

HOSPITAL-ADJACENT, HIGH-INCOME CORRIDOR BUILD-TO-SUIT RETAIL FRONTING US 41

1427 S. TAMiami TRAIL, SARASOTA, FL 34239

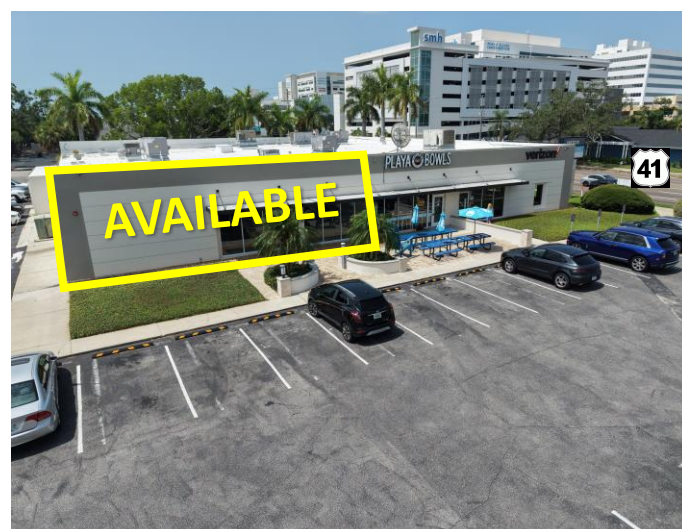


FOR LEASE: 3,060± SF at 40.00 PSF NNN

Located along the highly visible South Tamiami Trail corridor, this prime retail leasing opportunity is within one of Sarasota's most active and sought-after commercial locations. The property is positioned adjacent to Sarasota Memorial Hospital and just minutes from Downtown Sarasota, placing it in the path of a steady daily flow of employees, patients, visitors, residents, and downtown-bound traffic.

PROPERTY FEATURES

- Corner unit available immediately.
- Gray shell condition - build-out to your specifications.
- Tenant Improvement Allowance negotiable.
- Pylon signage included.
- Ample on-site parking.
- Prime location fronting S. Tamiami Trail with high traffic counts.
- Zoning: CG – Commercial General.
- Adjacent to Sarasota Memorial Hospital and close to Downtown Sarasota.



CONTACT:

Leasing@BlueWatersDG.com
239.900.3482



2503 Del Prado Blvd. S., Ste. 101
Cape Coral, FL 33904

This document has been prepared by Blue Waters Development Group for advertising and general information only. Blue Waters Development Group makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information.

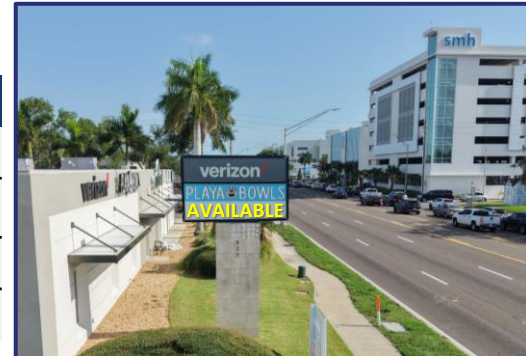
BUILD-TO-SUITE RETAIL SPACE FRONTING US 41

\$40.00 PSF NNN

1427 S. TAMIAMI TRAIL, SARASOTA, FL 34239

DEMOGRAPHICS

2025	1 Mile	3 Miles	5 Miles
Population	9,299	53,508	128,163
Median HH Income	\$138,032	\$151,244	\$155,626
Households	3,975	21,824	53,226
Traffic Count (AADT)	59,500		



Join National Retail Tenants:



CONTACT:

Leasing@BlueWatersDG.com

239.900.3482



2503 Del Prado Blvd. S., Ste. 101
Cape Coral, FL 33904

This document has been prepared by Blue Waters Development Group for advertising and general information only. Blue Waters Development Group makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information.