



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
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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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.

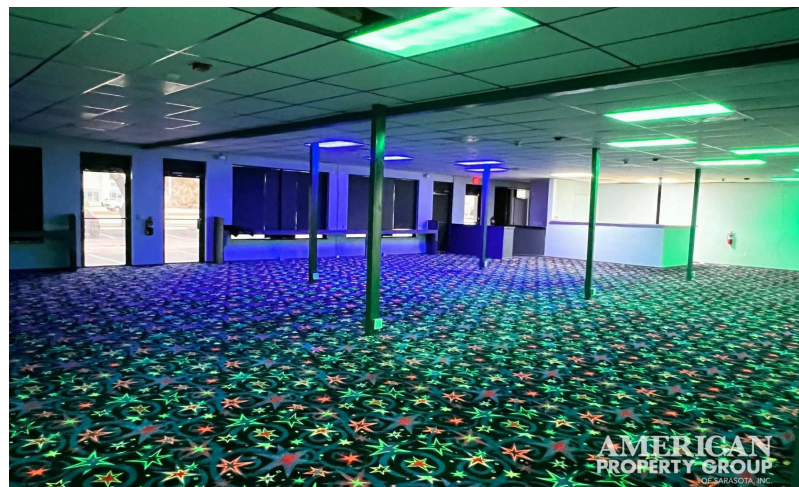
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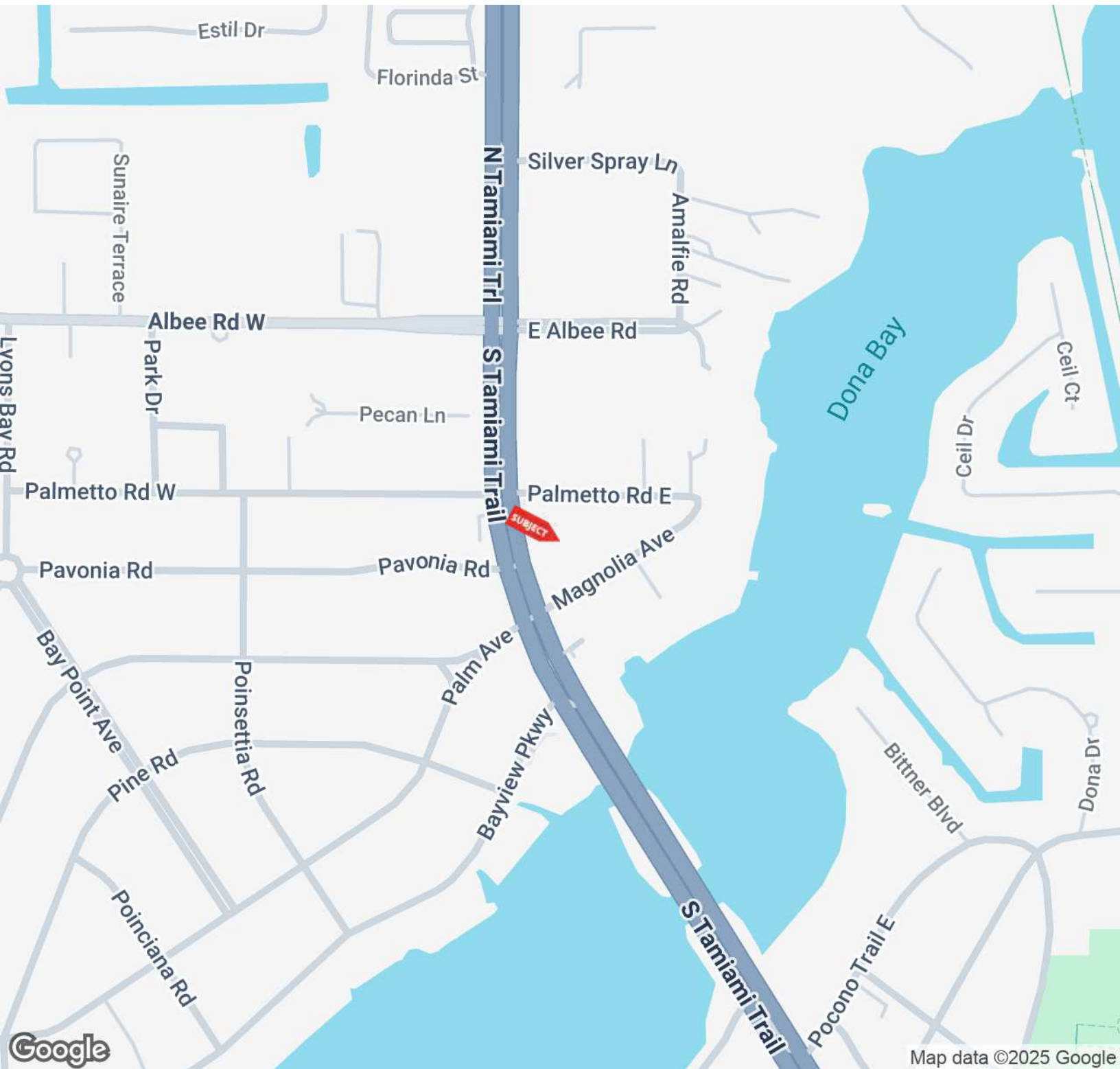
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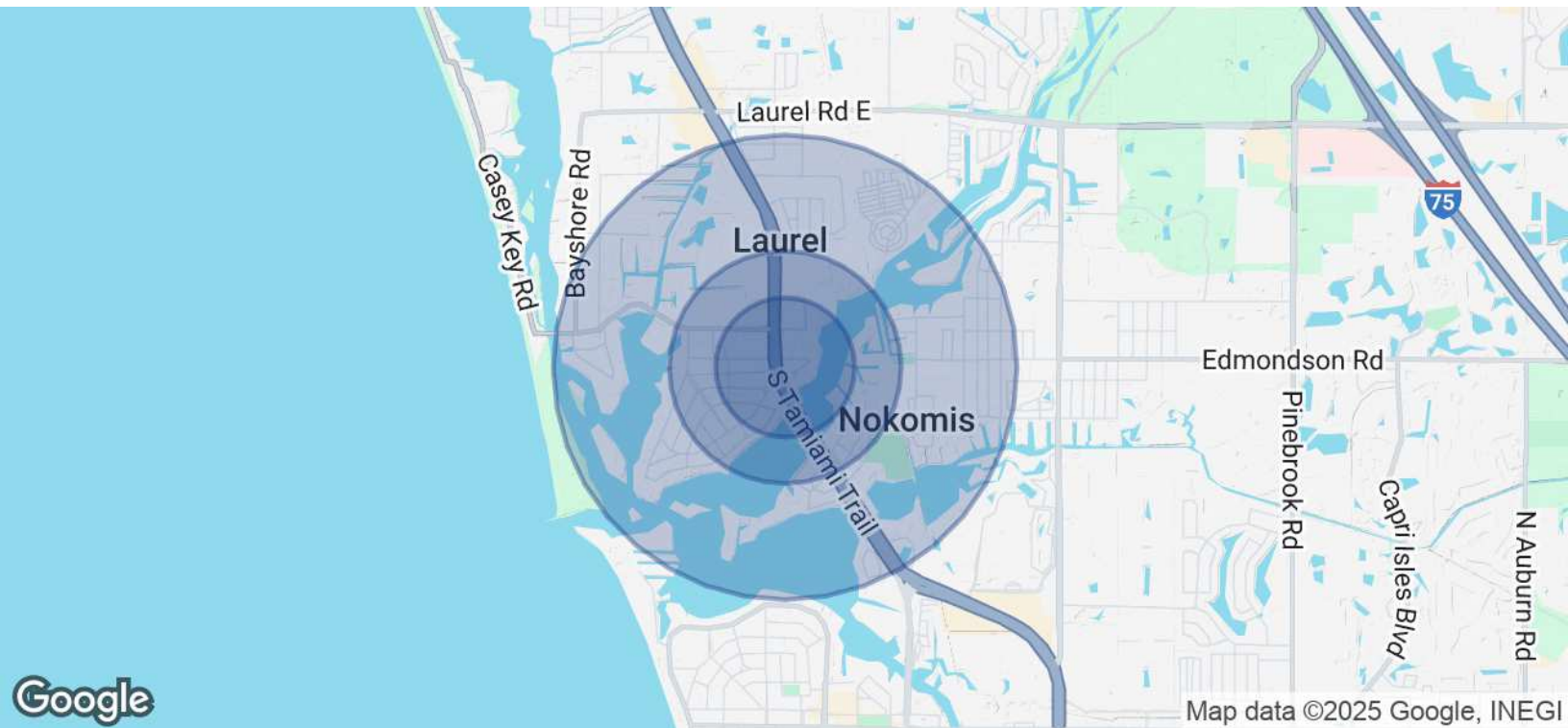
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	354	1,796	7,482
Average Age	63	67	67
Average Age (Male)	63	66	67
Average Age (Female)	64	67	67

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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