

Completely Updated Medical Building With Income Adjacent To SMH!

1428 S Tamiami Trl, Sarasota, FL 34239



OFFERING SUMMARY

Sale Price:	\$4,875,000
Building Size:	5,986 SF
Available SF:	3,290 SF
Lot Size:	21,793 SF
Price / SF:	\$814.40
Effective Year Built:	2025
Zoning:	CG

PROPERTY OVERVIEW

This is a rare opportunity to acquire a fully renovated medical office building located directly adjacent to Sarasota Memorial Hospital (SMH). Situated on the high-traffic Tamiami Trail (US 41), this property offers unparalleled visibility and strategic positioning within Sarasota's premier medical submarket.

The building features two distinct units, offering a perfect blend of immediate owner-user potential and stabilized long-term rental income.

Building Highlights:

Turnkey Medical Suite (Available): A beautifully finished 3,290 SF medical office. Completely remodeled in 2025 specifically for medical use. Ready for immediate occupancy with a layout including 8 exam rooms, a reception area, staff workspaces, and a breakroom. Ideal for physicians, specialists, or diagnostic care providers.

Stabilized Income (Dental Suite): The second unit is secured by a long-term lease to an established dental practice. The tenant is currently completing their own high-end buildout, ensuring a modern, long-term commitment to the location.

Parking & Accessibility: The property features ample on-site parking for patients and staff.

KEN HOSKINSON, JR.
941.915.7994
k Hoskinson@hembreeco.com



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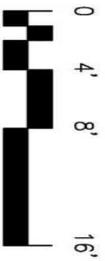
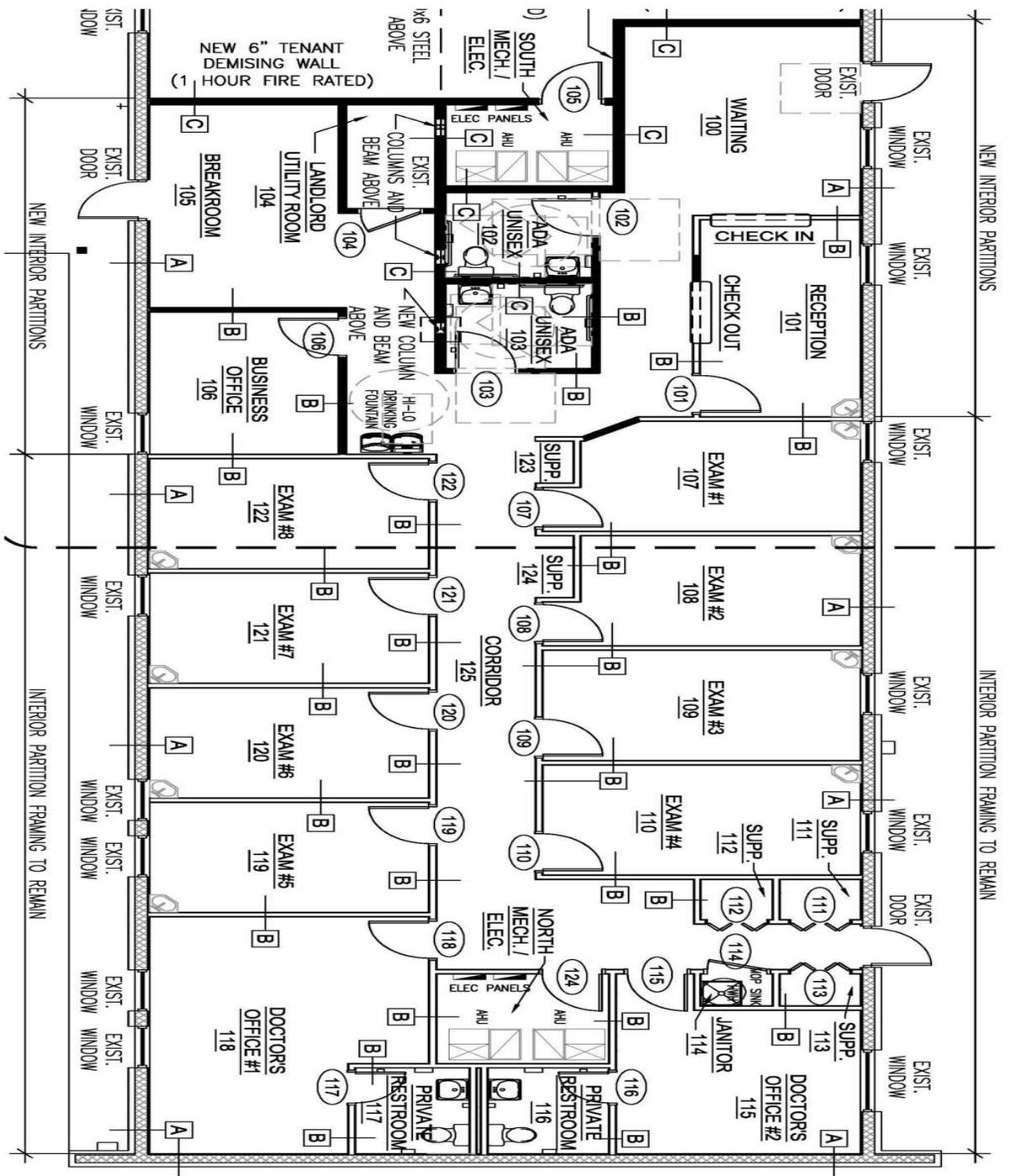


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AVAILABLE MEDICAL SUITE

MEDICAL OFFICE NORTH SUITE
 1428 S. TAMMIAMI TRAIL ~ SARASOTA, FL



FEBRUARY 20, 2025

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For Sale

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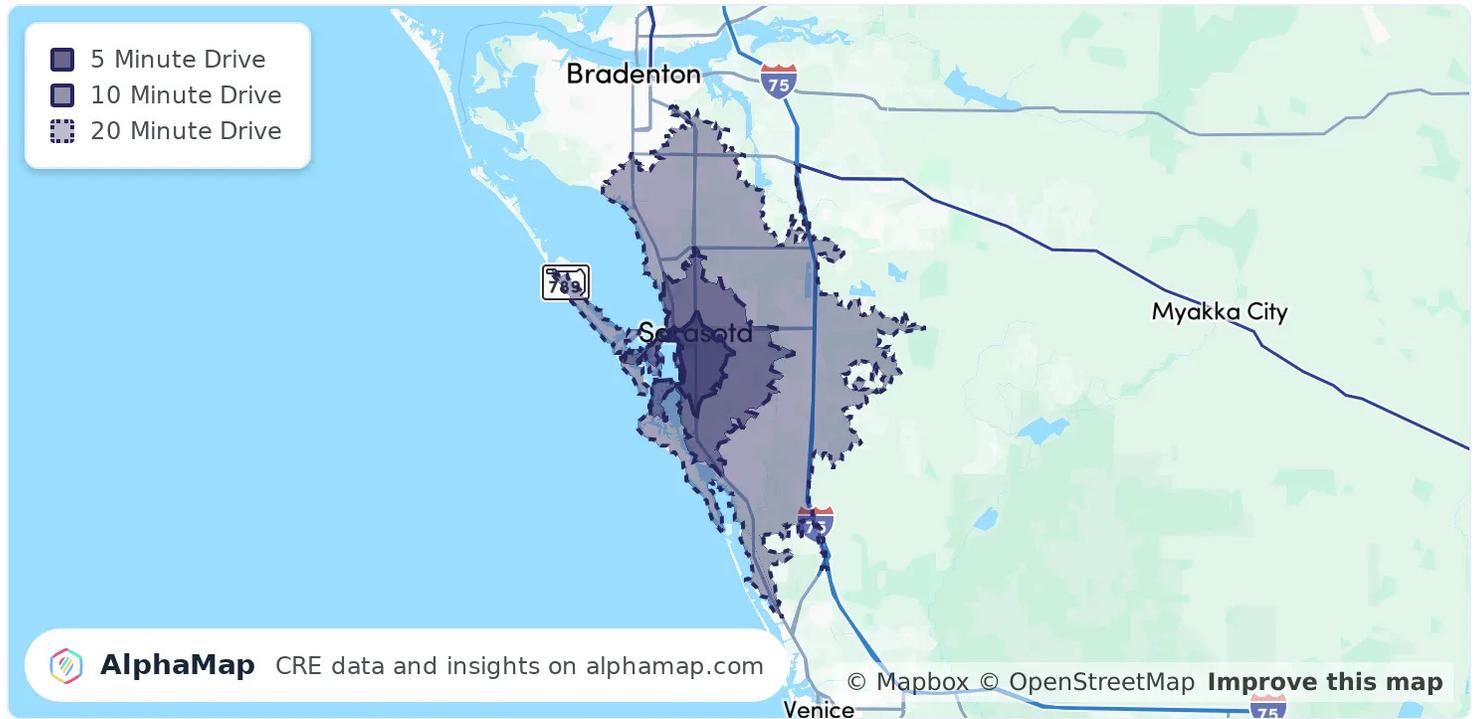


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POPULATION	5 MINUTES	10 MINUTES	20 MINUTES
Total Population	23,445	97,087	275,155
Average Age	52	49	50
Average Age (Male)	51	47	49
Average Age (Female)	53	50	51

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	20 MINUTES
Total Households	11,263	43,775	123,495
Persons per HH	2.1	2.2	2.2
Average HH Income	\$110,419	\$93,536	\$104,303
Average House Value	\$748,830	\$461,866	\$471,743
Per Capita Income	\$52,580	\$42,516	\$47,410

Map and demographics data derived from AlphaMap

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