



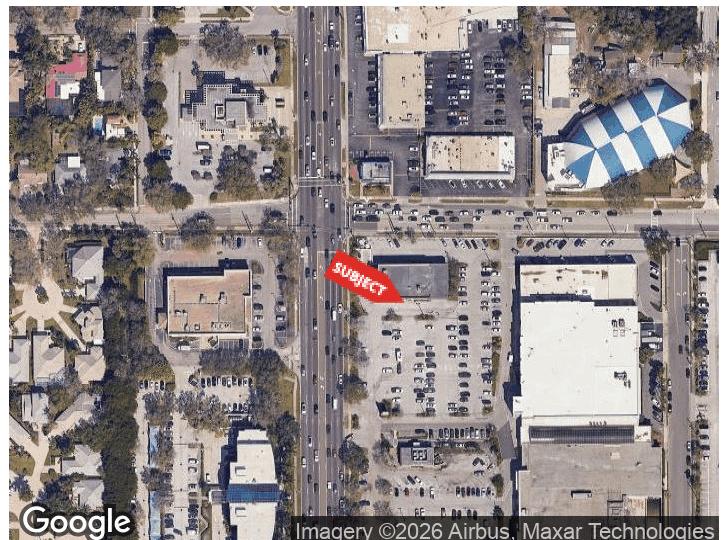
AMERICAN PROPERTY GROUP
OF SARASOTA, INC.

MIDTOWN PLAZA GROUND LEASE

1201 S TAMiami TRL
SARASOTA, FLORIDA 34239

PROPERTY HIGHLIGHTS

- ±1.3-acre ground lease opportunity
- Prime location between Sarasota Memorial Hospital and Sarasota High School
- Strong fit for QSR and national retail brands
- High-traffic, urban infill location
- Ground lease only - not for sale



DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	387	1,161	5,328
Total Population	810	2,412	11,589
Average HH Income	\$90,327	\$94,187	\$104,633

For More Information

TYLER SLUMAN

Commercial Specialist
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MIDTOWN PLAZA GROUND LEASE



OFFERING SUMMARY

Lease Rate:	Negotiable / Contact broker
Lot Size:	1.3 Acres
Year Built:	1960
Zoning:	CGD

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents a one-of-a-kind ground lease opportunity at Midtown Plaza - Sarasota, FL

Property Type: Ground Lease Opportunity (Not for Sale)

Land Size: ±1.3 Acres

This rare offering is located at Midtown Plaza, situated directly between Sarasota Memorial Hospital and Sarasota High School. The site benefits from exceptional daily traffic drivers and dense surrounding activity, making it a strong fit for QSR concepts and national brands seeking a strategic South Florida presence.

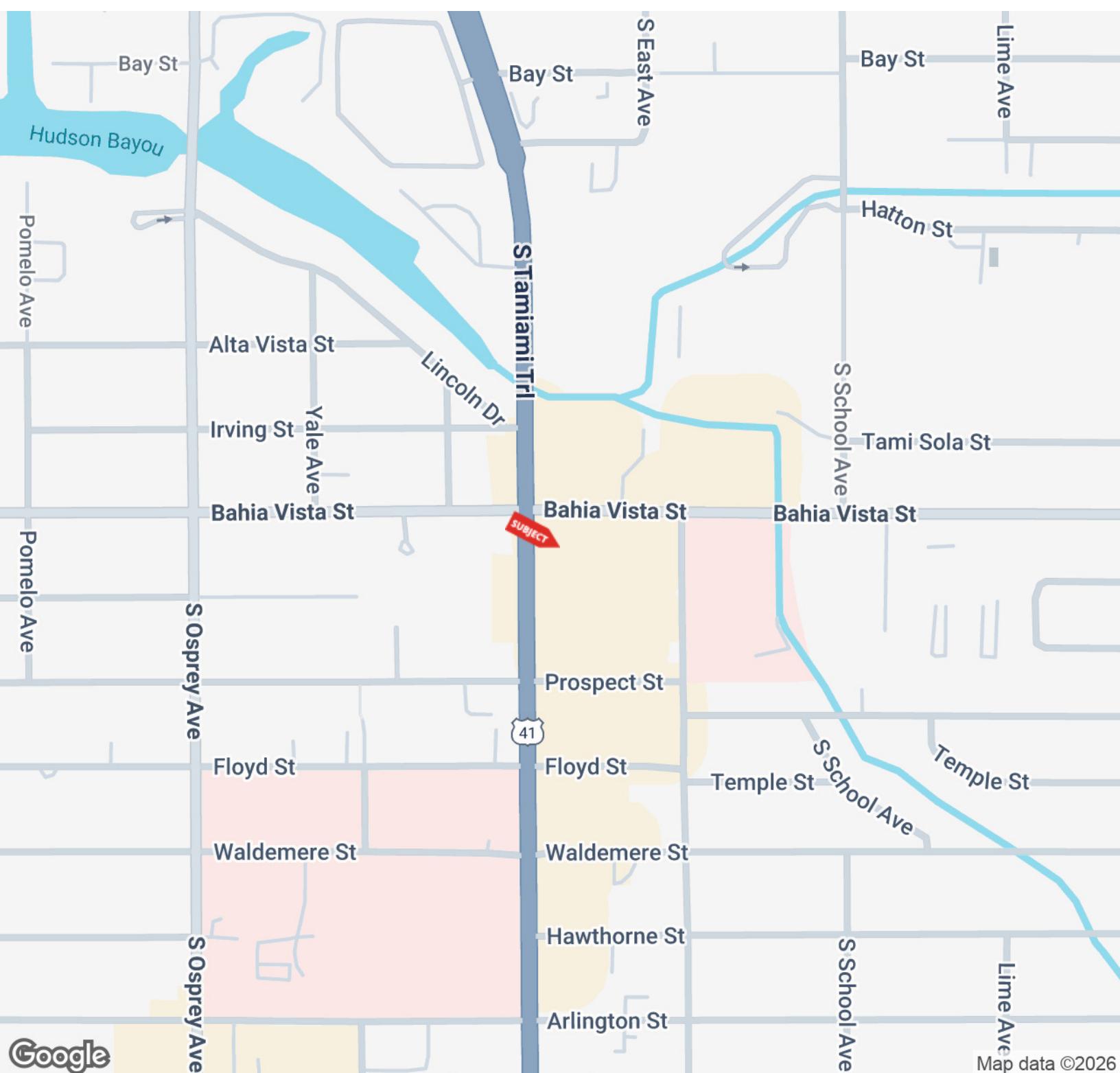
With excellent visibility and access in a highly established corridor, this ±1.3-acre parcel presents a compelling opportunity for ground-up development in one of Sarasota's most active areas.

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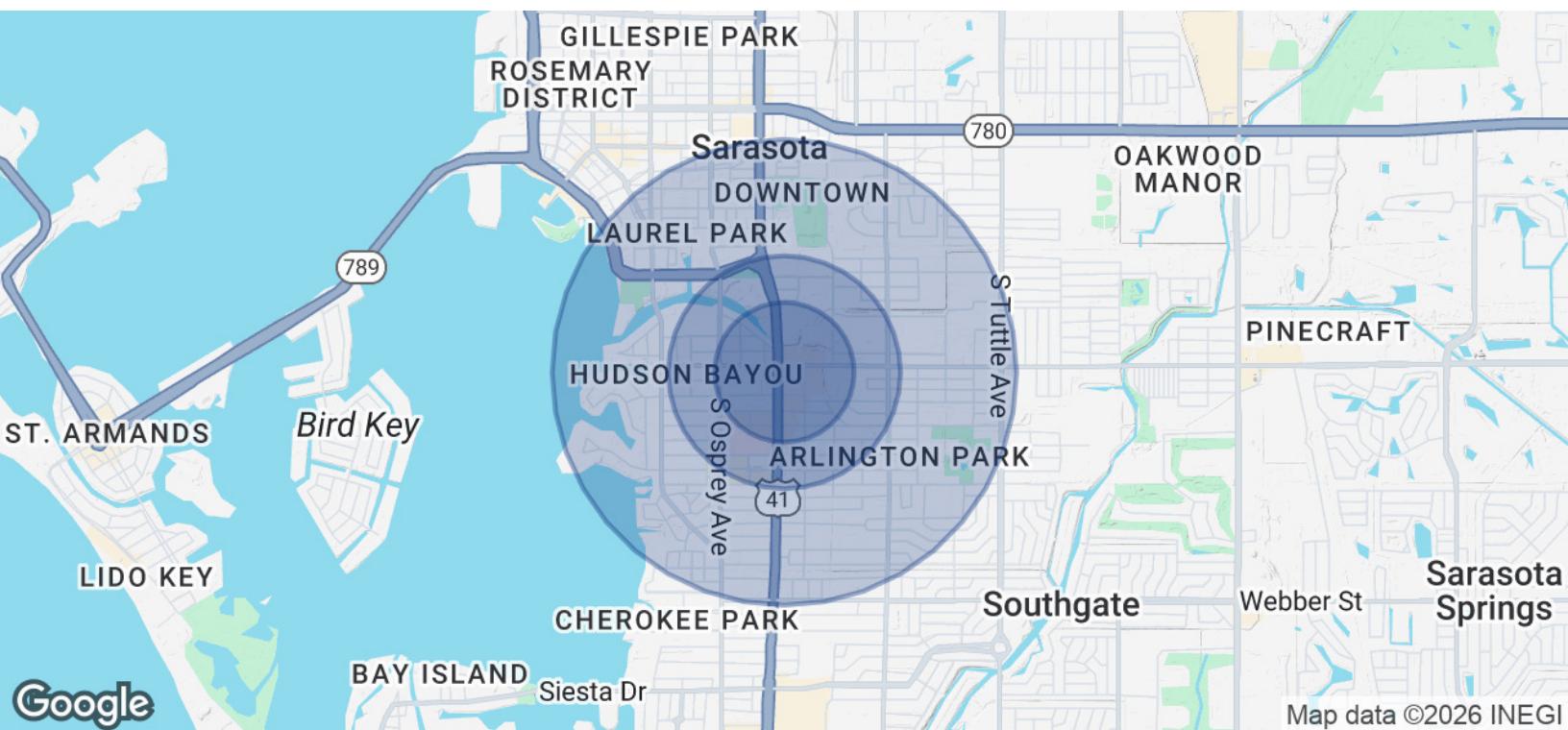


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	810	2,412	11,589
Average Age	51	52	50
Average Age (Male)	49	50	49
Average Age (Female)	53	53	52

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	387	1,161	5,328
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$90,327	\$94,187	\$104,633
Average House Value	\$676,485	\$708,716	\$767,863

Demographics data derived from AlphaMap

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