



# FREESTANDING RETAIL/RESTAURANT ON TAMIAMI TRAIL

6131 SOUTH TAMIAMI TRAIL  
SARASOTA, FLORIDA 34231



## OFFERING SUMMARY

Lease Rate:	\$40.00 SF/yr (NNN)
Available SF:	5,529 SF
Lot Size:	47,916 SF
Building Size:	5,529 SF

## LOCATION DESCRIPTION

Directly on US41/Tamiami Trail, just north of Clark Road.

For More Information

**ADAM SEIDEL**  
941 923 0535  
adam@americanpropertygroup.com

# FREESTANDING RESTAURANT ON PRIMETIME US41/SIESTA KEY



Lease Rate	<b>\$40.00 SF/YR</b>
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## OFFERING SUMMARY

Building Size:	5,529 SF
Available SF:	5,529 SF
Lot Size:	47,916 SF
Year Built:	1976
Renovated:	1976

## PROPERTY OVERVIEW

American Property Group of Sarasota Inc., presents: 6131 S Tamiami Trail, Sarasota FL 34231

Property Type: Restaurant-Full Service

Size: 5,529 SF

Zoning: CG - Commercial, General

## PROPERTY HIGHLIGHTS

- Freestanding Large Turn-Key Restaurant in Sarasota, FL
- Seconds from main entryway to Siesta Key
- Property is Zoned CG and allows a multitude of uses
- Concrete block construction
- 81 Parking spaces
- On over 1 acre of land (47,916SF)
- Huge pylon and building signage for maximum exposure
- Property is a turn key 2nd generation restaurant- complete with hood, grease trap, impact fees for 189 seats and more!

55,000 Daily Traffic Count

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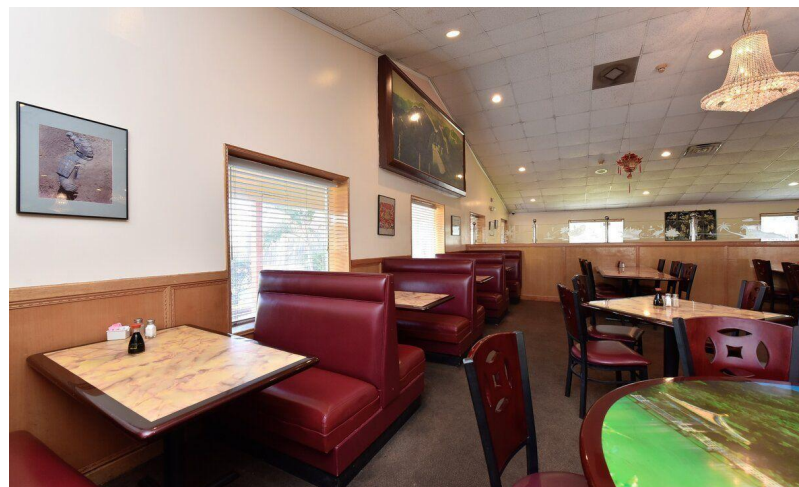
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# FREESTANDING RESTAURANT ON PRIMETIME US41/SIES



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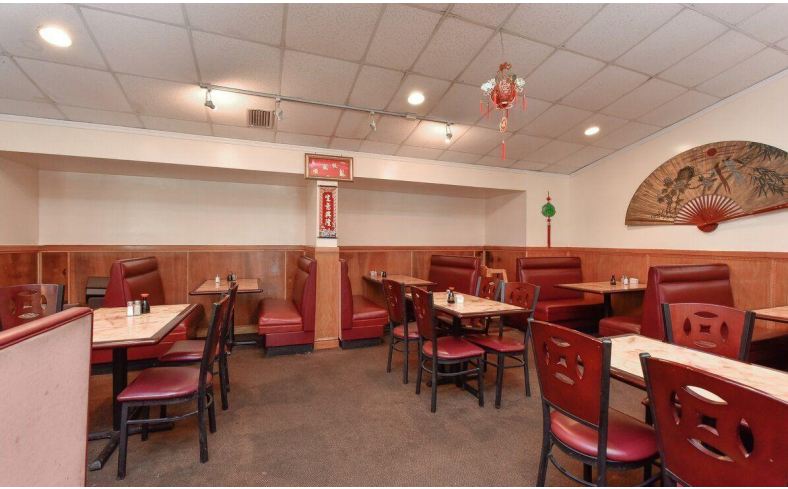
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# AERIAL VIEW



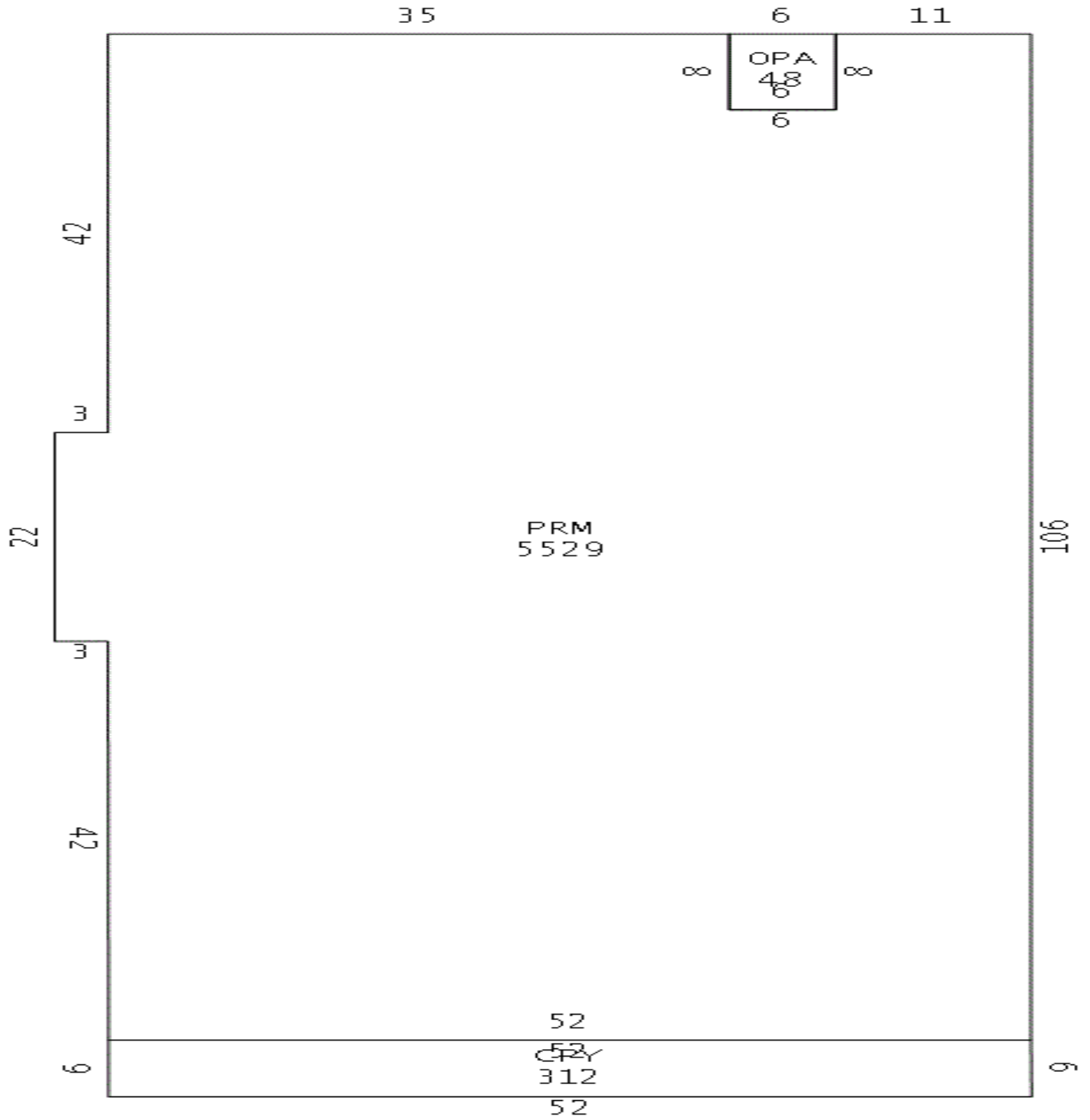
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# SITE PLAN

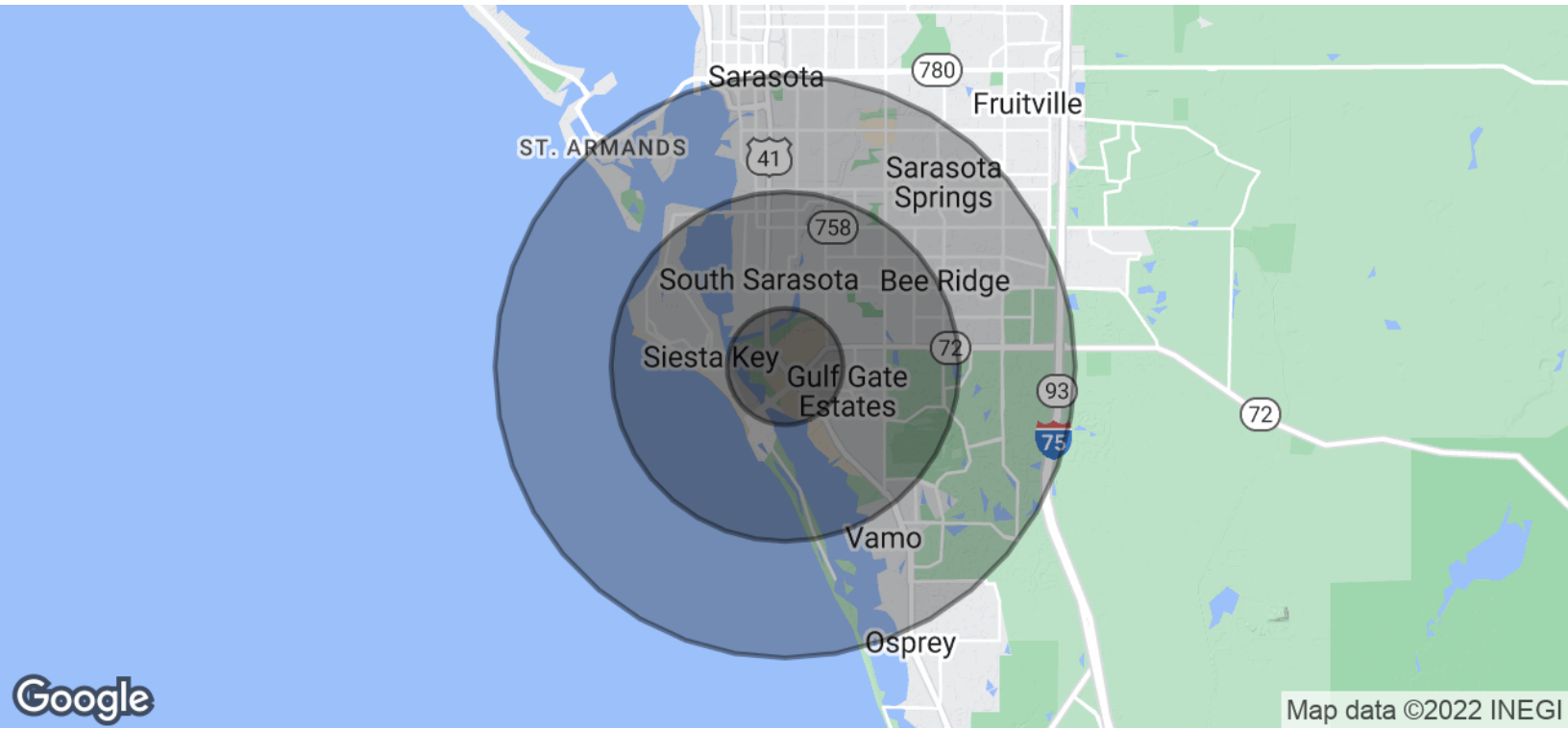


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# FREESTANDING RESTAURANT ON PRIMETIME US41/SIES



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,240	49,944	116,059
Average Age	51.8	52.1	51.8
Average Age (Male)	50.5	50.9	50.2
Average Age (Female)	52.1	52.6	52.9

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,530	23,837	54,226
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$75,655	\$77,651	\$76,311
Average House Value	\$309,573	\$327,140	\$342,346

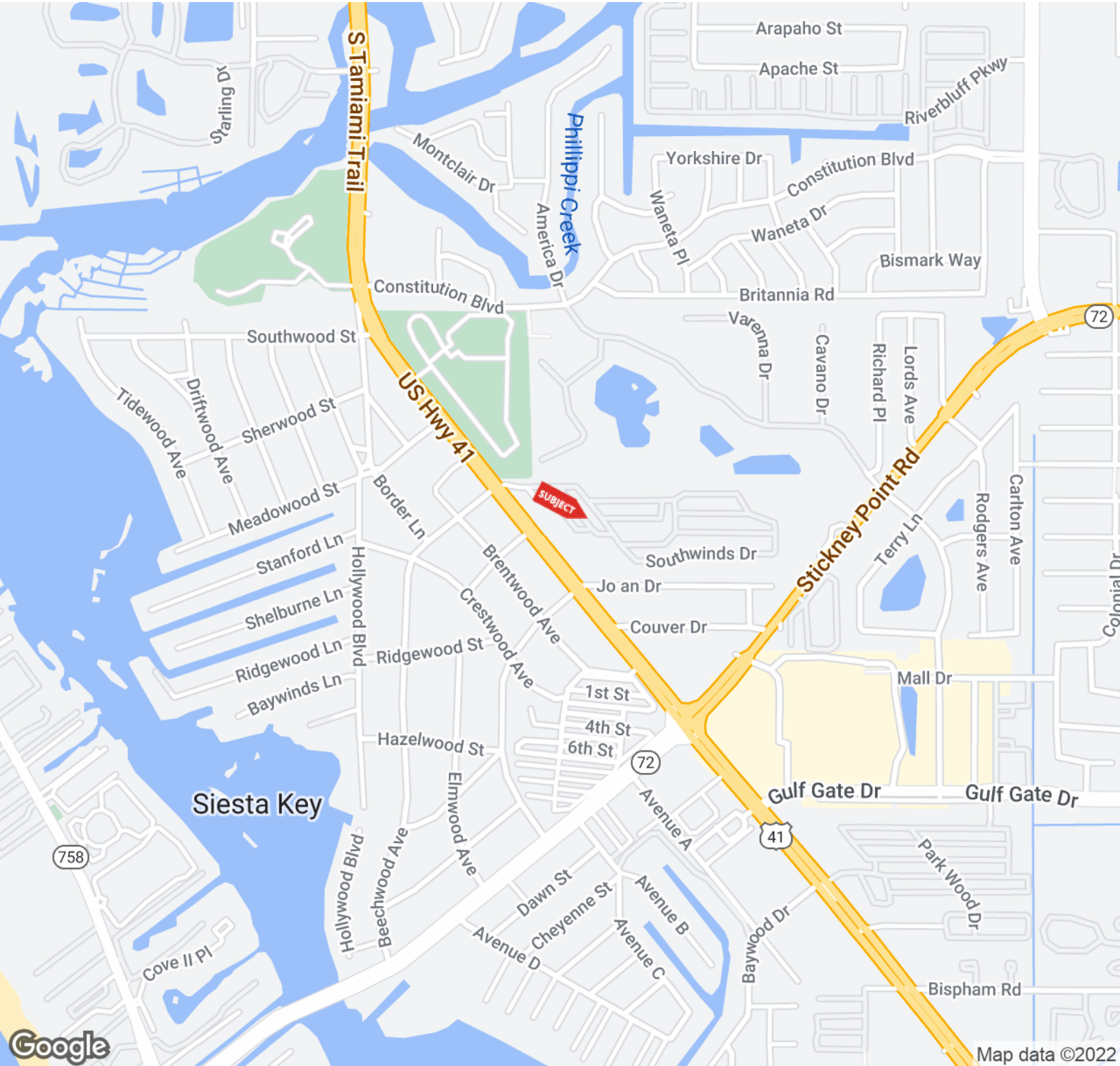
\* Demographic data derived from 2020 ACS - US Census

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# REGIONAL MAP



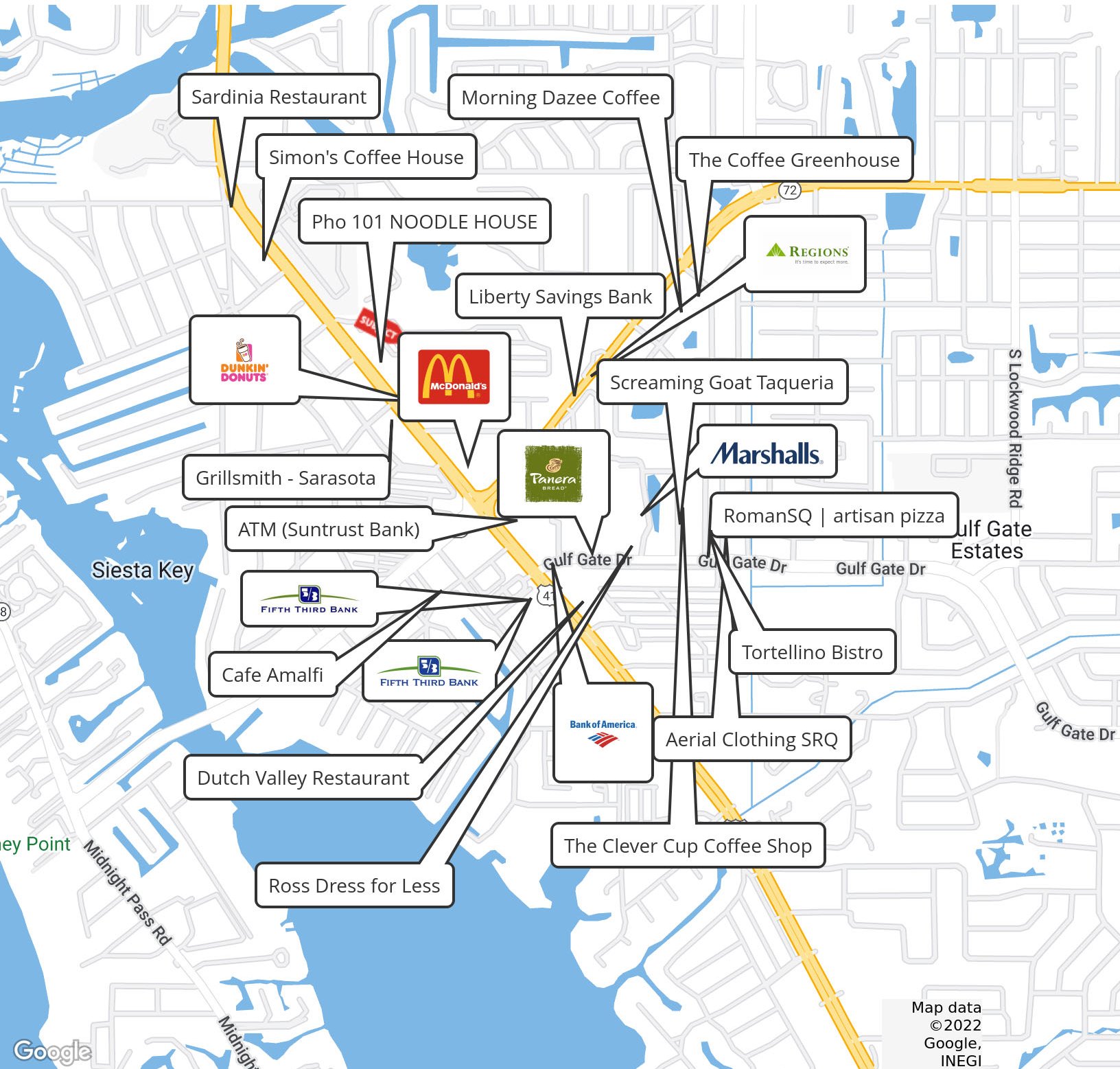
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# RETAILER MAP



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# ADVISOR BIO



## ADAM SEIDEL

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## PROFESSIONAL BACKGROUND

Adam Seidel graduated from the University of Central Florida's Rosen College of Hospitality in 2010 with a Bachelors of Science in Hospitality Management. He obtained his Real Estate License at the age of 18 and began working full time at American Property Group right after graduating from UCF. Adam's educational background in restaurants and hotels gives him a comprehensive knowledge of the industry which he uses to help his clients with their Commercial real estate needs. He would love to put his experience and knowledge to work for you!

Adam focuses on Land, Retail, Industrial, Restaurants, Bars, Offices, and Property Management. Adam's goal is to uphold the American Property Group record of sales, leasing, fair dealing and hard work along with impeccable customer service. If you have any questions do not hesitate to call Adam Seidel.

## EDUCATION

University of Central Florida - Rosen College of Hospitality - Bachelor's of Science Degree.

## MEMBERSHIPS

National Association of Realtors  
Florida Association of Realtors  
Sarasota Manatee Realtor Association

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