

Property Summary



PROPERTY DESCRIPTION

Welcome to 3131 S Tamiami Trl, a prime leasing opportunity offering an excellent built-out office space for immediate occupancy. With exceptional signage on US 41 and the building itself, this property provides maximum visibility for businesses seeking to enhance their professional presence. Situated in close proximity to Sarasota Memorial Hospital and downtown Sarasota, tenants can capitalize on the strategic location while enjoying seamless access to key business and healthcare hubs. This office space presents a compelling opportunity for businesses looking to establish a strong presence in a vibrant and strategic location, further enhancing their visibility and accessibility to the Sarasota community.

PROPERTY HIGHLIGHTS

- Excellent opportunity to step right into a built out office.
- Excellent signage on US 41 and on building
- Close proximity to Sarasota Memorial Hospital and Downtown Sarasota

OFFERING SUMMARY

Lease Rate:	\$28.00 SF/yr (NNN)
Available SF:	1,477 SF
Lot Size:	26,204 SF
Building Size:	9,203 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	380	1,229	4,120
Total Population	788	2,620	9,041
Average HH Income	\$129,018	\$131,476	\$120,681

Diane Lawson

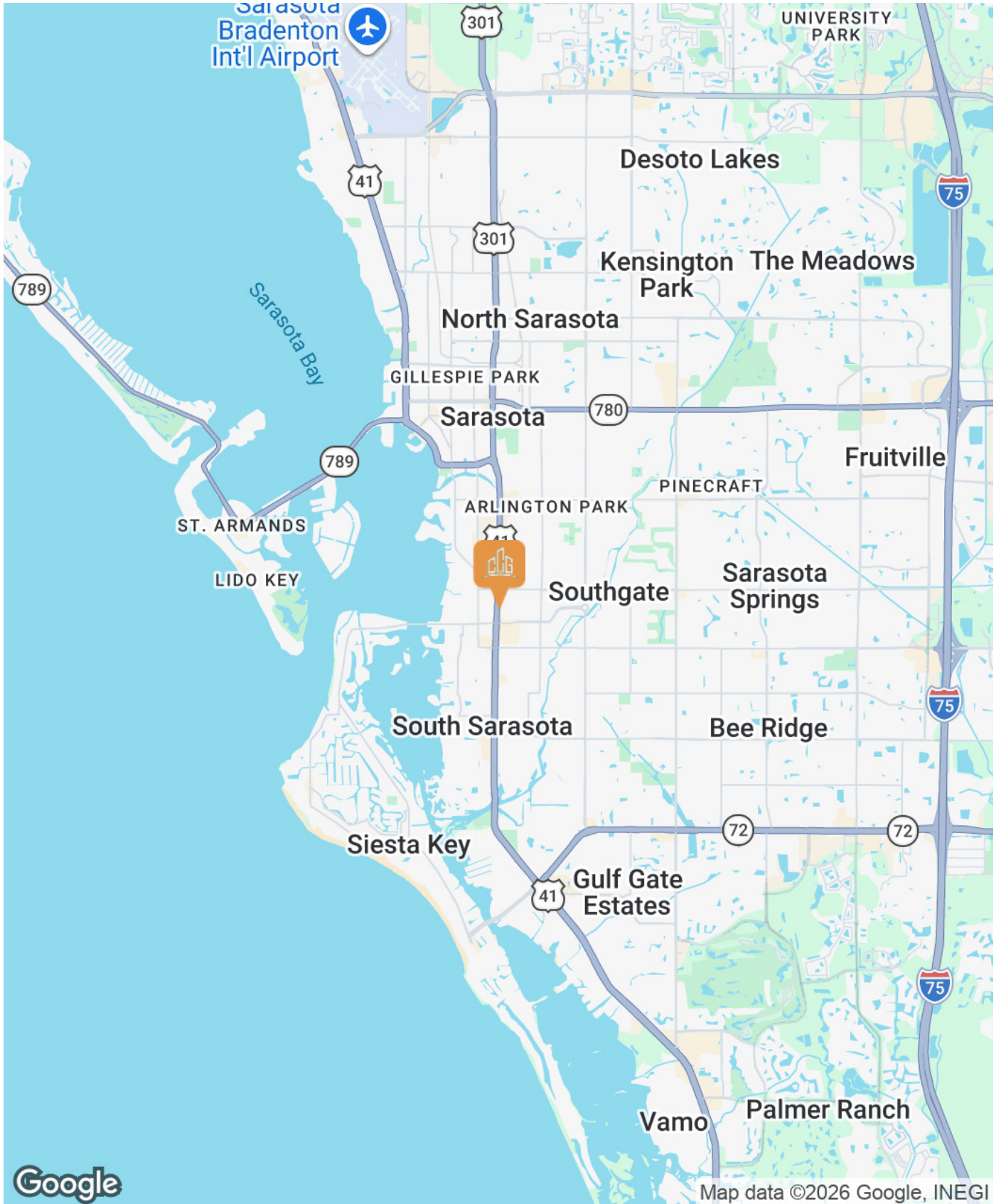
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Location Map

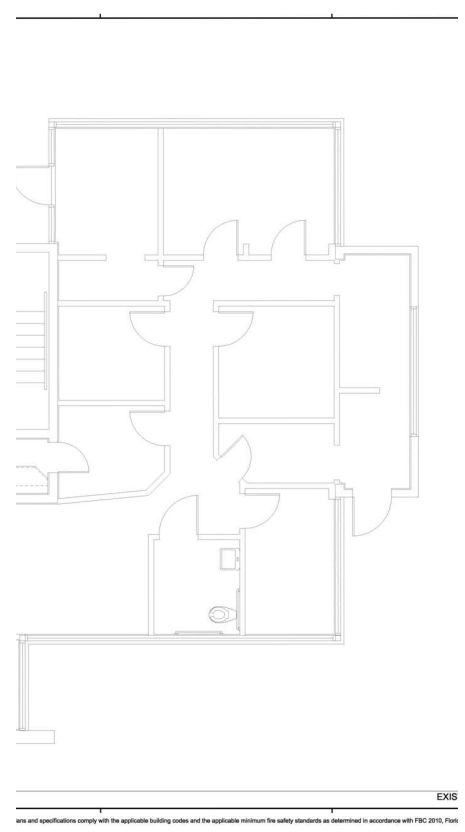


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Additional Photos



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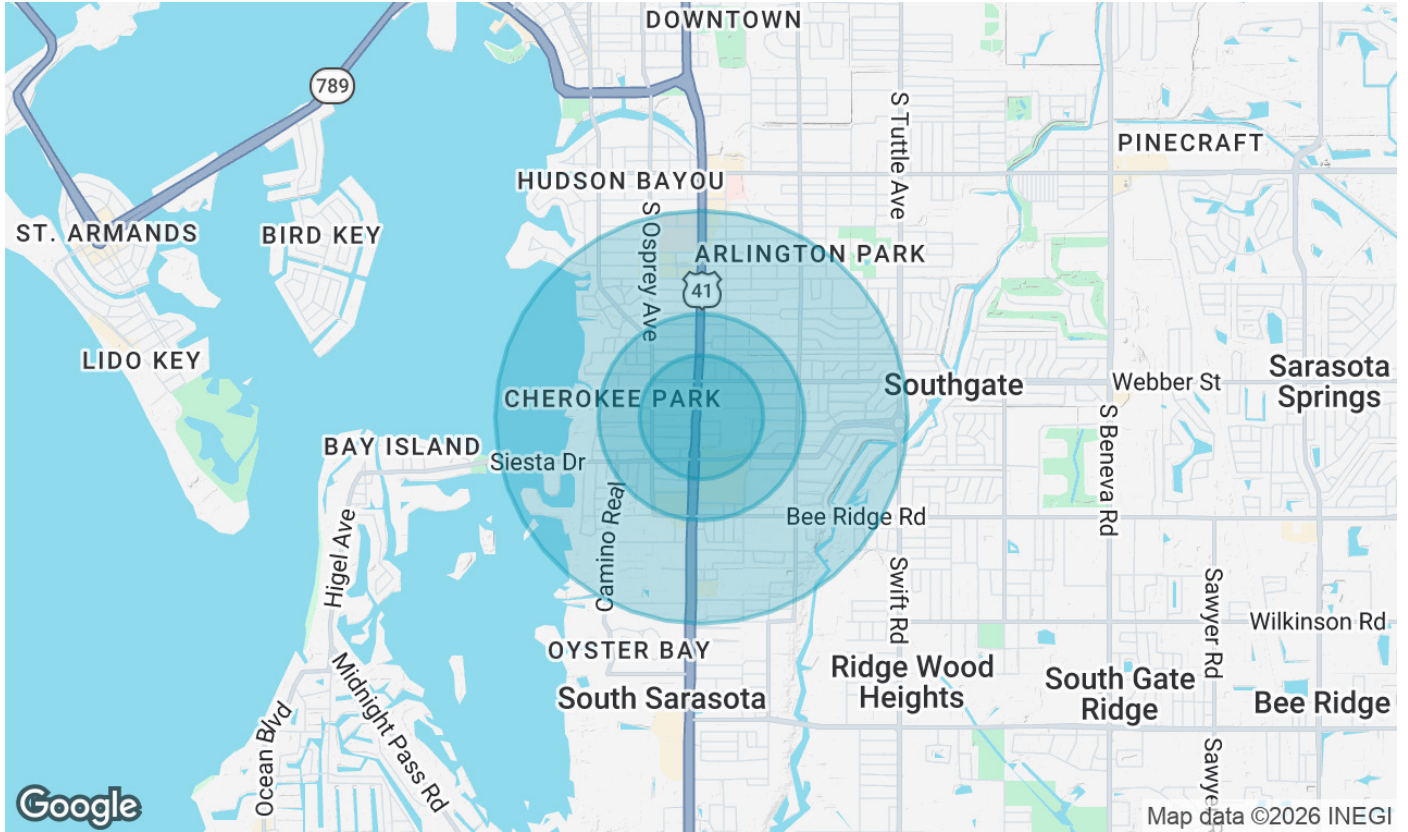
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Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	788	2,620	9,041
Average Age	49	49	48
Average Age (Male)	48	47	47
Average Age (Female)	50	50	50

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	380	1,229	4,120
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$129,018	\$131,476	\$120,681
Average House Value	\$765,310	\$775,581	\$727,054

Demographics data derived from AlphaMap

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Bios



DIANE LAWSON

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Direct: **941.780.6136**

PROFESSIONAL BACKGROUND

Diane Lawson has been in the commercial real estate industry for 35 years, specializing in the sales and leasing of office and retail space. Starting out in property management and leasing she has extensive experience in the office market providing consult to both property buyers and sellers with their acquisition and disposition requirements. Diane takes a forensic approach to her analysis all the while keeping a keen eye on the big picture. Her ability to challenge and be challenged, her attention to detail while welcoming creativity, to listen and to be heard are just a few qualities that brings successful results to her clients. Diane holds a broker's license and is one of only 6% of commercial brokers nationwide to have earned and be honored as a Certified Commercial Investment Member (CCIM) designee.

Diane lives in Bradenton and enjoys spending time with family, traveling and enjoying the gulf waters and beaches.

MEMBERSHIPS

Certified Commercial Investment Member (CCIM) designee

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Bios



RYAN EDWARDS

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PROFESSIONAL BACKGROUND

Ryan Edwards is an Advisor with Core Commercial Group in Sarasota, FL, specializing in the sales and leasing of retail, office, medical, and industrial properties across Southwest Florida. Over the past four years, Ryan has successfully represented a diverse range of landlords, tenants, buyers, and sellers—consistently helping clients maximize value through strategic marketing, data-driven insights, and hands-on deal execution. Known for his persistence, integrity, and results-driven mindset, Ryan takes pride in getting deals across the finish line and building long-term relationships rooted in trust and performance.

Before launching his career in commercial real estate, Ryan spent eight years in 3rd party logistics and technology sectors, where he honed a consultative approach to business and developed a sharp understanding of operational efficiency and client service.

Originally from Northfield, Illinois, Ryan earned his bachelor's degree in Political Science from the University of Dayton. He now resides in Sarasota's Arlington Park neighborhood and enjoys golf, fishing, and exploring Florida's Gulf Coast.

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