

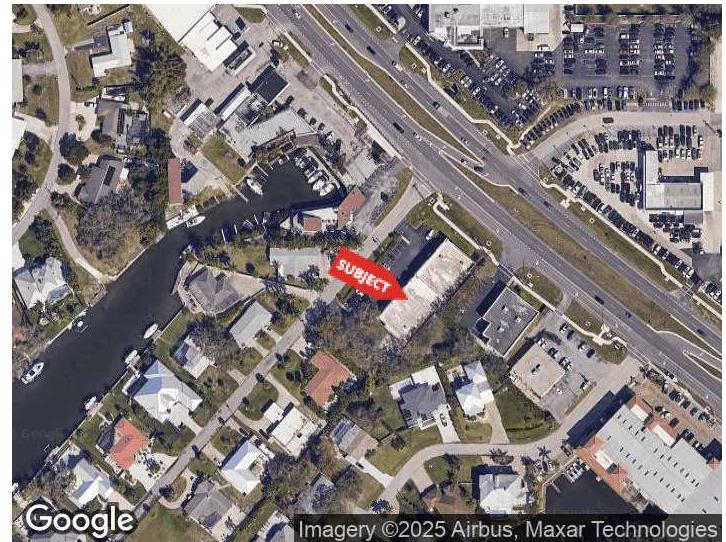


7670 SOUTH TAMIA MI TRAIL

SARASOTA, FLORIDA 34231

PROPERTY HIGHLIGHTS

- End/corner unit with high exposure
- Overhead door for deliveries or service access
- 2 private offices
- 2 restrooms
- Bright, open layout with lots of natural light
- Ample on-site parking



For More Information

ADAM SEIDEL
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SARASOTA, FL 34231



OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
Building Size:	13,294 SF
Available SF:	3,128 SF
Lot Size:	42,229 SF
Zoning:	CG

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 7670 S Tamiami Trail, Sarasota, FL

Property Type: Retail Space for Lease

Property Size: 3,128 SF

Prime end-cap retail space available along bustling South Tamiami Trail.

This 3,128 SF corner unit offers excellent visibility, abundant natural light through large windows, and flexible space ideal for a variety of retail or service-based businesses.

Featuring an overhead door for convenient access, the unit includes two private offices, two restrooms, and an open floor plan that can be easily adapted to your needs.

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

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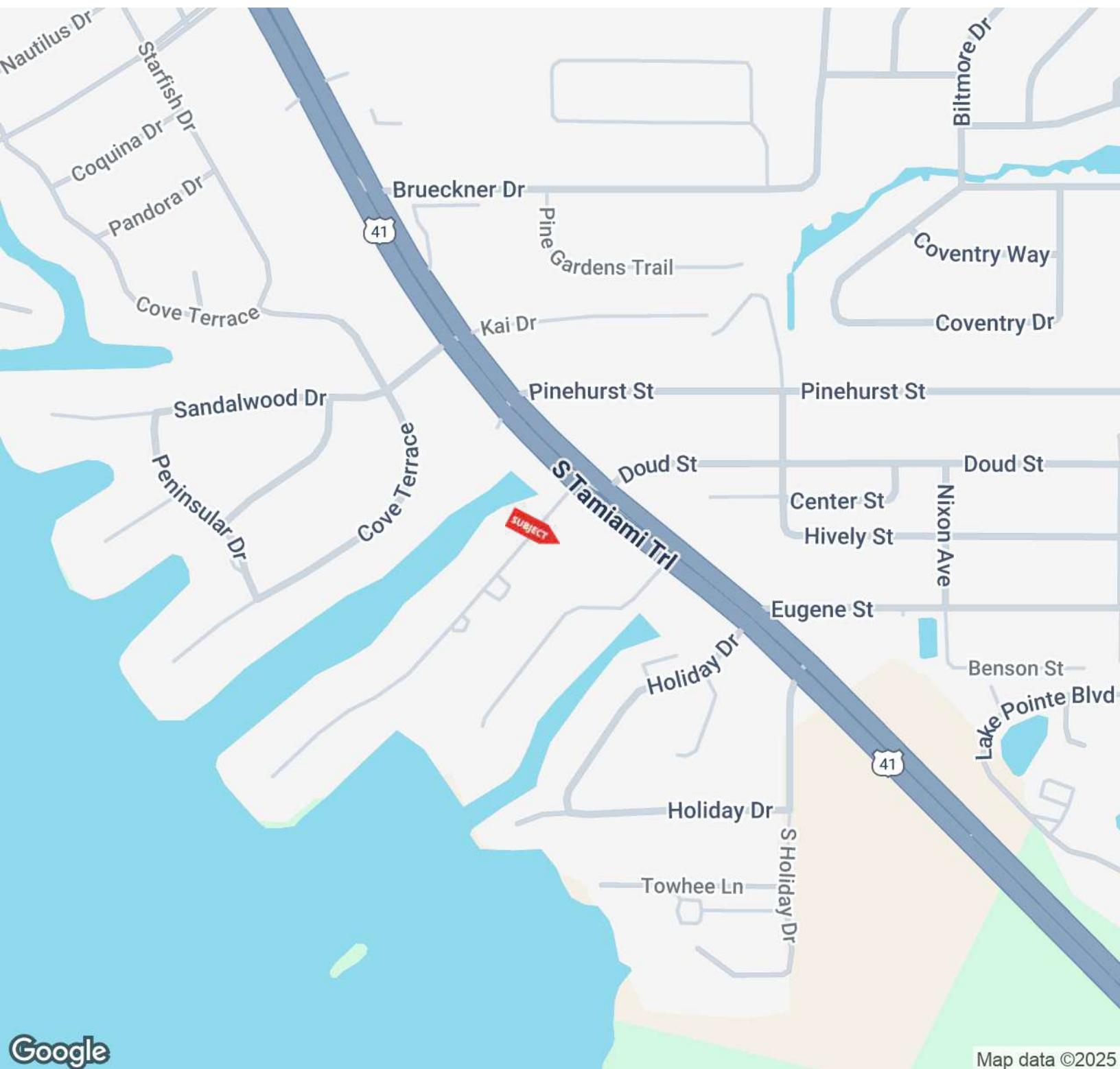
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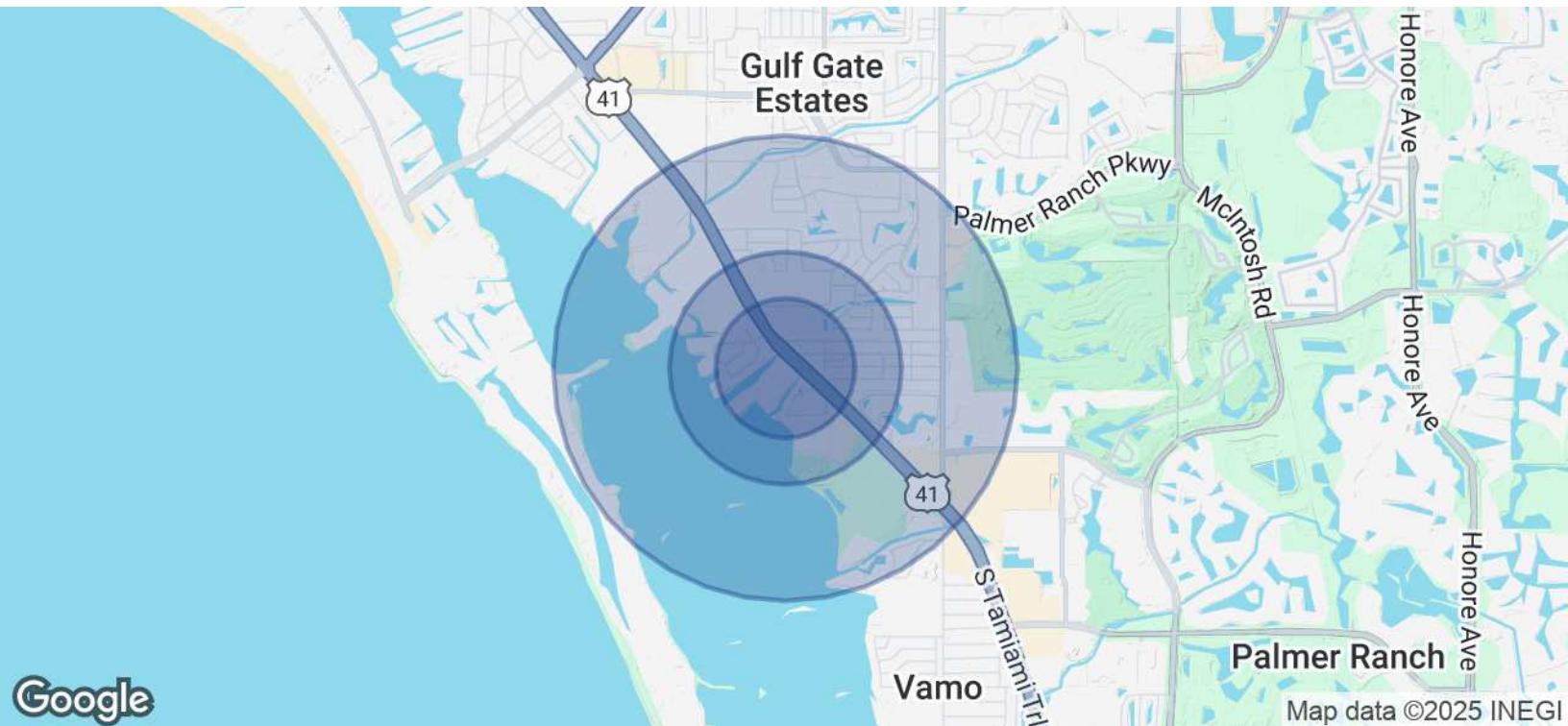
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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	675	1,923	5,826
Average Age	61	62	61
Average Age (Male)	59	59	59
Average Age (Female)	62	63	63

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	339	964	3,010
# of Persons per HH	2	2	1.9
Average HH Income	\$125,907	\$116,399	\$112,474
Average House Value	\$641,237	\$582,637	\$547,415

Demographics data derived from AlphaMap

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