



FREESTANDING BUILDING ON HALF ACRE

240 N TAMIAMI TRAIL
OSPREY, FLORIDA 34233

PROPERTY HIGHLIGHTS

- 525 SF freestanding building on 0.5+/- acre
- 205+/- ft of US-41 frontage
- CG zoning: allows retail, office, medical, and restaurant uses
- Ample surface parking with additional space behind the building
- Located in a growing commercial hub with 43,500 AADT (Annual Average Daily Traffic)



DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	457	1,689	4,560
Total Population	733	2,628	6,340
Average HH Income	\$92,665	\$91,445	\$79,022

For More Information

ADAM SEIDEL

941 923 0535

adam@americanpropertygroup.com

OSPREY, FL 34233



OFFERING SUMMARY

Sale Price:	\$769,000
Building Size:	525 SF
Lot Size:	21,963 SF
Price / SF:	\$1,464.76
Zoning:	CG

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 240 N Tamiami Trail, Osprey, FL 34233

Property Type: Freestanding Commercial Building
Property Size: 525 SF

Discover 240 N Tamiami Trail in Osprey, FL—a highly visible 525 SF freestanding building on approx. half acre CG-zoned lot with 205+/- feet of frontage on US-41. This prime location sits just down the road from Chipotle and Margaritaville, with a new QSR coming soon to the area, making it a hot spot for business activity.

This property offers excellent exposure, flexible zoning, and convenient access, all in the heart of Osprey. Ideal for businesses looking to capitalize on a high-traffic area surrounded by established national brands.

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

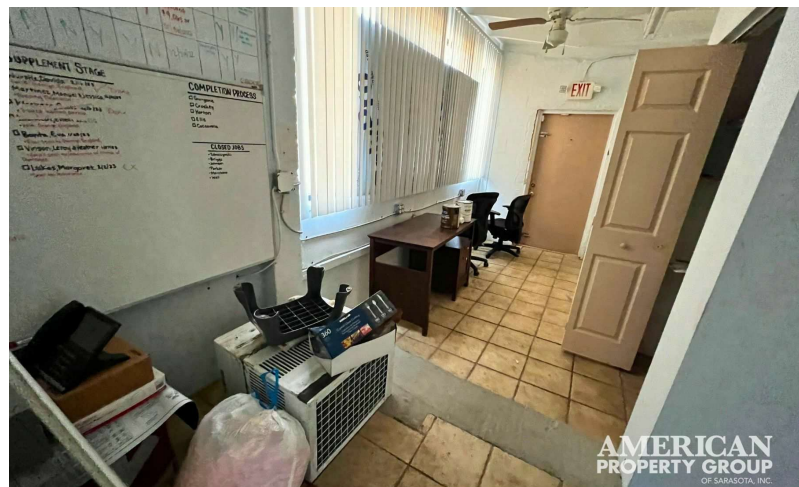
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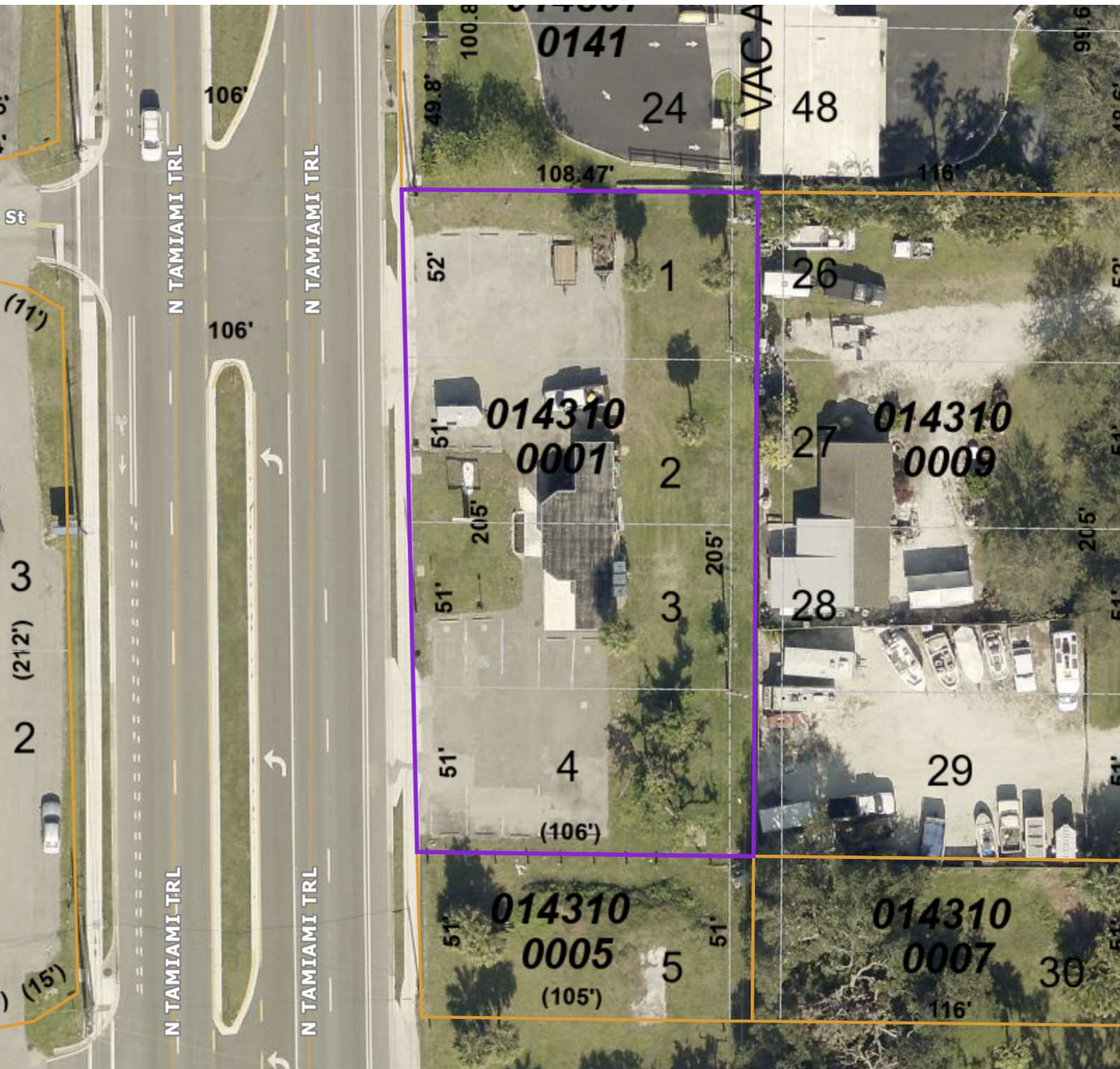
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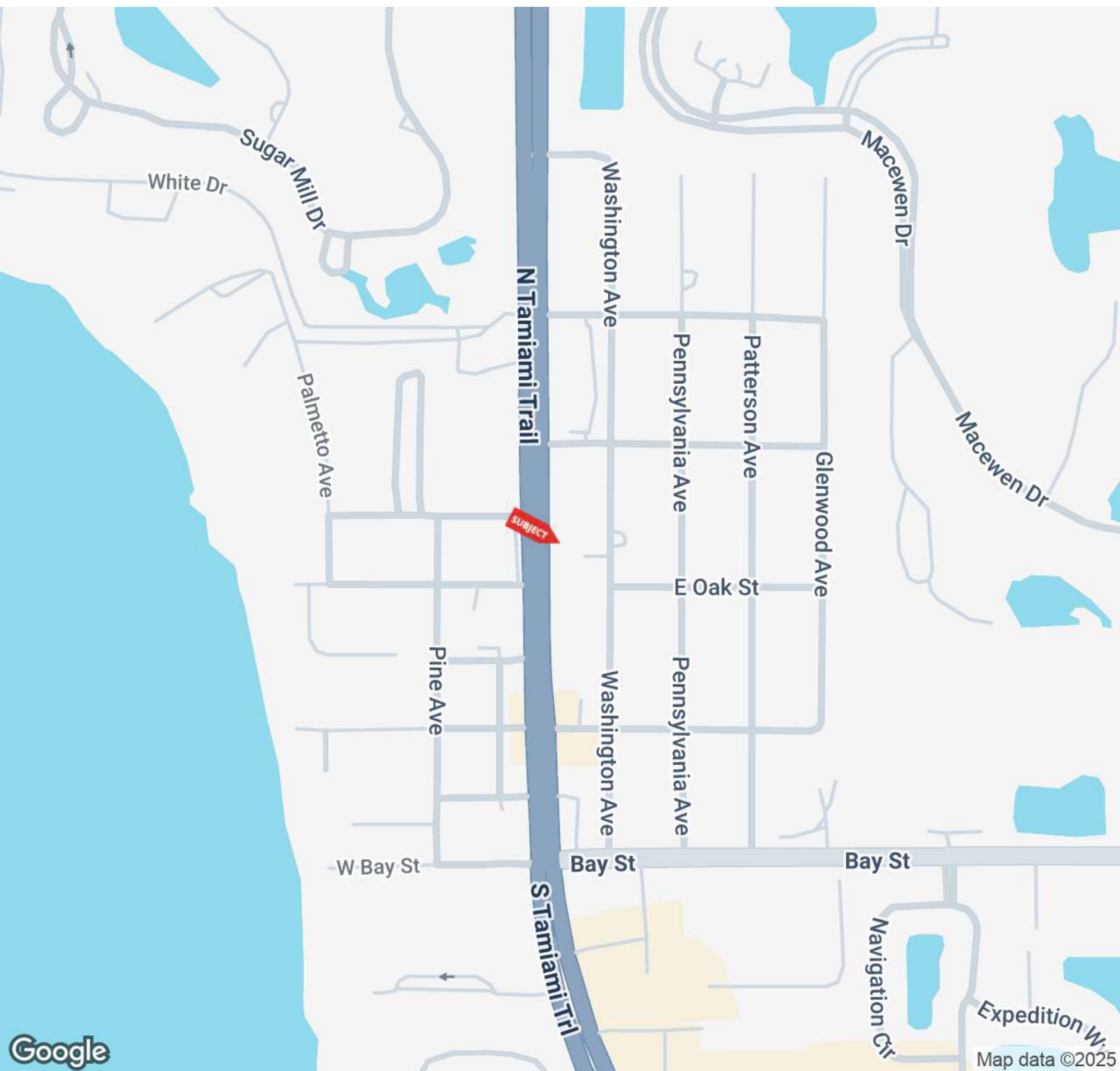
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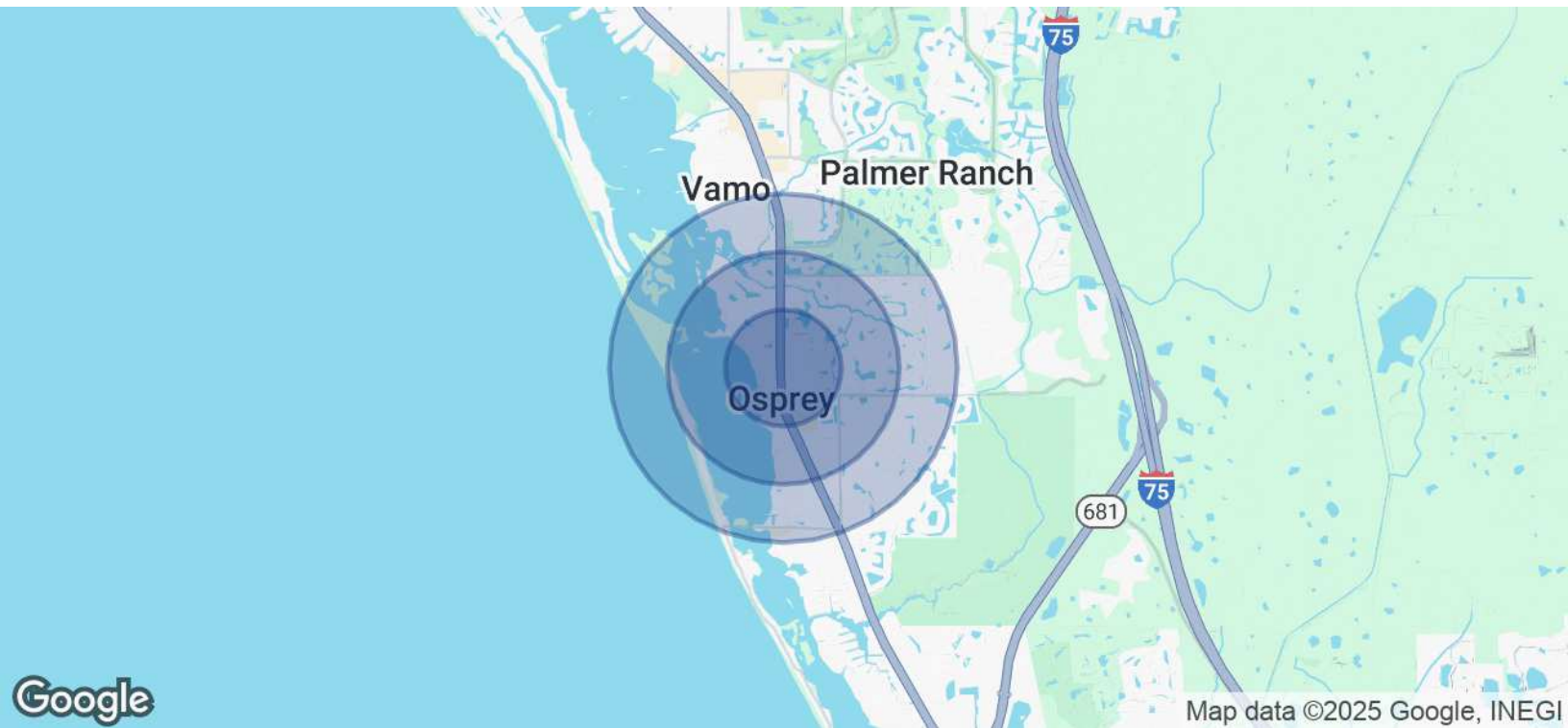
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	733	2,628	6,340
Average Age	59.4	59.7	61.3
Average Age (Male)	61.1	61.3	62.7
Average Age (Female)	57.0	57.8	59.7

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	457	1,689	4,560
# of Persons per HH	1.6	1.6	1.4
Average HH Income	\$92,665	\$91,445	\$79,022
Average House Value	\$657,865	\$654,494	\$525,003

2020 American Community Survey (ACS)

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