

# FOR SALE

PRIME RETAIL AND FUTURE  
DEVELOPMENT SITE ON TAMiami TRAIL

4413 S Tamiami Trl, Sarasota, FL 34231



IAN BLACK  
REALESTATE  
THE PLACE FOR SPACE



# PRIME RETAIL AND FUTURE DEVELOPMENT SITE ON TAMiami TRAIL

4413 S Tamiami Trl, Sarasota, FL 34231



## PROPERTY DESCRIPTION

Introducing an exceptional investment opportunity in the heart of Sarasota with development possibilities.

The property is 30,035 sf with a 3,574 SF commercial building currently being operated as a restaurant.

The site offers a prime retail location along with a future development opportunity.

High visibility on Tamiami Trail with a daily traffic count of 50,000 vehicles. Zoned CG adds versatility, catering to a variety of retail concepts. Situated in the Central Sarasota area, this property benefits from a strategic location, making it an ideal addition to any investor's portfolio. Don't miss out on this sought-after commercial gem.

## PROPERTY HIGHLIGHTS

- Prime commercial property on Tamiami Trail
- 30,035 sf corner property
- High visibility

## OFFERING SUMMARY

Sale Price:	\$2,186,900
Lot Size:	30,035 SF
Building Size:	3,574 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,641	30,861	68,636
Total Population	7,916	64,887	147,883
Average HH Income	\$121,445	\$112,251	\$107,760



MICHELE FULLER

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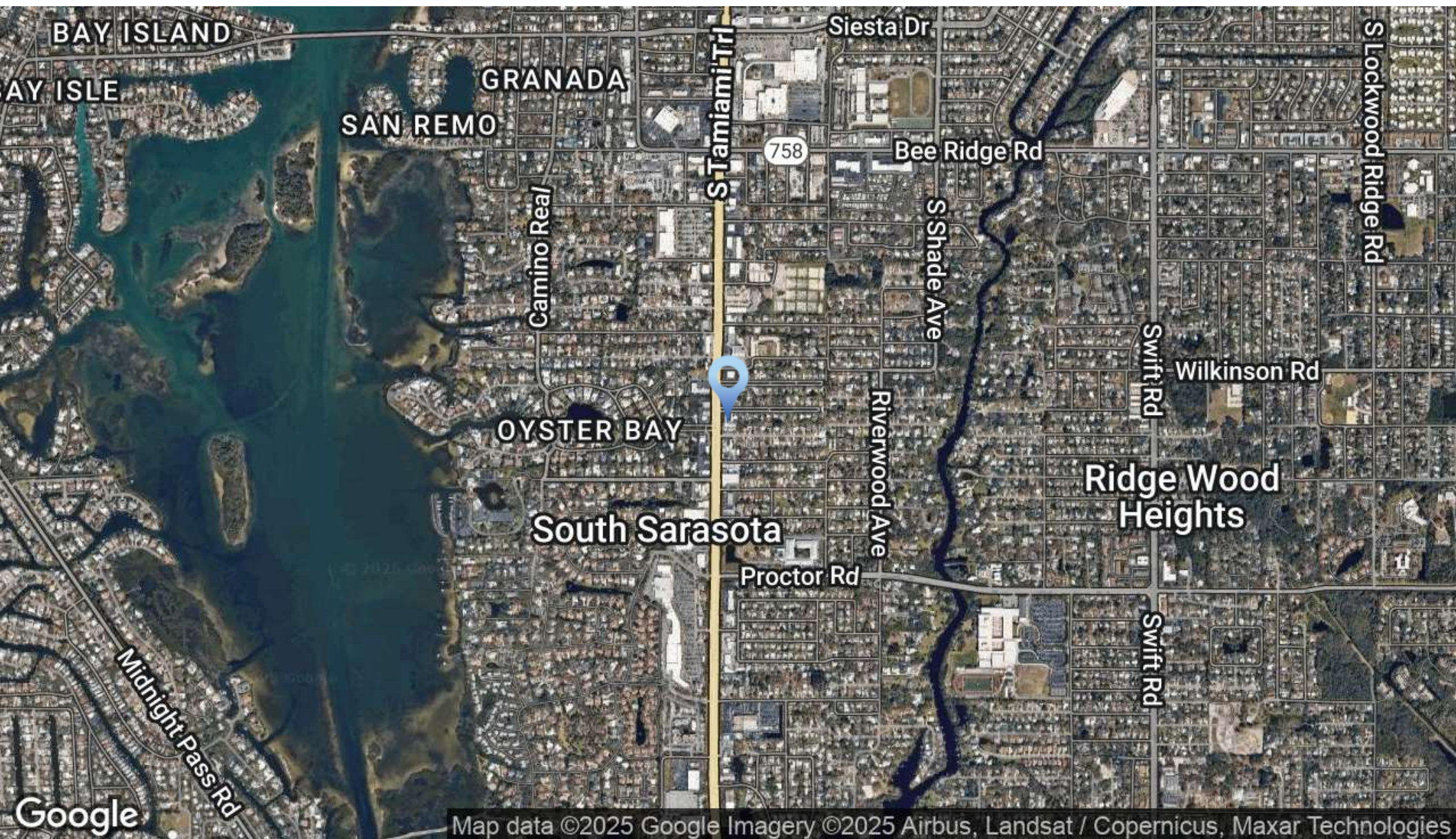
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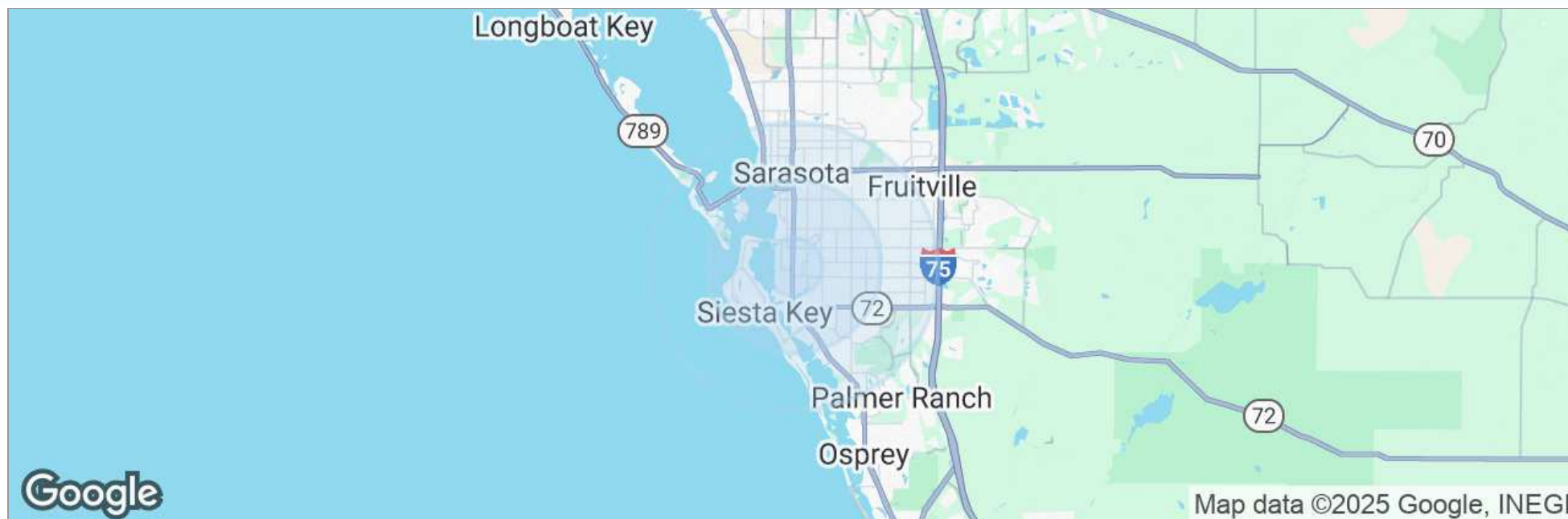
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	1 Mile	3 Miles	5 Miles
Total Population	7,916	64,887	147,883
Population Density	2,520	2,295	1,883
Median Age	50	52	51
Median Age (Male)	49	51	50
Median Age (Female)	50	53	53
Total Households	3,641	30,861	68,636
# of Persons Per HH	2.2	2.1	2.2
Average HH Income	\$121,445	\$112,251	\$107,760
Average House Value	\$718,013	\$609,551	\$541,659

\* Demographic data derived from 2020 ACS - US Census



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