

# AMERICAN PROPERTY GROUP

OF SARASOTA, INC.

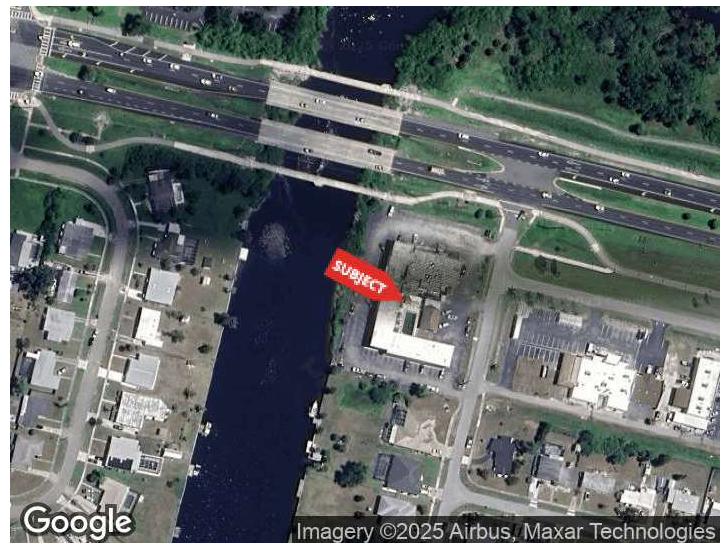


## 2ND GENERATION RESTAURANT

14000 TAMIAMI TRAIL  
NORTH PORT, FLORIDA 34287

### PROPERTY HIGHLIGHTS

- 3,437 SF restaurant space
- Key Money: \$10,000
- Built-out as a 2nd generation restaurant
- Situated within America's Best Value Inn & Suites
- Excellent visibility and traffic along Tamiami Trail
- Surrounded by residential growth and strong commercial activity



DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	292	819	3,443
Total Population	644	1,777	7,382
Average HH Income	\$77,048	\$74,304	\$70,107

For More Information

### GEOFFREY PAUL

Commercial Specialist

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# 2ND GENERATION RESTAURANT



## OFFERING SUMMARY

Lease Rate:	\$17.00 SF/yr (NNN)
Building Size:	5,562 SF
Available SF:	3,437 SF
Zoning:	CG

## PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 14000 Tamiami Trl, North Port, FL

Property Type: 2nd Generation Restaurant

Property Size: 3,437 SF

Located within America's Best Value Inn & Suites, this 2nd generation restaurant space offers a full-service layout with excellent visibility along Tamiami Trail. While the property will require some updates and improvements, it provides a solid foundation for a new operator to customize and create their ideal concept.

Positioned in the rapidly growing North Port market, this space is a strong opportunity for restaurateurs looking to establish or expand their presence in one of Southwest Florida's fastest growing cities.

Visit us online at [AmericanPropertyGroup.com](http://AmericanPropertyGroup.com) to see all our listings.

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14000 Tamiami Trail

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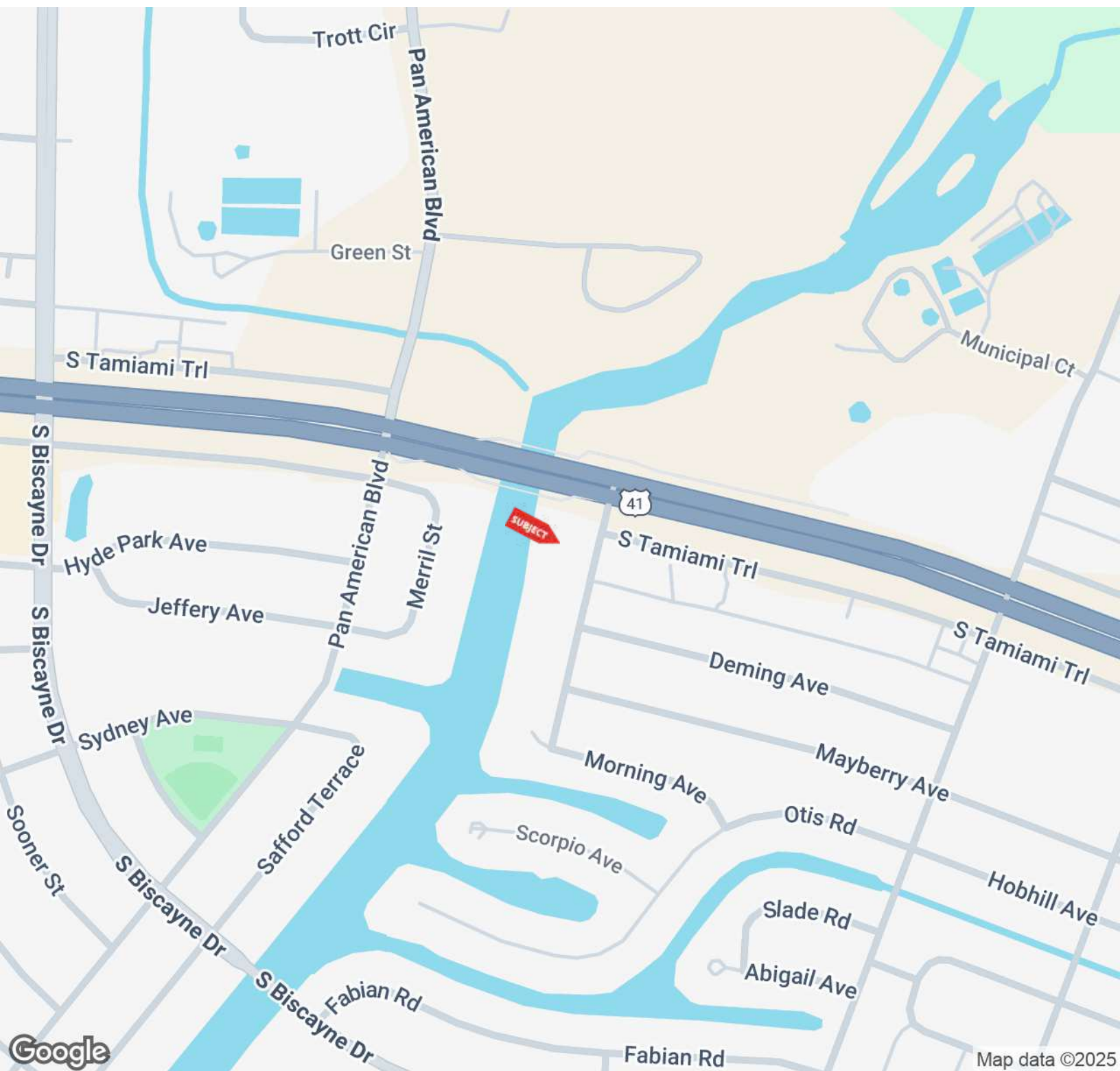
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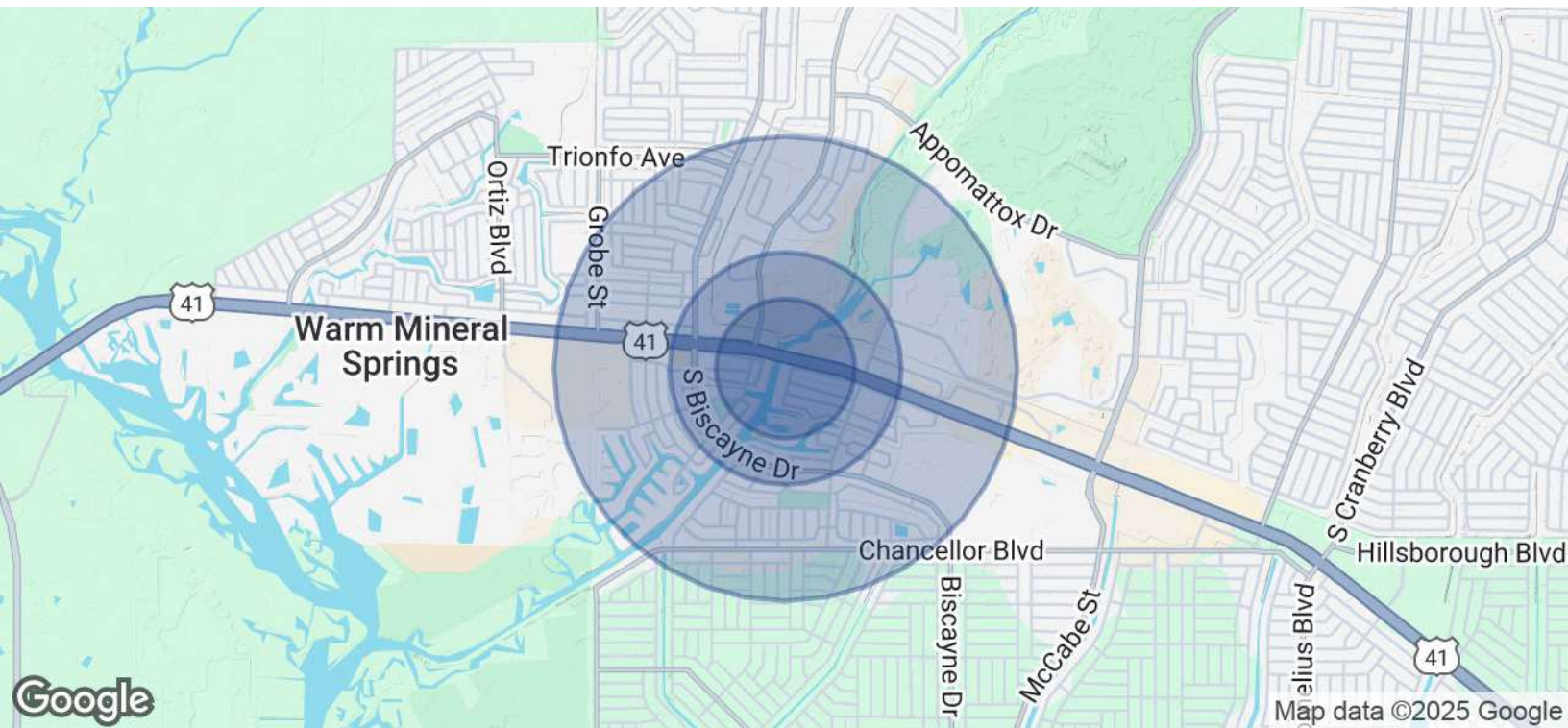


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# 2ND GENERATION RESTAURANT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	644	1,777	7,382
Average Age	51	52	52
Average Age (Male)	49	50	50
Average Age (Female)	53	54	53

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	292	819	3,443
# of Persons per HH	2.2	2.2	2.1
Average HH Income	\$77,048	\$74,304	\$70,107
Average House Value	\$285,865	\$281,837	\$248,500

Demographics data derived from AlphaMap

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