

**WAGNER REALTY**

COMMERCIAL/INVESTMENT DIVISION

3639 Cortez Road W, Suite 200, Bradenton, FL 34210  
Phone: 941-727-2800 Fax 941-727-2900

# **Vacant Commercial Land for Sale**



## **US 41-Tamiami Trail Sale Price \$850,000**

**David Fletcher**  
Wagner Realty  
3639 Cortez Rd. W. Suite 200  
Bradenton, FL 34210  
941-727-2800

# Property Information

- **Address: 7309 N Tamiami Trail &  
302 Pearl Ave, Sarasota FL 34243**
- **Over 220 (+/-) feet of frontage on US41**
- **Zoning NC-M (Neighborhood Commercial Medium)**
- **Ideal for Investor or User**
- **Perfect location to serve both Manatee & Sarasota Counties**
- **Close proximity to Sarasota/Bradenton International Airport**
- **Possible use as Drive-Thru for food/beverage as there is only one other for several miles on the Trail**
- **Two parcels totaling .68 Acres, 29,700 sq ft**

## **Parcel IDs**

**302 Pearl Ave: 6756400005**

**7309 N Tamiami Trl: 6756310006**

The information provided in this document has been prepared to provide a summary of information to a prospective purchaser and to establish only a preliminary level of interest in the subject property. The information contained in this document has been obtained from sources we believe to be reliable; however, Wagner Realty has not verified and will not verify, any of the information herein, nor has Wagner Realty conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take the appropriate measures to verify all of the information set forth herein.

## Example—Possible use as Drive-Through



This is a **conceptual plan** provided for illustrative purposes only. Buyer is responsible for conducting their own due diligence to verify zoning, land use, permitting, and development potential with the appropriate county and governing authorities. Broker and Seller make no representations or warranties regarding what will be permitted or approved on this site, and expressly disclaim any knowledge of future use approvals..





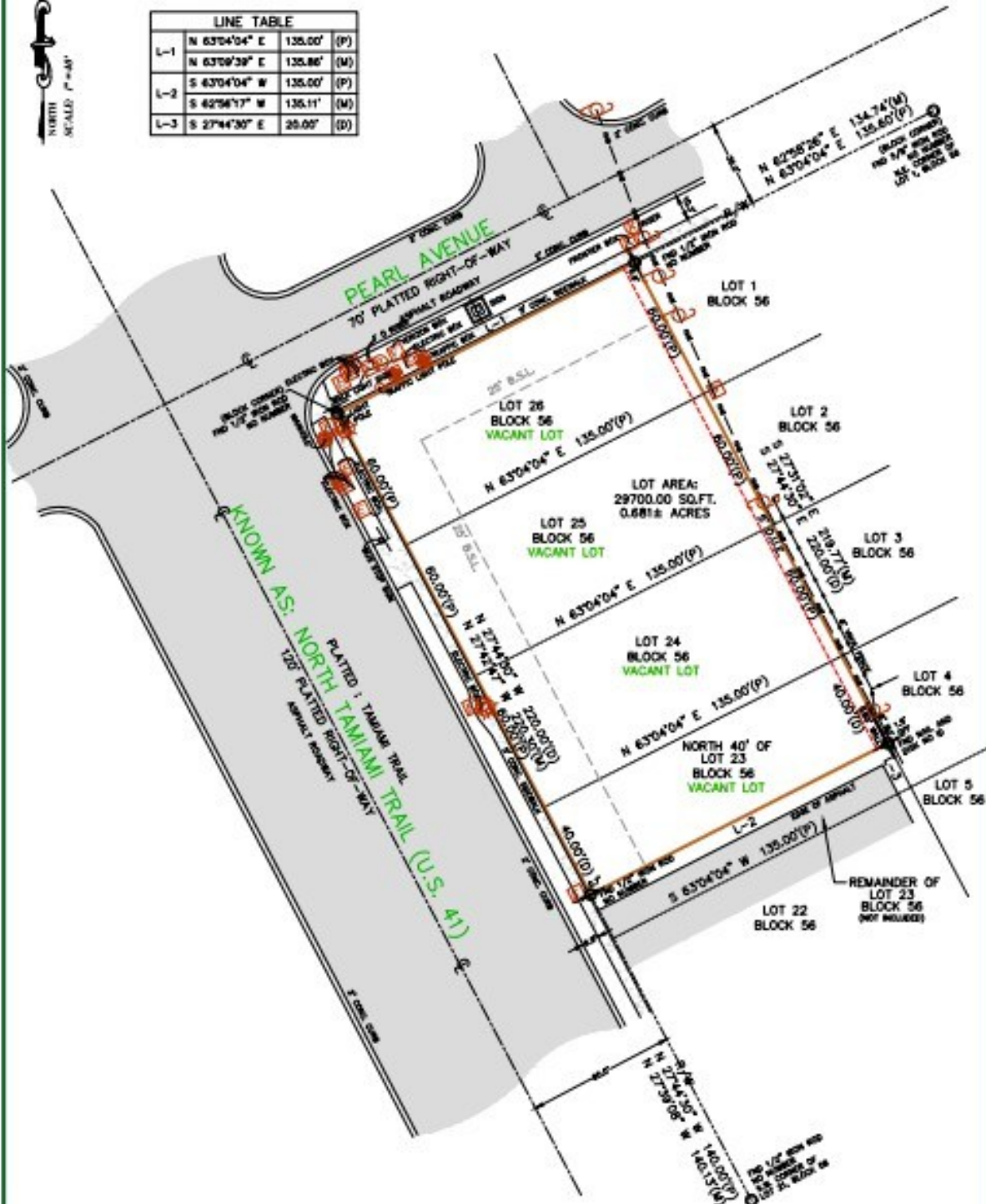


# BOUNDARY SURVEY

SHEET 1 OF 2 (MAP OF SURVEY) - SEE SHEET TWO FOR SURVEY RELATED INFORMATION. SURVEY IS NOT COMPLETE WITHOUT BOTH SHEETS.



LINE TABLE			
L-1	N 63°04'04" E	135.00'	(P)
L-1	N 63°09'39" E	135.86'	(M)
L-2	S 63°04'04" W	135.00'	(P)
L-2	S 62°56'17" W	135.11'	(M)
L-3	S 27°44'30" E	20.00'	(D)



PROPERTY ADDRESS: 7309 NORTH TAMIAMI TRAIL AND 302 PEARL AVENUE, SARASOTA, FLORIDA 34243



POINTS OF INTEREST:  
NONE VISIBLE

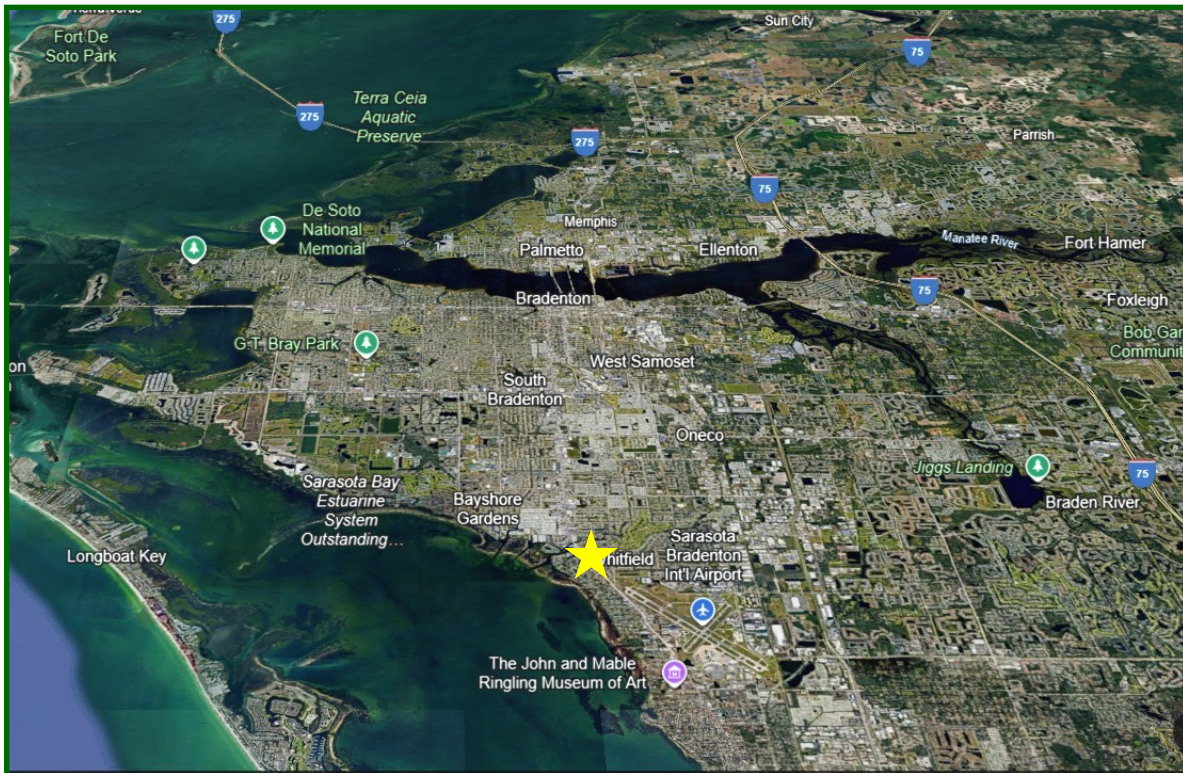
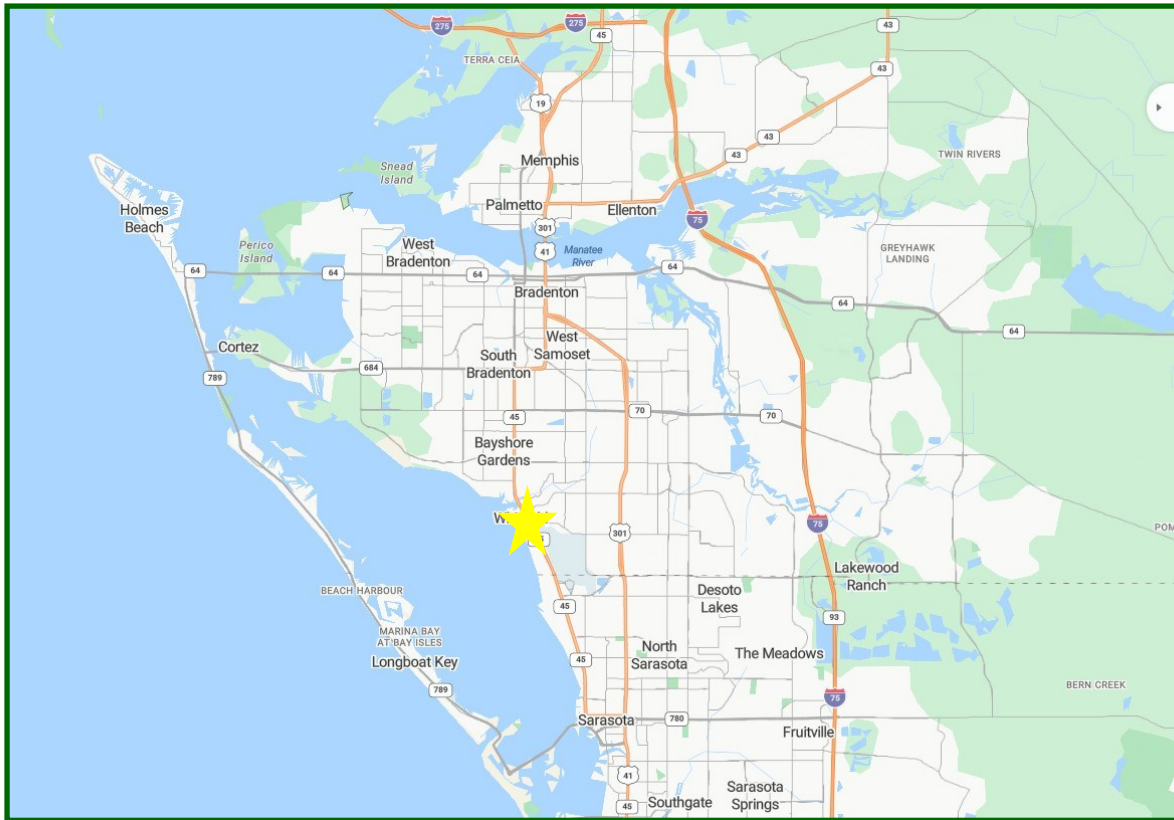
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REVISIONS  
(REV.1 7/18/2023)

FIRST CHOICE SURVEYING, INC.  
P.O. BOX 470978  
LAKE WINDSOR, FL 32747  
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407.520.5453 (Fax), LB 87584  
WWW.FIRSTCHOICESURVEYING.COM

CLIENT NO. \_\_\_\_\_  
JOB NO. 2020021  
FIELD DATE: 6/1/2021  
DRAWN BY: EJA  
CHECKED BY: EJA  
APPROVED BY: JLL

# Map & Aerial



# Demographics





# Trade Area Summary

## Attribute Summary for Sarasota, Florida

Median Household Income	Median Age	Total Population	1st Dominant Segment
\$76,737	51.6	57,158	Old and Newcomers
Source: 2024/2029 Income (Esri)	Source: 2024/2029 Age: 5 Year Increments (Esri)	Source: 2024 Age: 1 Year Increments (Esri)	Source: 2024 Tapestry Market Segmentation (Households)

## Consumer Segmentation

<div>LIFE MODE - What are the people like that live in this area?</div> <div> <b>Middle Ground</b></div> <div>Lifestyles of thirtysomethings</div>	<div>URBANIZATION - Where do people like this usually live?</div> <div> <b>Metro Cities</b></div> <div>Affordable city life, including smaller metros, satellite cities</div>
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Top Tapestry Segments	Old and Newcomers	Silver and Gold	Manufacturing Traditions	Set to Impress	Social Security Set
% of Households	4,388 (16.5%)	4,172 (15.7%)	3,322 (12.5%)	2,135 (8.0%)	1,443 (5.4%)
Lifestyle Group	Middle Ground	Senior Styles	GenXurban	Midtown Singles	Senior Styles
Urbanization Group	Metro Cities	Suburban Periphery	Urban Periphery	Metro Cities	Metro Cities
Residence Type	Single Family; Multi-Units	Single Family/Seasonal	Single Family	Multi-Unit Rentals; Single Family	Multi-Unit Rentals
Household Type	Singles	Married Couples w/No Kids	Married Couples	Singles	Singles
Average Household Size	2.1	2.01	2.42	2.06	1.78
Median Age	39.7	65.5	39.1	35	42.6
Diversity Index	62.9	34.7	60.9	72.9	80.1
Median Household Income	\$60,300	\$98,600	\$68,900	\$49,300	\$28,800
Median Net Worth	\$93,900	\$778,300	\$199,800	\$21,100	\$12,200
Median Home Value	\$282,500	\$577,000	\$201,400	\$244,500	\$261,600
Homeownership	48.6	87.1	72.1	30.1	15.7
Employment	Professional or Services	Professional or Mgmnt/Bus/Financial	Professional or Services	Services or Professional	Professional or Services
Education	Some College No Degree	Bachelor's Degree	High School Diploma	High School Diploma	High School Diploma
Preferred Activities	Strong sense of community volunteer for charities. Food features convenience, frozen and fast food.	Pursue the luxuries that well-funded retirement affords. Maintain a regular exercise regimen.	Value time spent at home. Watching television and gaming are common pastimes.	Maintain close relationships with family. Enjoy going to rock concerts, night clubs, and the zoo.	Prefer to cook, eat at home. Activities are limited, but bingo is a favorite.
Financial	Price aware and coupon clippers, but open to impulse buys	Draw retirement income	Budget aware shoppers	Prefer name brands, buy generic when it's a better deal	Fixed incomes so remain price sensitive
Media	Features the Internet, listening to country music and read the paper	Avid readers of newspapers, magazines and books	Read newspapers, especially Sunday editions	Use the Internet for social media, video games and watching TV	TV is an important part of their lives.
Vehicle	View car as transportation only	Prefer luxury cars, SUVs, convertibles	Own 2-3 vehicles	Own used, imported vehicles	Take public transportation



Consumer Segment Details

About this segment

Old and Newcomers

Ranked

1st

dominant segment  
for this area

In this area

16.5%

of households fall  
into this segment

In the United States

2.3%

of households fall  
into this segment

Who Are They?

This market features singles' lifestyles, on a budget. The focus is more on convenience than consumerism, economy over acquisition. Old and Newcomers is composed of neighborhoods in transition, populated by renters who are just beginning their careers or retiring. Some are still in college; some are taking adult education classes. They support charity causes and are environmentally conscious. Age is not always obvious from their choices.

Neighborhood

- Metropolitan city dwellers.
- Predominantly single households, with a mix of married couples (no children); average household size lower at 2.12.
- 55% renter occupied; average rent is lower than the US.
- 45% of housing units are single-family dwellings; 45% are multiunit buildings in older neighborhoods, built before 1980.
- Average vacancy rate at 11%.

Socioeconomic Traits

- An average labor force participation rate of 62.6%, despite the increasing number of retired workers.
- 32% of households are currently receiving income from Social Security.
- 31% have a college degree, 33% have some college education, 9% are still enrolled in college.
- Consumers are price aware and coupon clippers, but open to impulse buys.
- They are attentive to environmental concerns.
- They are comfortable with the latest technology.

Market Profile

- Residents have a strong sense of community. They volunteer for charities, help fund raise, and recycle.
- They prefer cell phones to landlines.
- Entertainment features the Internet (employment searches, rating products, updating social media profiles), watching movies at home, listening to country music, and reading the paper.
- Vehicles are basically just a means of transportation.
- Food features convenience, frozen and fast food.
- They do banking as likely in person as online.

Consumer Segment Details

About this segment

Silver and Gold

Ranked

2nd

dominant segment  
for this area

In this area

15.7%

of households fall  
into this segment

In the United States

0.8%

of households fall  
into this segment

Who Are They?

Almost the oldest senior market, Silver and Gold is the most affluent. The affluence of Silver and Gold has afforded the opportunity to retire to sunnier climates that feature exclusive communities and vacation homes. These consumers have the free time, stamina, and resources to do what they enjoy. This market is smaller but growing.

Neighborhood

- Residents of Silver and Gold prefer a more bucolic setting, but close to metropolitan cities.
- Predominantly single-family, owner-occupied homes that have a median value of \$385,700.
- Neighborhoods include seasonal or vacation homes, reflected in the high vacancy rate of 43%.
- Mostly older married couples with no children, average household size is 2.03.

Socioeconomic Traits

- 47% have college degree(s).
- Primarily retired, but many still active in the labor force, participation rate of 41%.
- Self-employment is the highest across all Tapestry markets.
- More than half of the households receive income from wages/salaries, Social Security, or investments, many drawing retirement income.
- Connected, but primarily to get news and track investments, more likely to own an e-reader or tablet than a smartphone.

Market Profile

- Partial to luxury cars or SUVs; highest demand market for convertibles.
- Active seniors that maintain a regular exercise regimen and pay attention to healthier eating habits.
- Pursue the luxuries that well-funded retirement affords: an active social life, travel, hobbies, and sports (especially golf and boating) and liberal use of home maintenance services to minimize chores.
- Avid readers of newspapers, magazines (sports and travel), and books (audio, e-readers, or tablets).
- Generous supporters of charitable organizations.

Consumer Segment Details

About this segment

Manufacturing  
Traditions

Ranked

3rd

dominant segment  
for this area

In this area

12.5%

of households fall  
into this segment

In the United States

2.1%

of households fall  
into this segment

Who Are They?

The backbone of older industrial cities in states surrounding the Great Lakes, Manufacturing Traditions residents are a mix of married-couple families and singles living in older developments of single-family homes. While varied, the workforce is primarily white collar, with a higher concentration of skilled workers in manufacturing, retail trade, and health care. Manufacturing Traditions represents a large market of stable, hardworking consumers with modest incomes but an average net worth of nearly \$400,000. Family oriented, they value time spent at home. Most have lived, worked, and played in the same area for years.

Socioeconomic Traits

- Most have graduated from high school or spent some time at a college or university.
- Labor force participation slightly higher than the US at 67%.
- While most income is derived from wages and salaries, nearly 31% of households collect Social Security and nearly 20% draw income from retirement accounts.
- Family-oriented consumers who value time spent at home.
- Most have lived, worked, and played in the same area for years.
- Budget aware shoppers that favor American-made products.
- Read newspapers, especially the Sunday editions.

Neighborhood

- Almost half (46%) of the households are married-couple families, similar to the US (48%), most without children (also similar to the US); the slightly higher proportion of singles reflects the aging of the population.
- Average household size is slightly lower at 2.47.
- They are movers, slightly more mobile than the US population, but over 70 percent of house holders moved into their current homes before 2010.
- Most residents live in modest, single-family homes in older neighborhoods built in the 1950s.
- Nearly three quarters own their homes; nearly half of households have mortgages.
- A large and growing market, Manufacturing Traditions residents are located in the dense urban fringe of metropolitan areas throughout the Midwest and South.
- Most households have 1 to 2 vehicles available.

Market Profile

- Residents take advantage of convenience stores for fueling up and picking up incidentals.
- Watching television is a common pastime; many households have more than four TVs.
- Favorite programming ranges from Freeform, A&E, and TNT to children's shows on Nickelodeon and the Disney Channel.
- Residents are connected; entertainment activities like online gaming dominate their Internet usage.
- Favorite family restaurants include Applebee's, Arby's, and Texas Roadhouse.
- Radio dials are typically tuned to classic rock stations.



# Consumer Segment Details

About this segment

## Set to Impress

Ranked

4th

dominant segment  
for this area

In this area

8.0%

of households fall  
into this segment

In the United States

1.4%

of households fall  
into this segment

## Who Are They?

Set to Impress is depicted by medium to large multiunit apartments with lower than average rents. These apartments are often nestled into neighborhoods with other businesses or single-family housing. Nearly one in three residents is 20 to 34 years old, and a large portion are single-person nonfamily households. Although many residents live alone, they preserve close connections with their family. Many work in food service while they are attending college. This group is always looking for a deal. They are very conscious of their image and seek to bolster their status with the latest fashion. Set to Impress residents are tapped into popular music and the local music scene.

## Neighborhood

- Apartment complexes represented by multiple multiunit structures are often nestled in neighborhoods with either single-family homes or other businesses.
- Renters make up nearly three quarters of all households.
- Mostly found in urban areas, but also in suburbs.
- Single-person households make up over 40% of all households.
- It is easy enough to walk or bike to work for many residents.

## Socioeconomic Traits

- Residents are educated and mobile. Many are enrolled in college.
- Consumers always have an eye out for a sale and will stock up when the price is right.
- Prefer name brands, but buy generic when it is a better deal.
- Quick meals on the run are a reality of life.
- Image-conscious consumers that dress to impress and often make impulse buys.
- Maintain close relationships with family.

## Market Profile

- Listen to a variety of the latest music and download music online.
- Majority have cell phones only, no landlines.
- Use the Internet for social media, downloading video games, and watching TV programs.
- Own used, imported vehicles.
- Prefer shopping for bargains at Walmart, including discount stores like Kmart, Big Lots, and the local dollar store.
- Enjoy leisure activities including going to rock concerts, night clubs, and the zoo.

Consumer Segment Details

About this segment

Social Security Set

Ranked

5th

dominant segment  
for this area

In this area

5.4%

of households fall  
into this segment

In the United States

0.8%

of households fall  
into this segment

Who Are They?

Social Security Set is an older market located in metropolitan cities across the country. One-fourth of householders here are aged 65 or older and dependent on low, fixed incomes, primarily Social Security. In the aftermath of the Great Recession, early retirement is now a dream for many approaching the retirement age; wages and salary income in this market are still earned. Residents live alone in low-rent, high-rise buildings, located in or close to business districts that attract heavy daytime traffic. But they enjoy the hustle and bustle of life in the heart of the city, with the added benefit of access to hospitals, community centers, and public transportation.

Neighborhood

- Most residents live alone in this older market; 13% of householders are aged 75 and older; another 13% are 65 to 74 years old.
- Multiunit rental properties with affordable rents are predominant; primarily built prior to 1979.
- Located in higher-density, high-traffic areas of metropolitan cities with good access to public transportation, vehicle ownership is low.

Socioeconomic Traits

- These aging consumers rely mostly on Social Security income but also depend on Supplemental Security Income and public assistance.
- Wages and salary income are still earned by almost half of all households.
- With fixed incomes, consumers remain price sensitive.
- A trusted source of information, TV is an important part of their lives.
- An aging population that is often limited by medical conditions, they are willing to try advanced medication but rely on their physicians for recommendations.
- Rather than eat out, Social Security Set residents prefer to have their meals at home, whether they order takeout or warm up a frozen dinner. To save money, many frequently cook their own meals.

Market Profile

- With limited resources, spending on entertainment is restricted. Residents have basic cable television. Daytime news, documentaries, and sport shows are popular. Activities outside the house are also limited, but bingo at the local community center is a favorite. When the TV is off, the radio is on; residents aren't picky about the radio station, but do enjoy the companionship.
- Risk-averse consumers in Social Security Set prefer to pay their bills in person, usually with cash. Some residents don't have a checking account, although one in three maintain a savings account for their small savings.
- They steer away from cell phones, computers, and digital cameras.
- Many residents are dependent on Medicare and Medicaid for health care expenses.
- They don't eat out often, but KFC and McDonald's are their restaurants of choice.

Sarasota, Florida

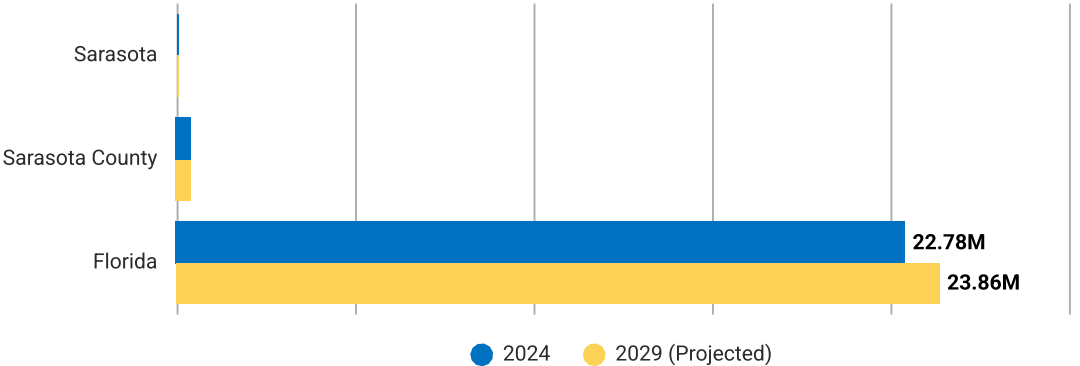
Population

Source: U.S. Census American Community Survey via Esri, 2024

Update Frequency: Annually

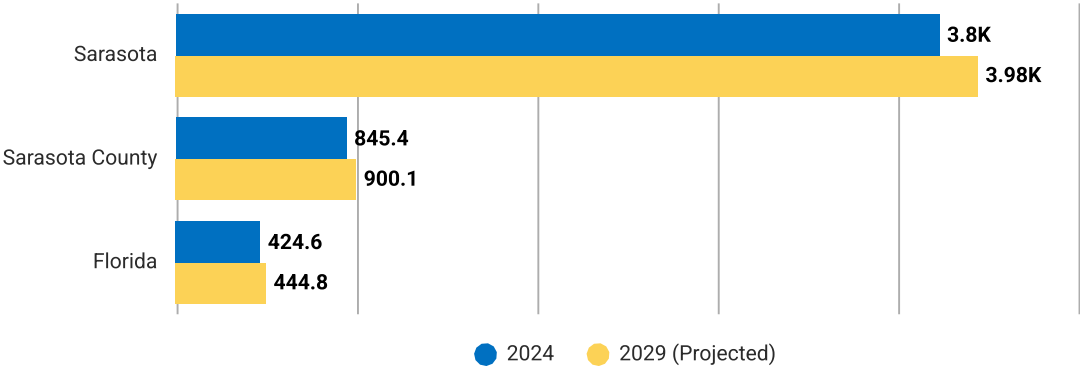
Total Population

This chart shows the total population in an area, compared with other geographies.



Population Density

This chart shows the number of people per square mile in an area, compared with other geographies.



Total Daytime Population

This chart shows the number of people who are present in an area during normal business hours, including workers, and compares that population to other geographies. Daytime population is in contrast to the "resident" population present during evening and nighttime hours.





# Sarasota, Florida

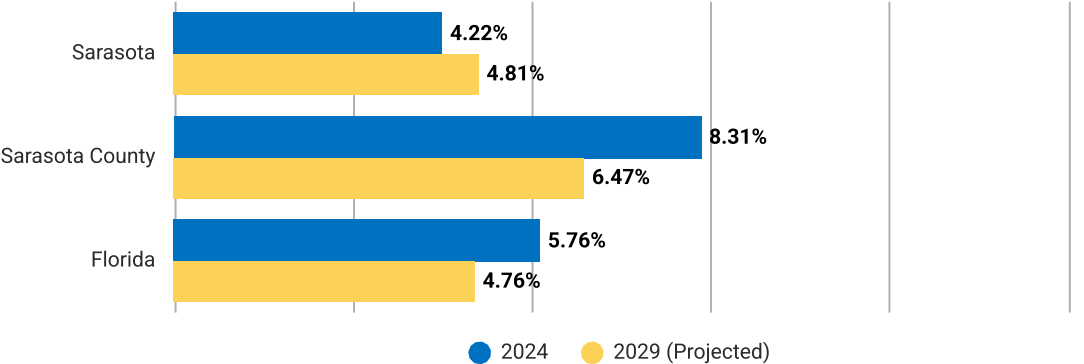
## Daytime Population Density

This chart shows the number people who are present in an area during normal business hours, including workers, per square mile in an area, compared with other geographies. Daytime population is in contrast to the "resident" population present during evening and nighttime hours.



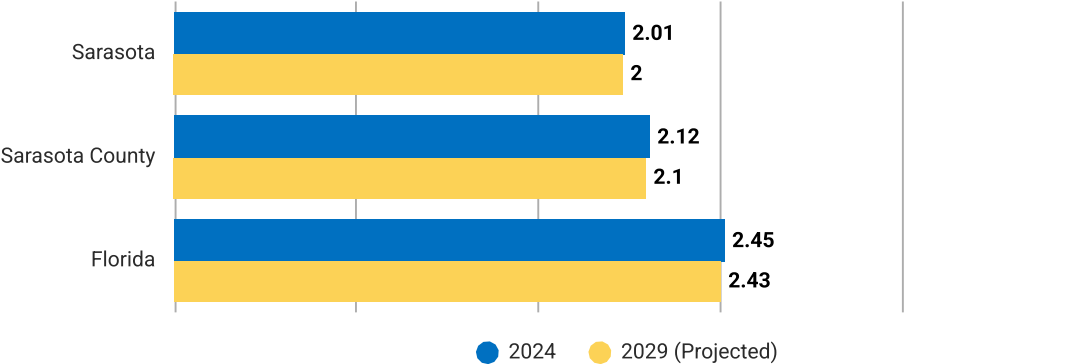
## Population Change Since 2020

This chart shows the percentage change in area's population from 2020 to 2024, compared with other geographies.



## Average Household Size

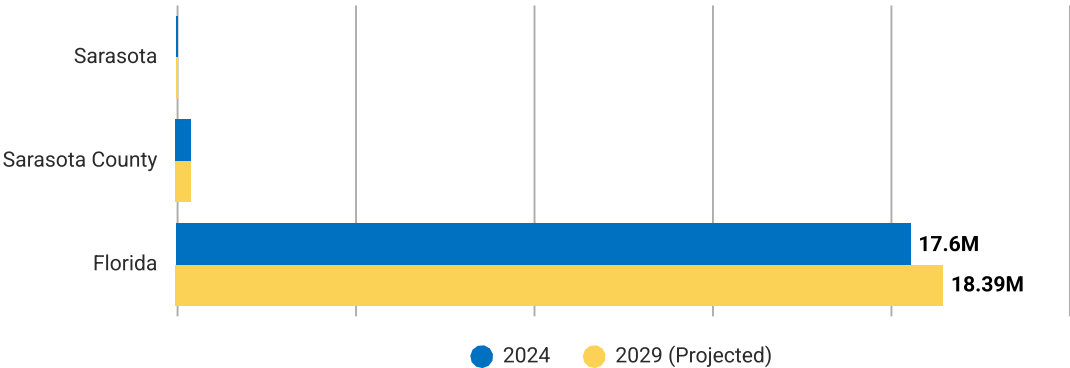
This chart shows the average household size in an area, compared with other geographies.



# Sarasota, Florida

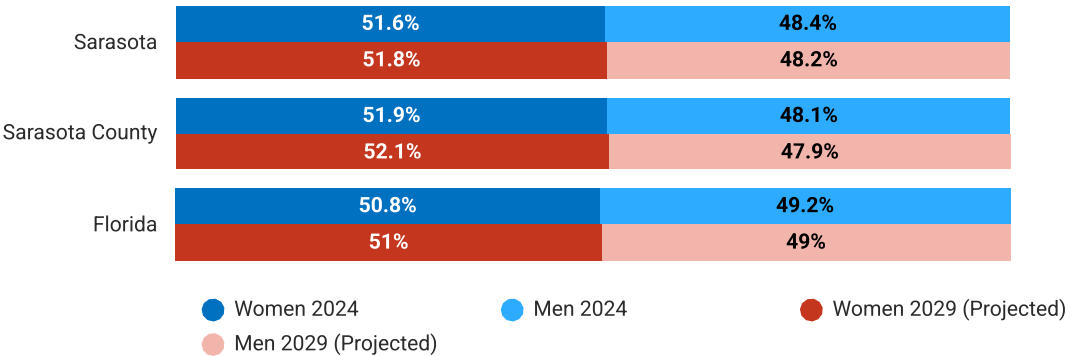
## Population Living in Family Households

This chart shows the percentage of an area's population that lives in a household with one or more individuals related by birth, marriage or adoption, compared with other geographies.



## Female / Male Ratio

This chart shows the ratio of females to males in an area, compared with other geographies.



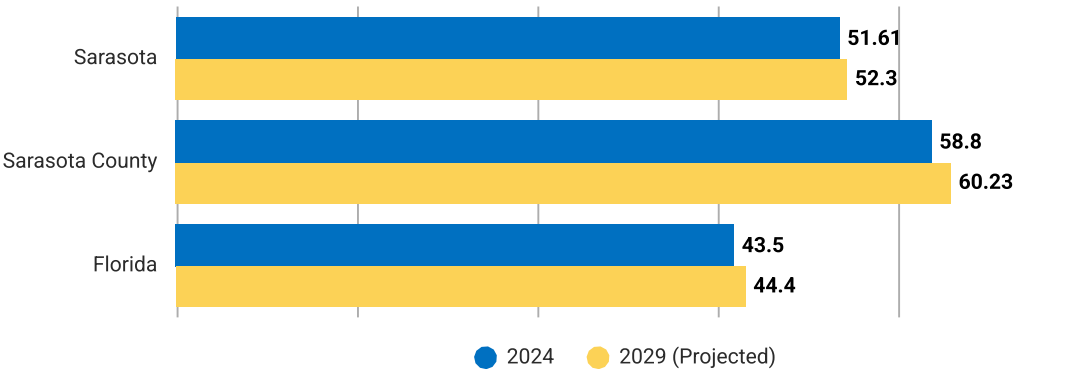
## Age

Source: U.S. Census American Community Survey via Esri, 2024

Update Frequency: Annually

## Median Age

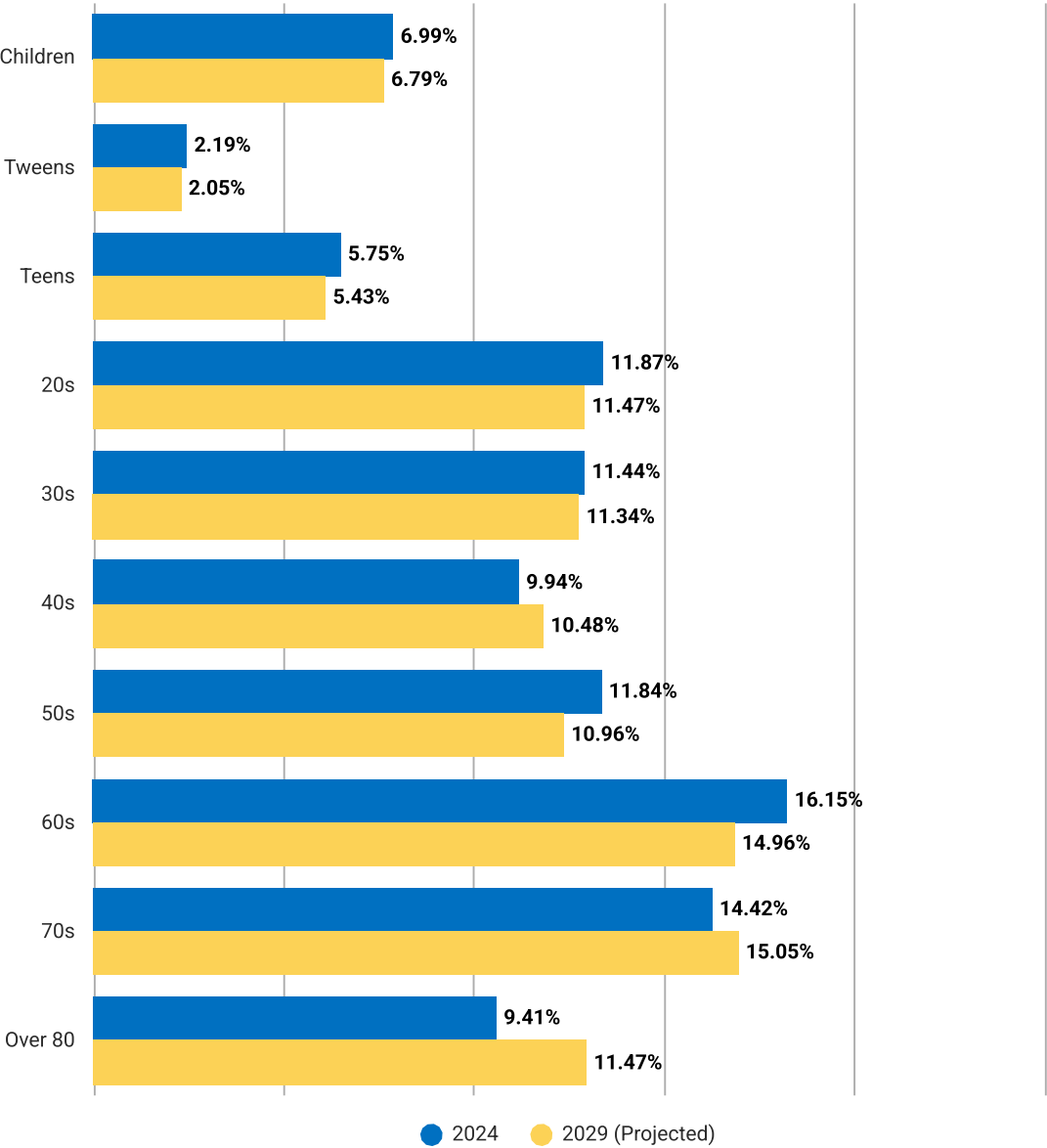
This chart shows the median age in an area, compared with other geographies.



# Sarasota, Florida

## Population by Age

This chart breaks down the population of an area by age group.



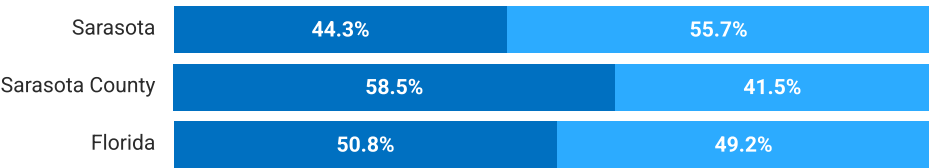
## Married

Source: U.S. Census American Community Survey via Esri, 2024

Update Frequency: Annually

## Married / Unmarried Adults Ratio

This chart shows the ratio of married to unmarried adults in an area, compared with other geographies.





# Sarasota, Florida

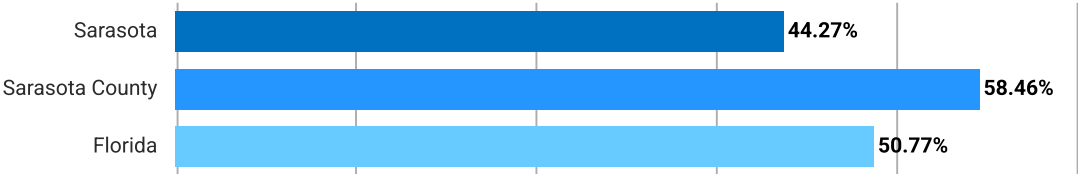
## Never Married

This chart shows the number of people in an area who have never been married, compared with other geographies.



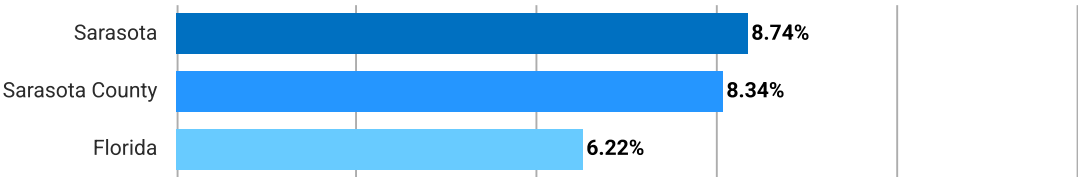
## Married

This chart shows the number of people in an area who are married, compared with other geographies.



## Widowed

This chart shows the number of people in an area who are widowed, compared with other geographies.



## Divorced

This chart shows the number of people in an area who are divorced, compared with other geographies.



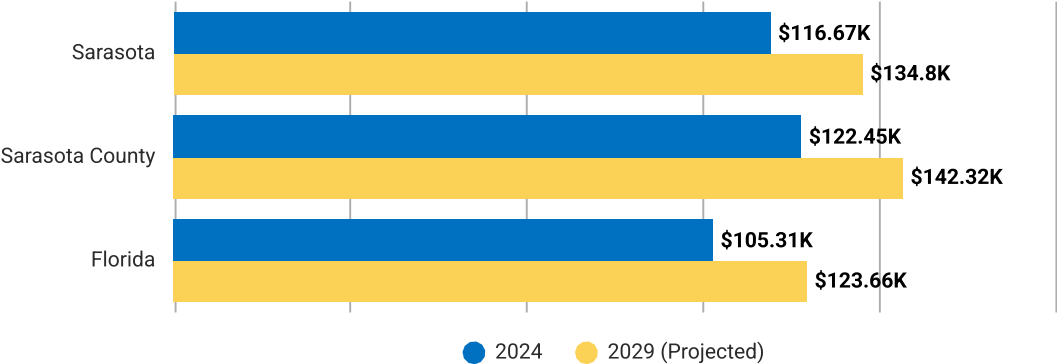
# Income

Source: U.S. Census American Community Survey via Esri, 2024

Update Frequency: Annually

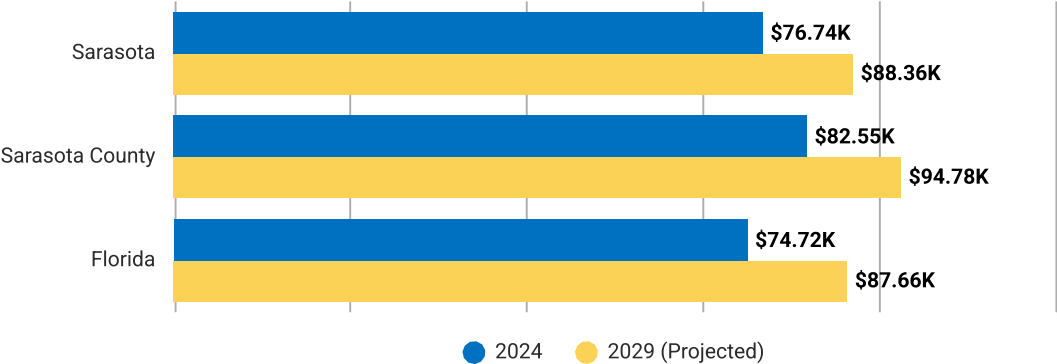
## Average Household Income

This chart shows the average household income in an area, compared with other geographies.



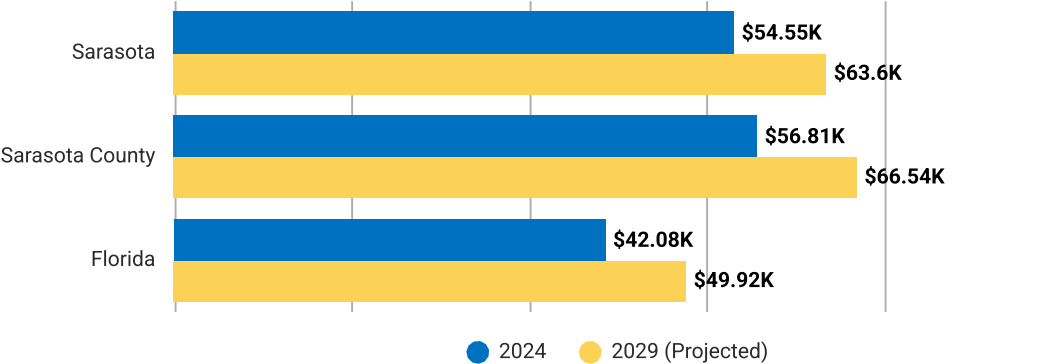
## Median Household Income

This chart shows the median household income in an area, compared with other geographies.



## Per Capita Income

This chart shows per capita income in an area, compared with other geographies.



# Sarasota, Florida

## Average Disposable Income

This chart shows the average disposable income in an area, compared with other geographies.



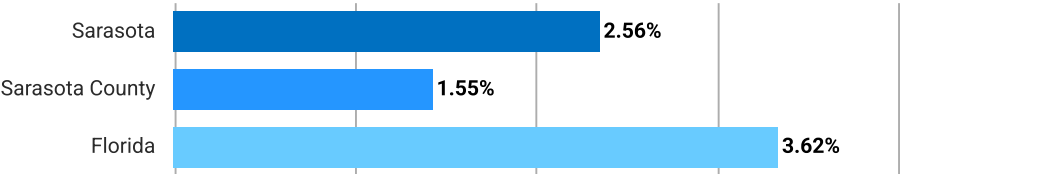
## Education

Source: U.S. Census American Community Survey via Esri, 2024

Update Frequency: Annually

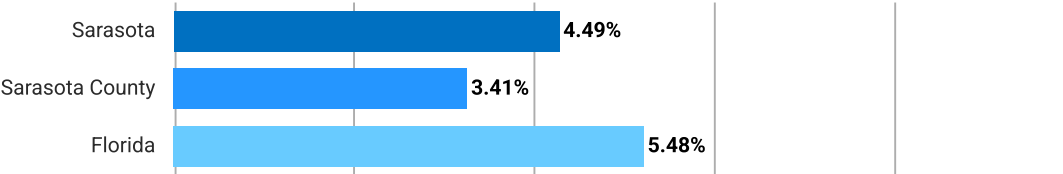
### Less than 9th Grade

This chart shows the percentage of people in an area who have less than a ninth grade education, compared with other geographies.



### Some High School

This chart shows the percentage of people in an area whose highest educational achievement is some high school, without graduating or passing a high school GED test, compared with other geographies.



### High School GED

This chart shows the percentage of people in an area whose highest educational achievement is passing a high school GED test, compared with other geographies.



### High School Graduate

This chart shows the percentage of people in an area whose highest educational achievement is high school, compared with other geographies.

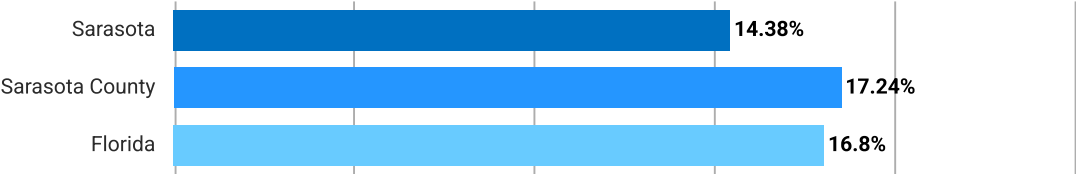




# Sarasota, Florida

## Some College

This chart shows the percentage of people in an area whose highest educational achievement is some college, without receiving a degree, compared with other geographies.



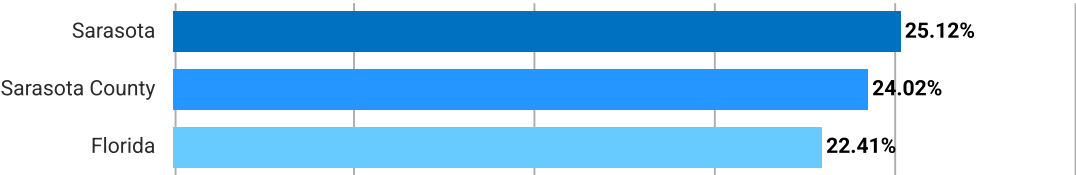
## Associate Degree

This chart shows the percentage of people in an area whose highest educational achievement is an associate degree, compared with other geographies.



## Bachelor's Degree

This chart shows the percentage of people in an area whose highest educational achievement is a bachelor's degree, compared with other geographies.



## Grad/Professional Degree

This chart shows the percentage of people in an area whose highest educational achievement is a graduate or professional degree, compared with other geographies.



## Economy

### Unemployment Number

This chart shows the number of civilian unemployed people in an area, compared with other geographies.

Source: Bureau of Labor Statistics via Esri, 2024

Update Frequency: Annually



# Sarasota, Florida

## Employment Number

This chart shows the number of civilian employed people in an area, compared with other geographies.

Source: Bureau of Labor Statistics via Esri, 2024

Update Frequency: Annually

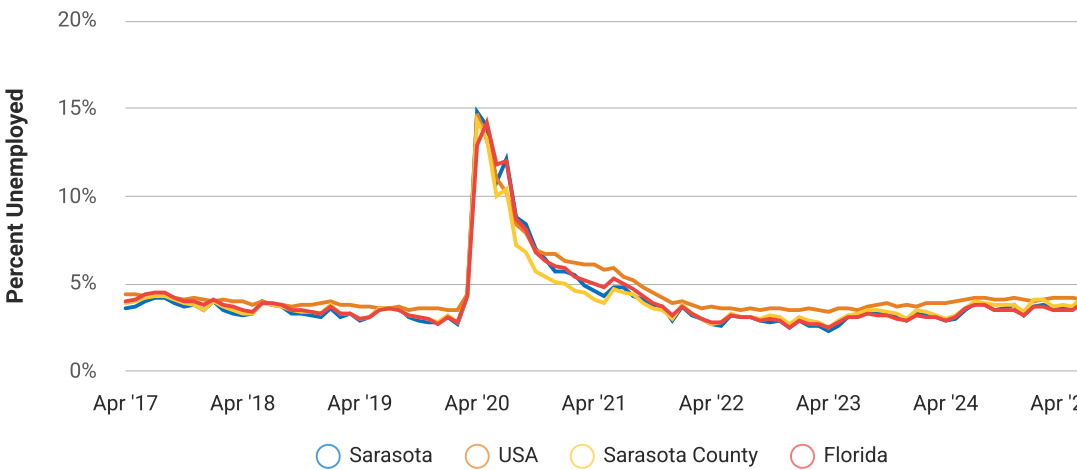


## Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Source: Bureau of Labor Statistics

Update Frequency: Monthly

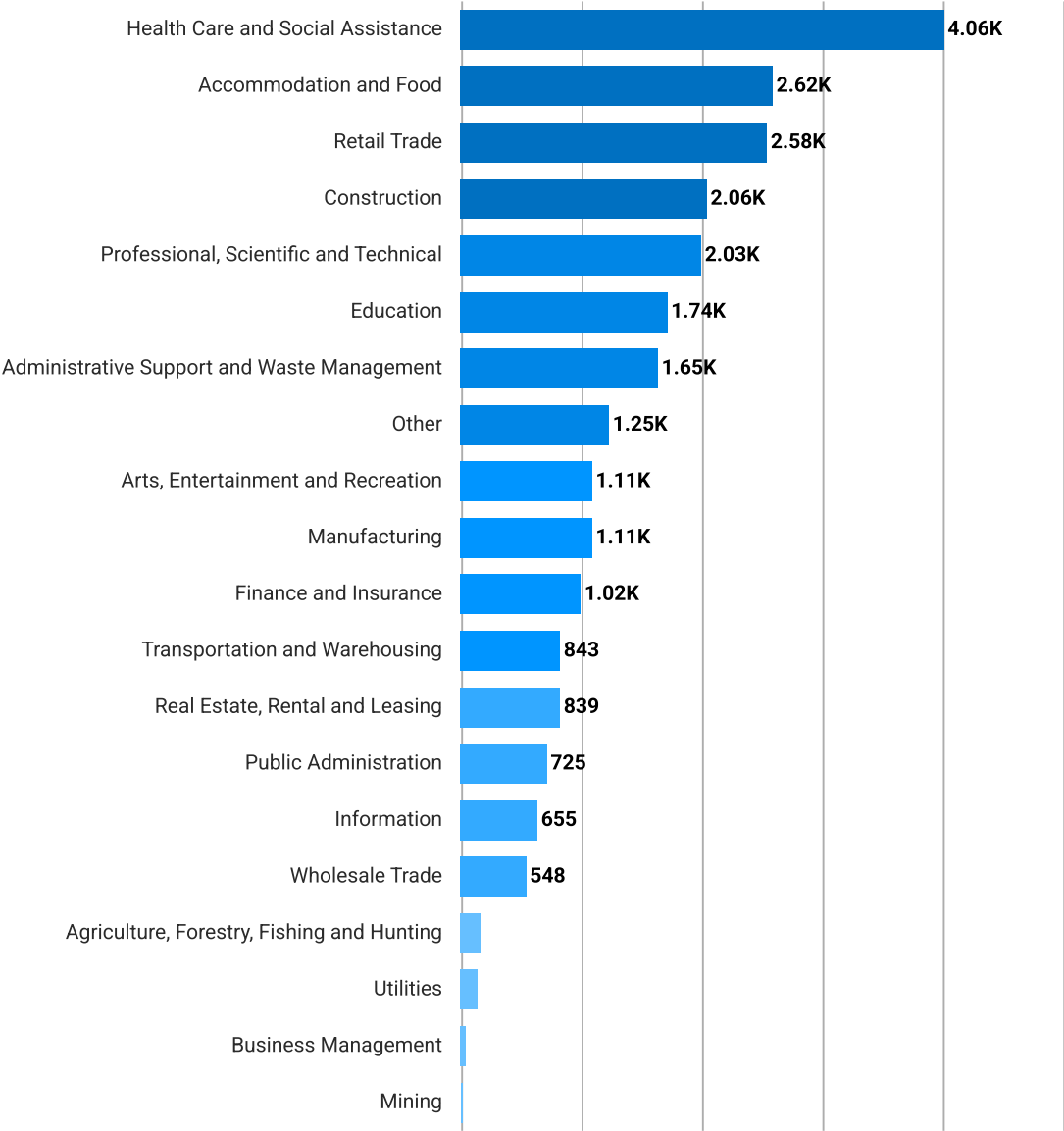


Employment Count by Industry

This chart shows industries in an area and the number of people employed in each category.

Source: Bureau of Labor Statistics via Esri, 2024

Update Frequency: Annually





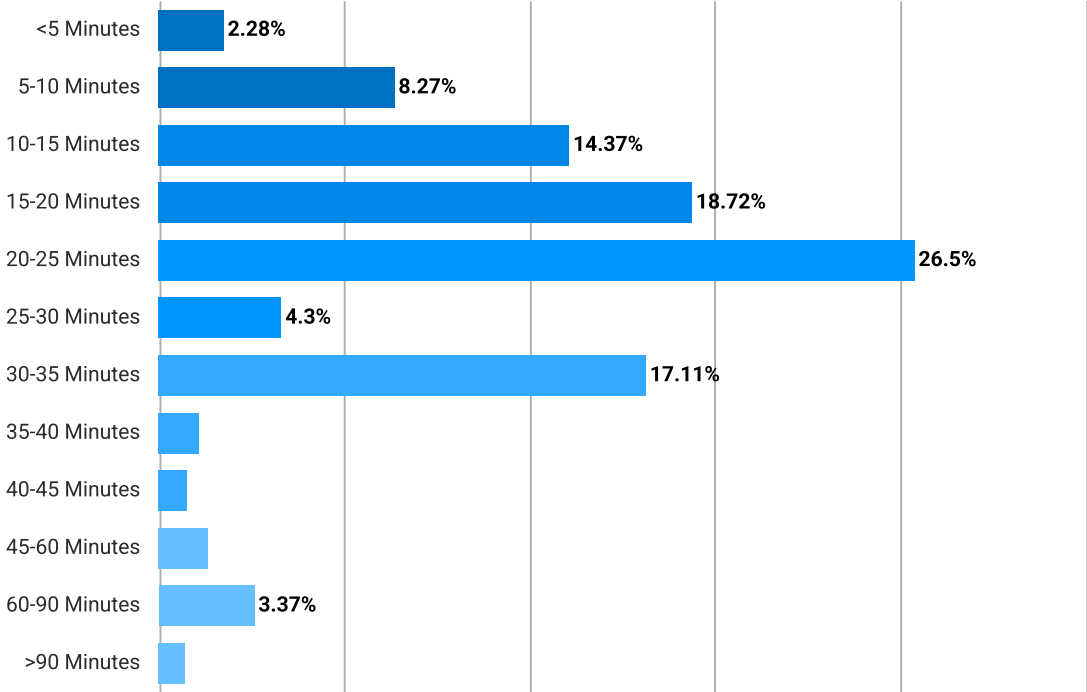
# Commute to Work

## Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Source: U.S. Census American Community Survey via Esri, 2024

Update Frequency: Annually

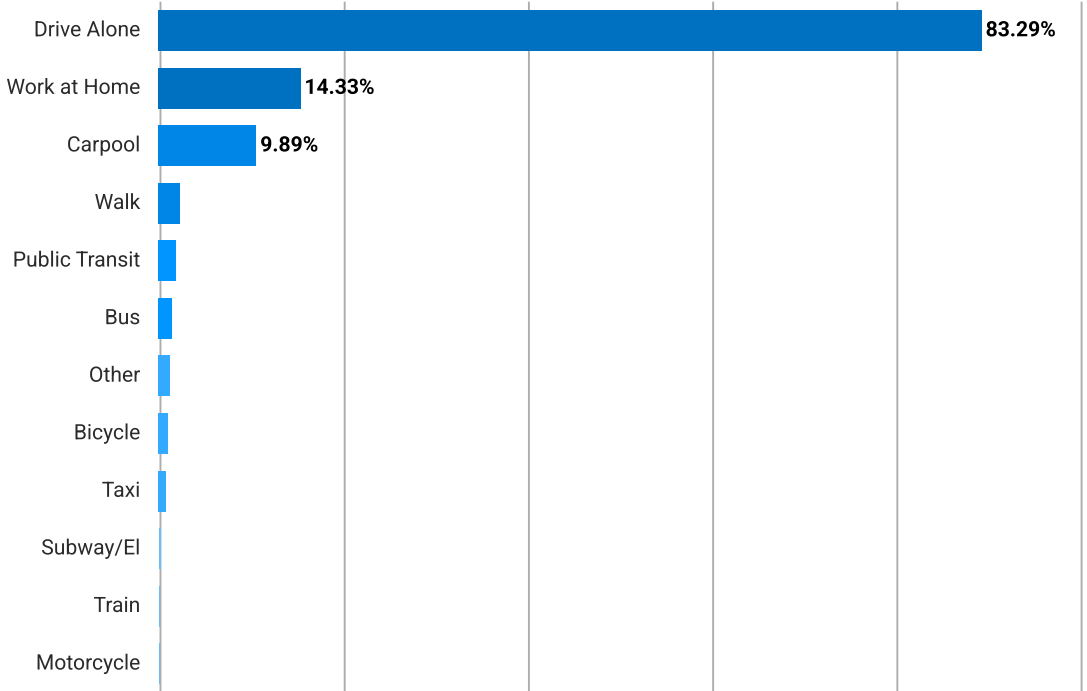


## How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute, by percentage of an area's population.

Source: U.S. Census American Community Survey via Esri, 2024

Update Frequency: Annually



Sarasota, Florida

Home Values

Median Estimated Home Value

This chart displays property estimates for an area and a subject property, where one has been selected. Estimated home values are generated by a valuation model and are not formal appraisals.

Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly

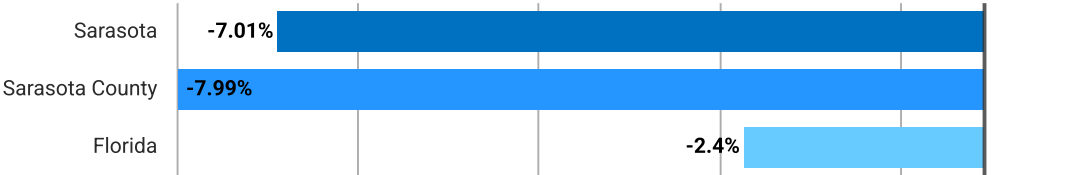


12 mo. Change in Median Estimated Home Value

This chart shows the 12-month change in the estimated value of all homes in this area, the county and the state. Estimated home values are generated by a valuation model and are not formal appraisals.

Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly

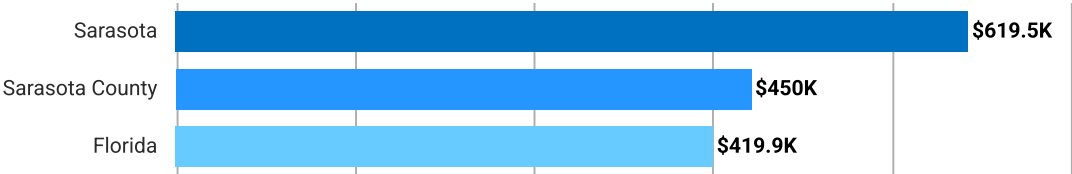


Median Listing Price

This chart displays the median listing price for homes in this area, the county, and the state.

Source: Listing data

Update Frequency: Monthly



12 mo. Change in Median Listing Price

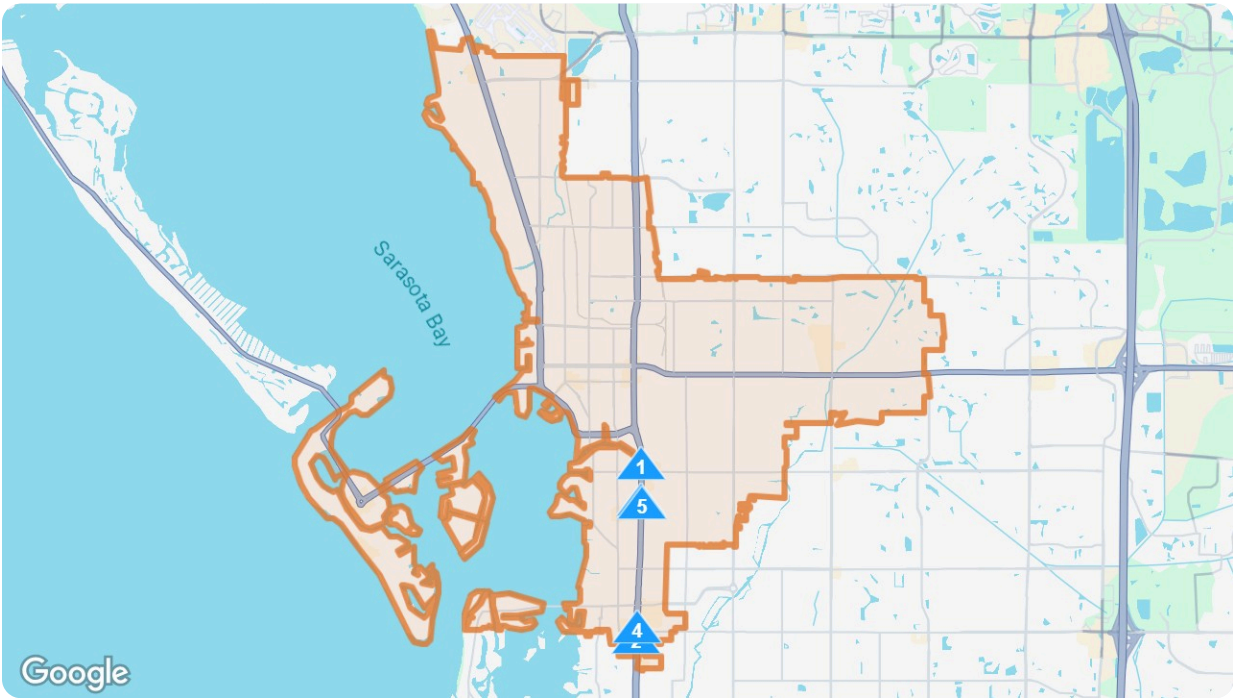
This chart displays the 12-month change in the median listing price of homes in this area, and compares it to the county and state.

Source: Listing data

Update Frequency: Monthly



Traffic Counts



Daily Traffic Counts

- ▲ Up to 6,000 / day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ Over 100,000 / day

Traffic Counts by Highest Traffic Count

1 66,702

S Tamiami Trl

2024 Est. daily traffic counts

Cross: Lincoln Dr  
Cross Dir: S  
Distance: 0.05 miles

Historical counts

Year	▲	Count	Type
2005	▲	65,500	AADT
2001	▲	53,000	AADT
1999	▲	65,000	AADT
1998	▲	59,500	AADT

2 59,065

S Tamiami Trl

2024 Est. daily traffic counts

Cross: Liberty Way  
Cross Dir: S  
Distance: 0.02 miles

Historical counts

Year	▲	Count	Type
2005	▲	58,000	AADT
2001	▲	57,000	AADT
1999	▲	59,237	ADT
1998	▲	52,500	AADT

3 58,721

Tamiami Trail

2024 Est. daily traffic counts

Cross: Waldemere St  
Cross Dir: N  
Distance: -

Historical counts

Year	▲	Count	Type
2005	▲	57,500	AADT
2001	▲	54,500	AADT
1999	▲	57,500	AADT
1998	▲	53,000	AADT

4 58,555

S Tamiami Trl

2024 Est. daily traffic counts

Cross: Versailles St  
Cross Dir: N  
Distance: 0.04 miles

Historical counts

Year	▲	Count	Type
2005	▲	57,500	AADT
2001	▲	54,500	AADT
1999	▲	57,500	AADT
1998	▲	53,000	AADT

5 58,000

South Tamiami Trail

2022 Est. daily traffic counts

Cross: Waldemere St  
Cross Dir: N  
Distance: 0.01 miles

Historical counts

Year	▲	Count	Type
2021	▲	57,000	AADT
2020	▲	59,000	AADT
2019	▲	60,000	AADT
2018	▲	60,000	AADT

AADT - Annual Average Daily Traffic      ADT - Average Daily Traffic      AWDT - Average Weekly Daily Traffic  
NOTE: Daily Traffic Counts are a mixture of actual and estimates