



# 420 S TAMAMI TRAIL

OSPREY, FLORIDA 34229

## PROPERTY HIGHLIGHTS

| DEMOGRAPHICS      | 0.5 MILES | 1 MILE   | 1.5 MILES |
|-------------------|-----------|----------|-----------|
| Total Households  | 796       | 1,861    | 3,149     |
| Total Population  | 1,069     | 2,958    | 5,428     |
| Average HH Income | \$73,739  | \$94,770 | \$107,664 |



For More Information

**ADAM SEIDEL**

941 923 0535

adam@americanpropertygroup.com

# OSPREY, FL 34229



## OFFERING SUMMARY

|                |           |
|----------------|-----------|
| Sale Price:    | \$749,000 |
| Building Size: | 2,568 SF  |
| Year Built:    | 2006      |
| Renovated:     | 2014      |
| Zoning:        | OPI       |

## PROPERTY OVERVIEW

Osprey, FL, boasts a prime location on the Gulf Coast, nestled between the cultural hub of Sarasota and the beautiful beaches of Venice. This strategic location offers easy access to major highways, airports, and ports, enhancing connectivity for businesses. Osprey is part of the vibrant Sarasota County, known for its flourishing business ecosystem. Investing in an office here means being part of a community that fosters entrepreneurship, innovation, and economic growth. With its lush landscapes, serene waterways, and proximity to the Gulf of Mexico, Osprey provides a picturesque backdrop for any office space. Employees and clients alike can enjoy the beauty of nature, promoting a conducive and inspiring work environment.

- Professional Office Condo
- Reception/Waiting Room
- 5 Large Private Offices
- 3 Bullpen rooms
- 1 Conference Room plus storage room
- Kitchenette/Breakroom
- 2 In Suite Restroom
- Lots of parking
- Dues are \$1,490/quarter

## ADAM SEIDEL

941.923.0535  
adam@americanpropertygroup.com





# OSPREY, FL 34229



**ADAM SEIDEL**

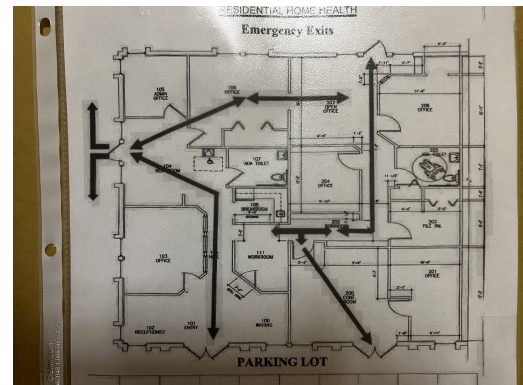
941.923.0535

adam@americanpropertygroup.com

**AMERICAN  
PROPERTY GROUP**  
OF SARASOTA, INC.



# OSPREY, FL 34229



**ADAM SEIDEL**

941.923.0535

adam@americanpropertygroup.com

**AMERICAN  
PROPERTY GROUP**  
OF SARASOTA, INC.



# OSPREY, FL 34229



ADAM SEIDEL

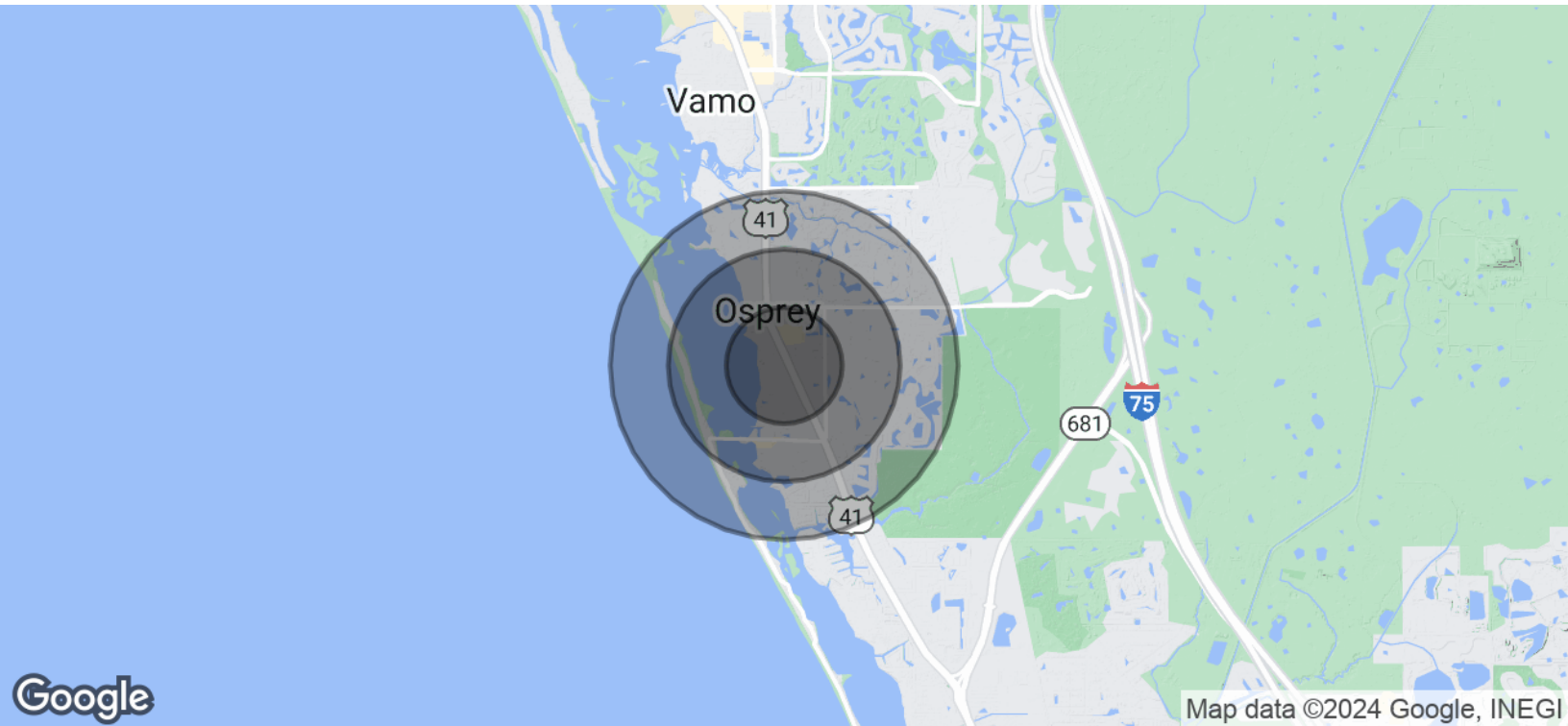
941.923.0535

adam@americanpropertygroup.com

**AMERICAN  
PROPERTY GROUP**  
OF SARASOTA, INC.



# OSPREY, FL 34229



| POPULATION           | 0.5 MILES | 1 MILE | 1.5 MILES |
|----------------------|-----------|--------|-----------|
| Total Population     | 1,069     | 2,958  | 5,428     |
| Average Age          | 60.9      | 58.7   | 58.1      |
| Average Age (Male)   | 63.5      | 60.2   | 59.1      |
| Average Age (Female) | 58.5      | 57.2   | 56.9      |

| HOUSEHOLDS & INCOME | 0.5 MILES | 1 MILE    | 1.5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households    | 796       | 1,861     | 3,149     |
| # of Persons per HH | 1.3       | 1.6       | 1.7       |
| Average HH Income   | \$73,739  | \$94,770  | \$107,664 |
| Average House Value | \$360,112 | \$556,453 | \$644,685 |

2020 American Community Survey (ACS)

**ADAM SEIDEL**

941.923.0535  
adam@americanpropertygroup.com

**AMERICAN  
PROPERTY GROUP**  
OF SARASOTA, INC.