



**700 NORTH  
TAMIAMI TRAIL**  
NOKOMIS, FLORIDA 34275

**PROPERTY HIGHLIGHTS**

- Prime corner lot location
- Drive-thru for added convenience
- Two separate units, ideal for diverse business use
- Spacious 30,699 SF lot
- Ample parking available
- High visibility and easy access
- Signage on US-41 for excellent visibility



DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	220	804	2,965
Total Population	420	1,518	5,725
Average HH Income	\$90,933	\$88,335	\$100,471

For More Information

**BRIAN SEIDEL**  
CCIM - Broker Associate  
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# NOKOMIS, FL 34275



## OFFERING SUMMARY

Sale Price:	\$1,400,000
Building Size:	4,051 SF
Lot Size:	30,699 SF
Number of Units:	2
Price / SF:	\$345.59
Year Built:	1978
Zoning:	CG

## PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 700 N Tamiami Trail, Nokomis FL

Property Type: Free Standing Building with Drive-Thru  
Property Size: 4,051 SF building on a 30,699 SF lot

This versatile free-standing building is ideally located on a corner lot with a convenient drive-thru, making it perfect for a variety of business opportunities. Featuring two separate units, it offers a fantastic investment for owners and investors alike.

### Highlights:

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

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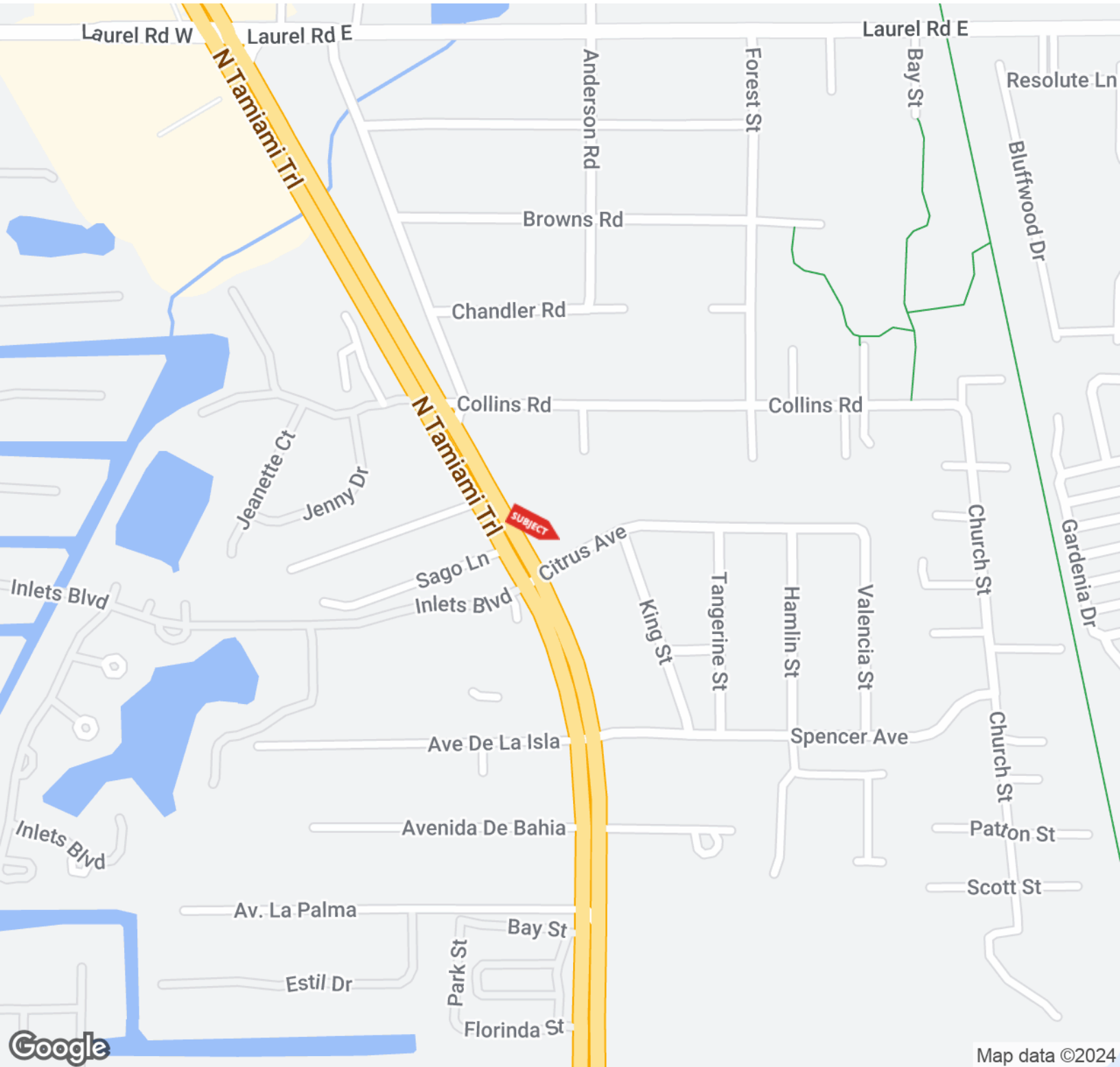


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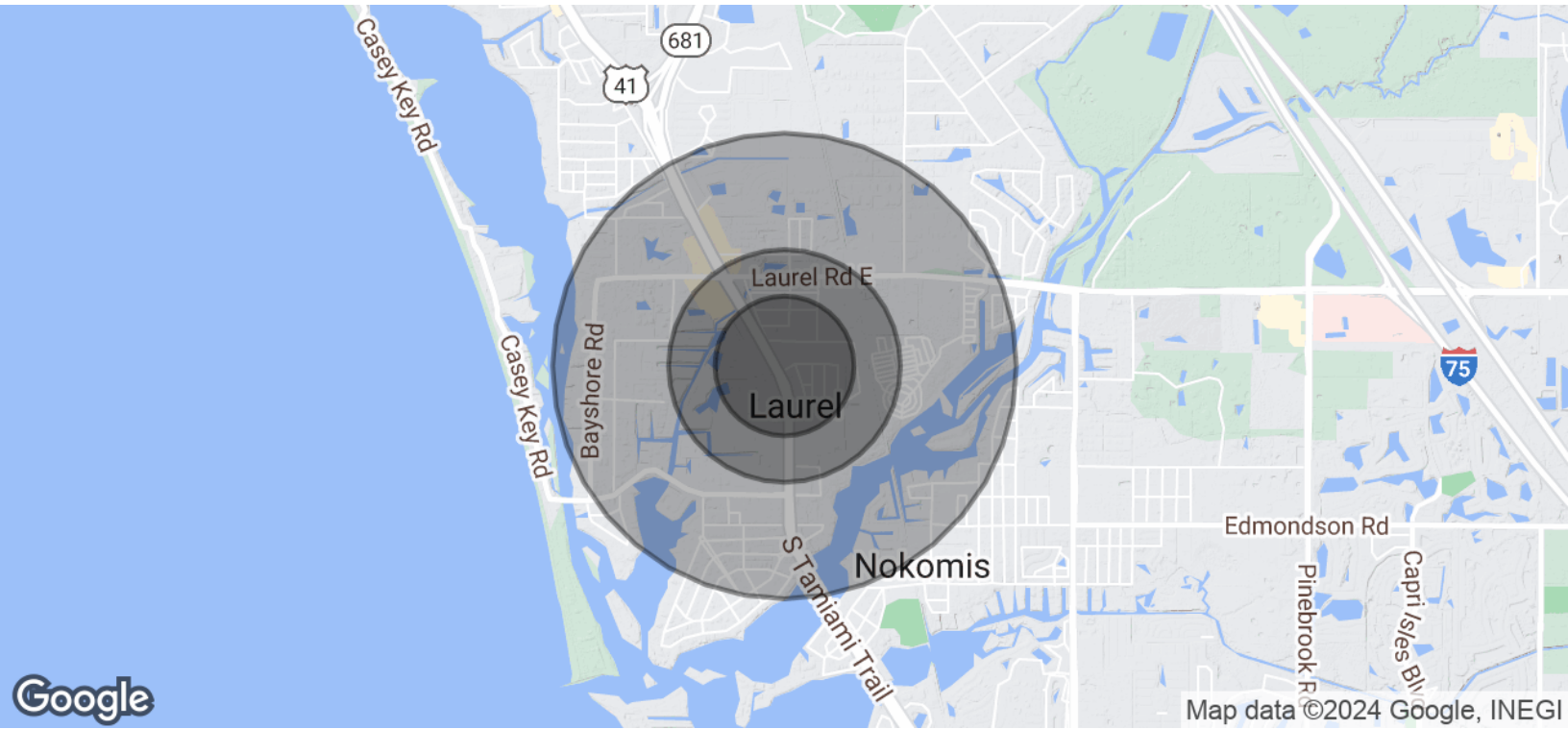
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# NOKOMIS, FL 34275



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	420	1,518	5,725
Average Age	58	59	59
Average Age (Male)	58	59	59
Average Age (Female)	58	60	59
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	220	804	2,965
# of Persons per HH	1.9	1.9	1.9
Average HH Income	\$90,933	\$88,335	\$100,471
Average House Value	\$487,322	\$437,887	\$482,544

Demographics data derived from AlphaMap

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