARASOTA, INC.

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- Sarasota Art Museum
- Sarasota High School
- Sailor Circus
- Jersey Mike's

- Starbucks
- Michael's on East
- Massage Envy

- Walgreens
- Sarasota Memorial Health Care System

- Playa Bowls
- Wendy's
- Chipotle
- Potbelly Sandwich Shop
- Buffalo Wild Wings 'GO'
- Men's Warehouse

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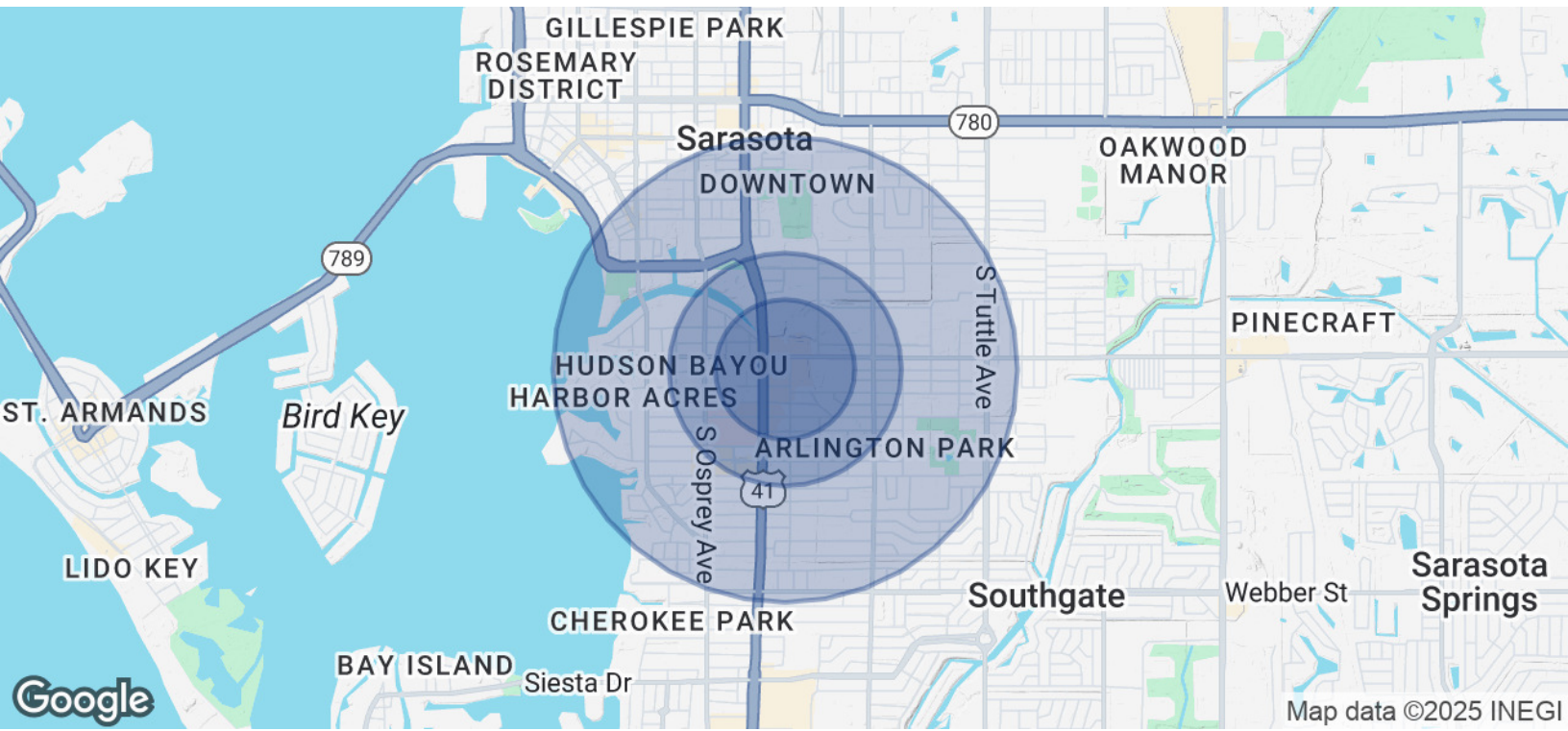


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SARASOTA, FL 34239



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	618	2,766	11,948
Average Age	51	51	50
Average Age (Male)	49	49	49
Average Age (Female)	53	53	52

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	297	1,312	5,471
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$88,530	\$93,463	\$104,230
Average House Value	\$628,499	\$668,410	\$758,099

Demographics data derived from AlphaMap

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