

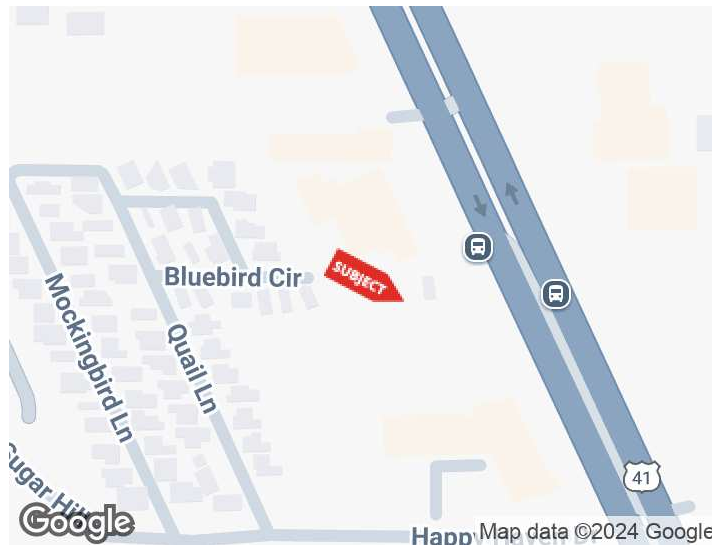


904 S TAMAMI TRAIL

OSPREY, FLORIDA 34229

PROPERTY HIGHLIGHTS

- Prime location on S Tamiami Trail in Osprey, FL
- High visibility with ample frontage
- Spacious and flexible layout with bullpen area
- Modern, attractive facade with large storefront windows
- Ample on-site parking for tenants and visitors
- Proximity to major transportation routes
- Well-maintained landscaping and outdoor areas
- ADA compliant facilities
- Secure access with modern buildout
- High-speed internet and technology-ready infrastructure



For More Information

ADAM SEIDEL

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OSPREY, FL 34229



OFFERING SUMMARY

Sale Price:	\$1,995,000
Building Size:	3,856 SF
Lot Size:	24,320 SF
Number of Units:	2
Price / SF:	\$517.38
Year Built:	2024
Zoning:	CI

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 904 S Tamiami Trail

Property Type: Outdoor Display Flex/Warehouse/Showroom Space

Located on bustling S Tamiami Trail in Osprey, FL, this brand-new outdoor display retail space is perfect for car, truck, or boat sales, as well as various outdoor display retail users and street vendors. The property benefits from Commercial Intensive (CI) zoning, making it ideal for a wide range of businesses. The newly built 1,100 SF of office space features a welcoming reception area, a private office, a bullpen area for open seating or sales operations, and a restroom. Large storefront glass double doors provide excellent visibility and natural light. Leading to the rear of the building you'll find 2 16 ft overhead doors and 1 12ft overhead door which can easily access the fenced secure lot.

Large space on the facade of the building lends to a huge sign, aided by a freestanding backlit pylon.

Visit us online at AmericanPropertyGroup.com to see all our listings or call (941) 923-0535 at your convenience.

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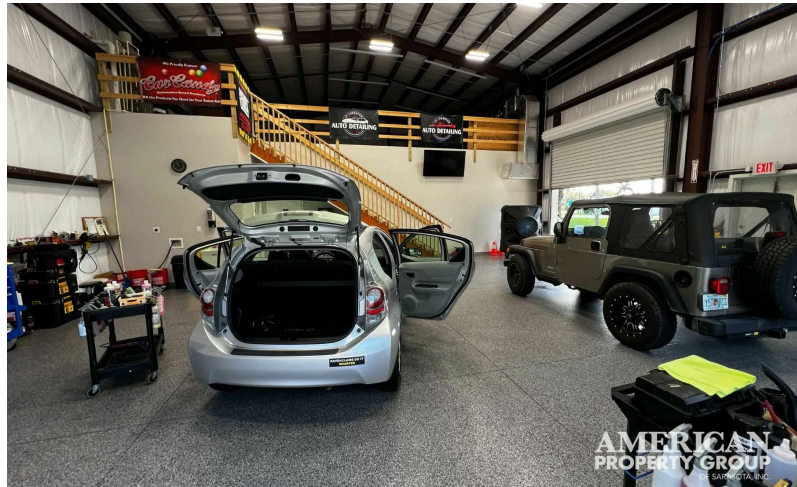
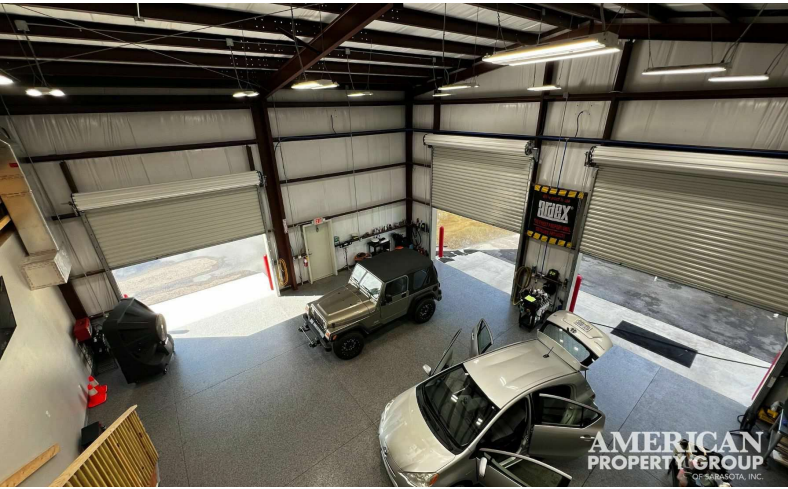
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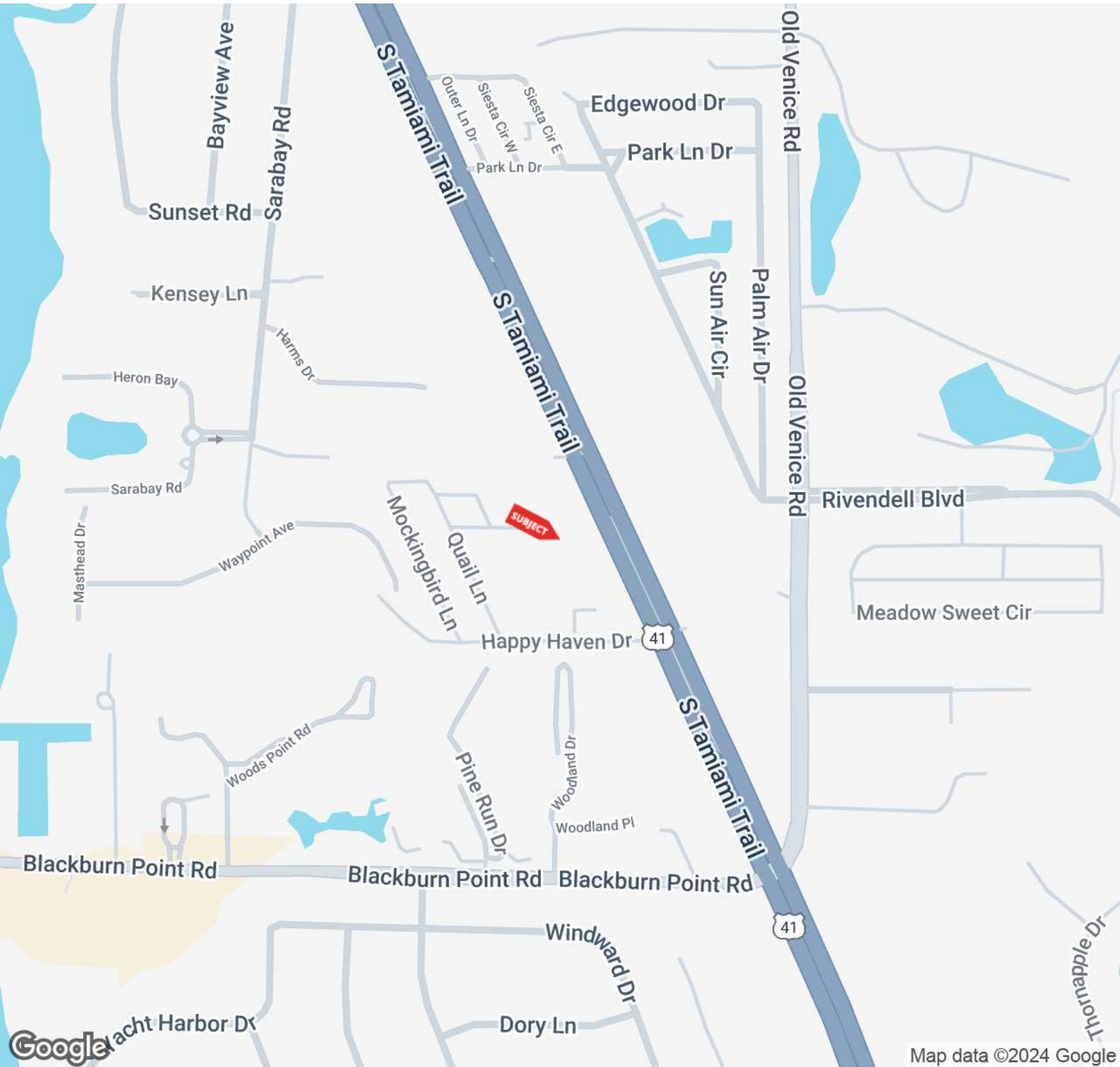
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Map data ©2024 Google

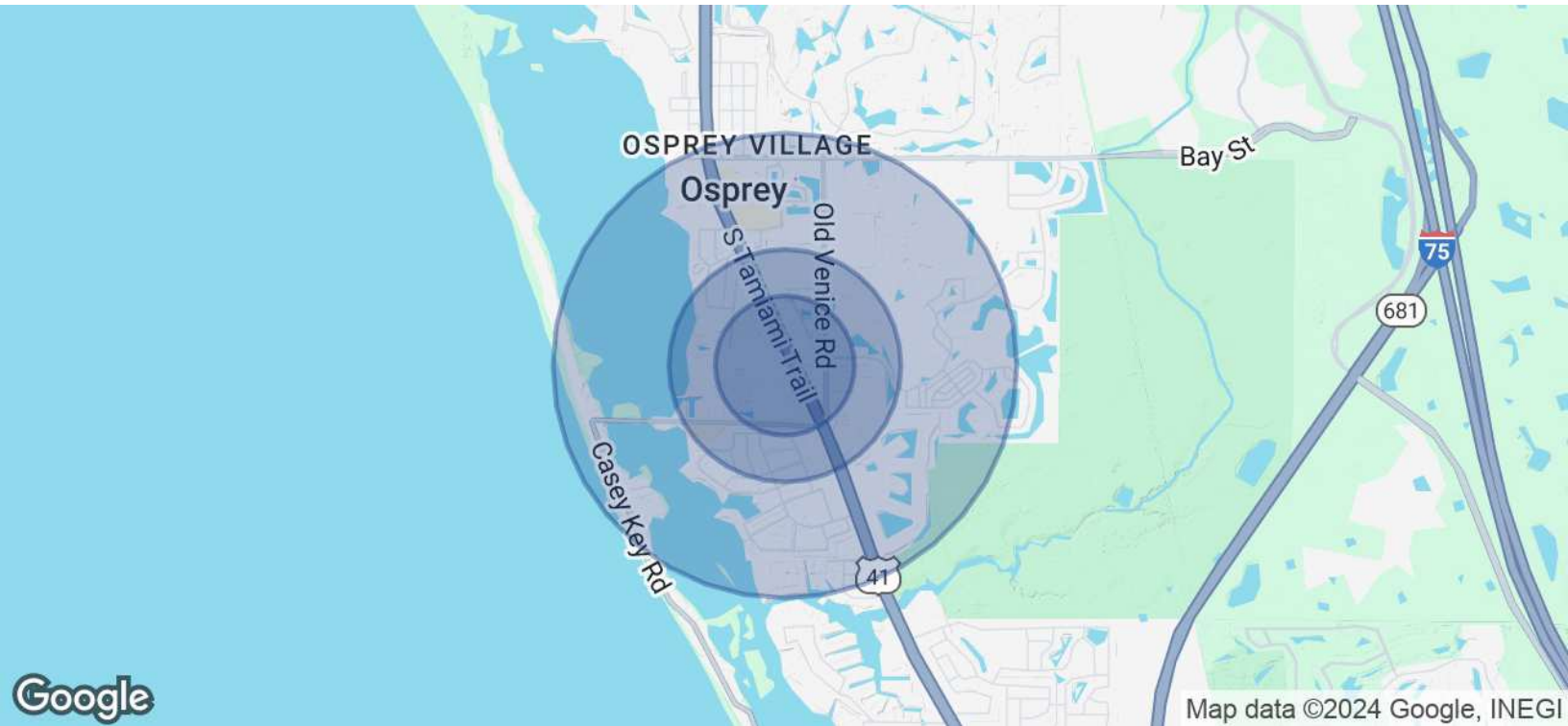
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	637	1,610	4,364
Average Age	64	62	60
Average Age (Male)	64	62	60
Average Age (Female)	64	62	61
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	345	821	2,121
# of Persons per HH	1.8	2	2.1
Average HH Income	\$120,996	\$128,743	\$140,027
Average House Value	\$651,009	\$711,559	\$762,720

Demographics data derived from AlphaMap

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