



FOUR BAYS CENTER

303 TAMiami TRL S
NOKOMIS, FLORIDA 34275

PROPERTY HIGHLIGHTS

- 3,216 SF total; can be split in half for smaller tenancy needs
- Open floor plan with adaptable layout options
- Prime frontage and signage along Tamiami Trail S
- Ample on-site parking
- Located within the established Four Bays Center, surrounded by retail, dining, and service businesses



DEMOGRAPHICS 0.3 MILES 0.5 MILES 1 MILE

| | 0.3 MILES | 0.5 MILES | 1 MILE |
|-------------------|-----------|-----------|----------|
| Total Households | 206 | 1,015 | 4,192 |
| Total Population | 354 | 1,796 | 7,482 |
| Average HH Income | \$91,098 | \$89,191 | \$93,052 |

For More Information

ADAM SEIDEL

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FOUR BAYS CENTER



OFFERING SUMMARY

| | |
|----------------|---------------------|
| Lease Rate: | \$18.00 SF/yr (NNN) |
| Building Size: | 10,509 SF |
| Available SF: | 1,584 - 3,216 SF |
| Lot Size: | 1.28 Acres |
| Year Built: | 1984 |
| Zoning: | CG |

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 303 Tamiami Trail S, Nokomis, FL – Four Bays Center

Property Type: Retail/Office Space for Lease

Property Size: 3,216 SF (Divisible)

Located in the well-known Four Bays Center along highly traveled Tamiami Trail, this versatile commercial space offers an open floor plan ideal for a variety of retail, office, or service uses. The 3,216 SF layout can be leased as a whole or divided into two separate spaces, providing flexibility for tenants of different sizes.

Visit us online at AmericanPropertyGroup.com to see all our listings.

LOCATION OVERVIEW

Frontage on S Tamiami Trail, between Magnolia Ave and Palmetto Rd E.

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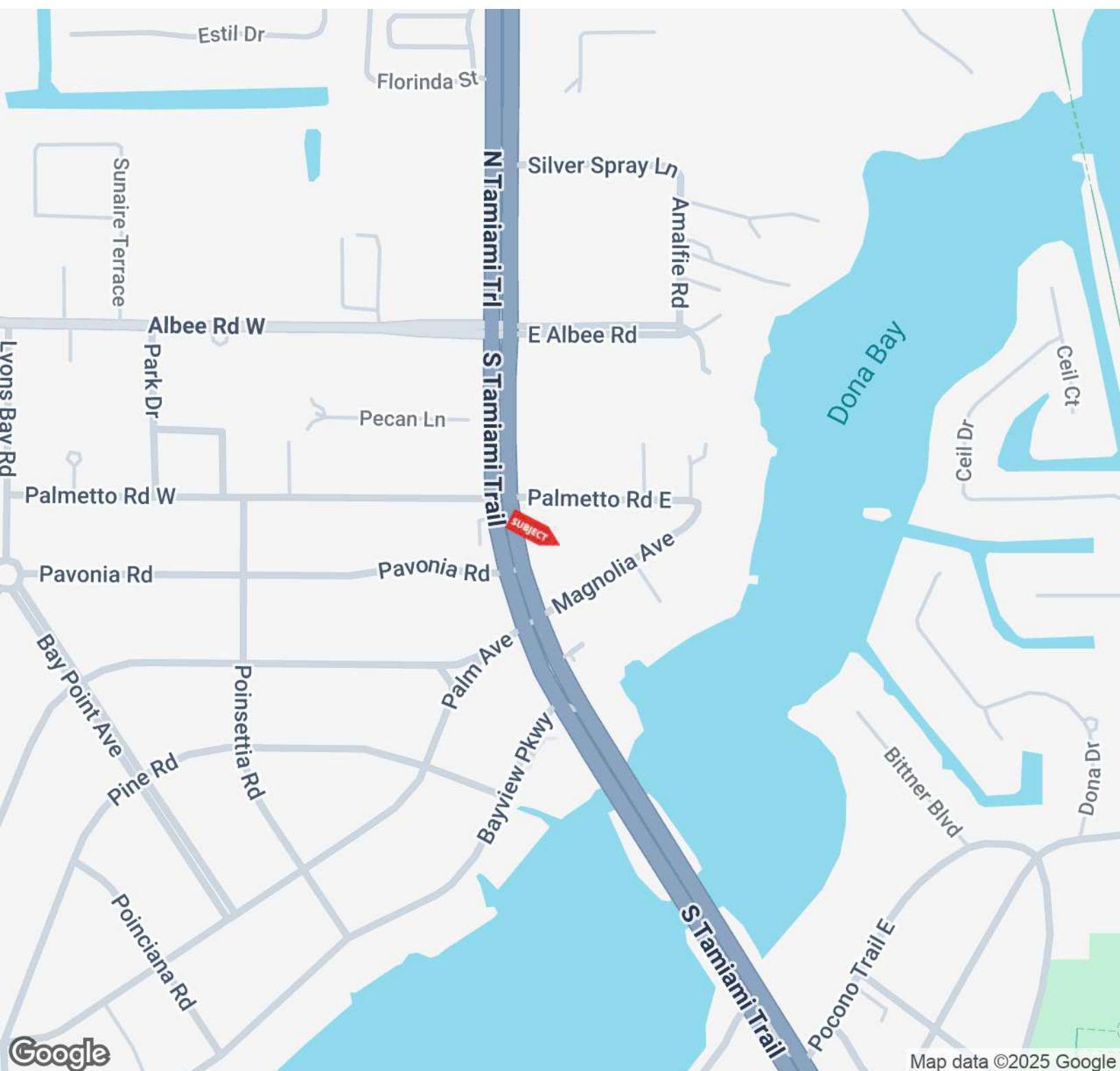
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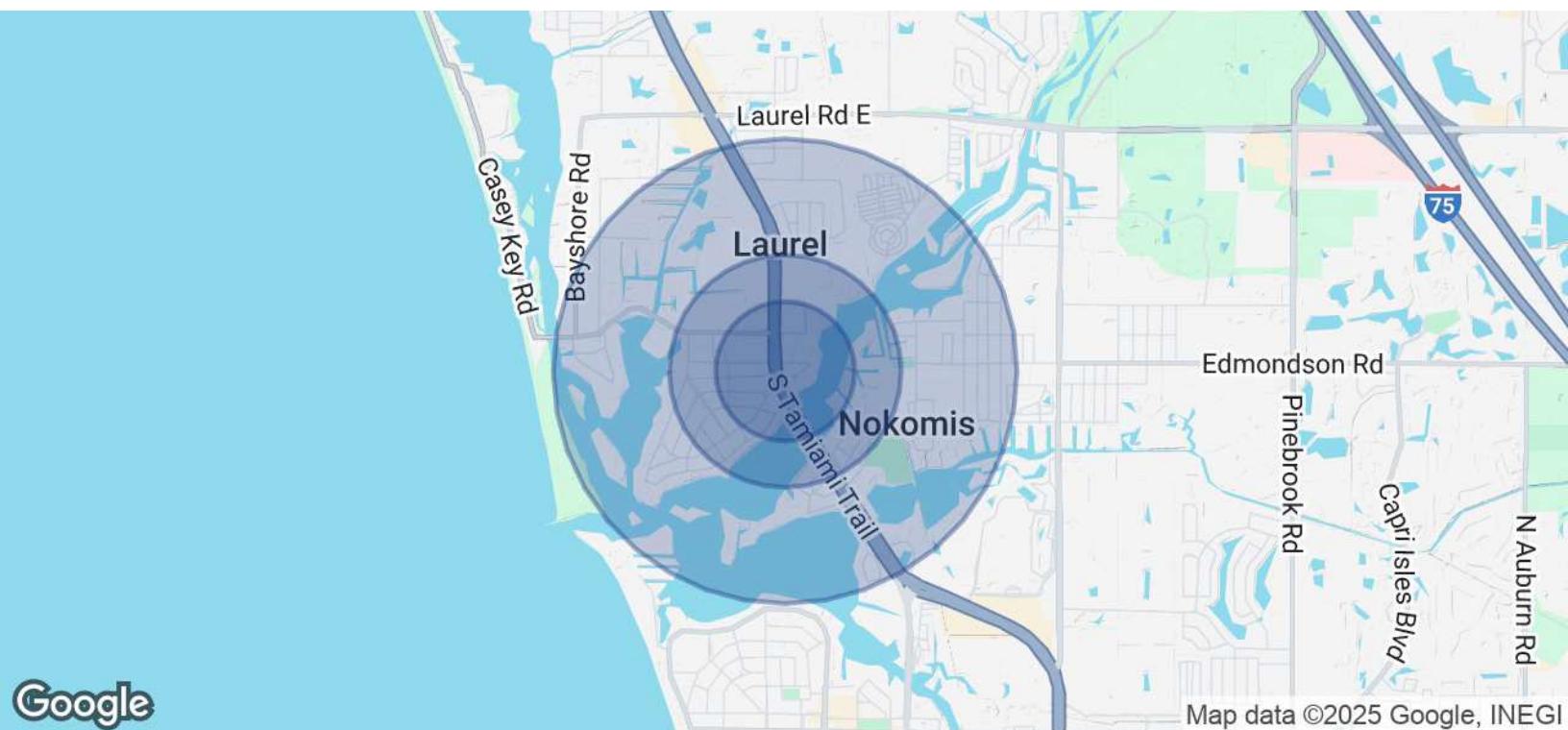
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POPULATION

| | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population | 354 | 1,796 | 7,482 |
| Average Age | 63 | 67 | 67 |
| Average Age (Male) | 63 | 66 | 67 |
| Average Age (Female) | 64 | 67 | 67 |

HOUSEHOLDS & INCOME

| | 0.3 MILES | 0.5 MILES | 1 MILE |
|---------------------|-----------|-----------|-----------|
| Total Households | 206 | 1,015 | 4,192 |
| # of Persons per HH | 1.7 | 1.8 | 1.8 |
| Average HH Income | \$91,098 | \$89,191 | \$93,052 |
| Average House Value | \$590,079 | \$628,891 | \$558,163 |

Demographics data derived from AlphaMap

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