

HARBOR VILLAS MULTIFAMILY PROPERTY

516 SOUTH TAMIAMI TRAIL #102, NOKOMIS, FL



PROPERTY DESCRIPTION

LIVE-WORK-THRIVE! A Rare Commercial Opportunity
This versatile condo offers a unique live-work setup perfect for business professionals or entrepreneurs. Zoned for both residential and commercial use, this unit eliminates the commute, allowing for seamless integration of work and living space.

PROPERTY HIGHLIGHTS

- Office-ready space with separate entrance, kitchenette, and private bathroom.
- Open floor plan featuring granite countertops, luxury vinyl flooring, and ample natural light.
- Upgraded amenities: tankless water heater, large walk-in shower, dual sinks, and under-cabinet lighting.
- Waterfront views of Shakett Creek in a complex with elevators, a heated pool/spa, exercise room, conference facilities, and generous parking (2 assigned spaces + access to 9 shared spaces).
- This can be combined with the unit downstairs (same zoning) for a Total of 4,990 square feet

OFFERING SUMMARY

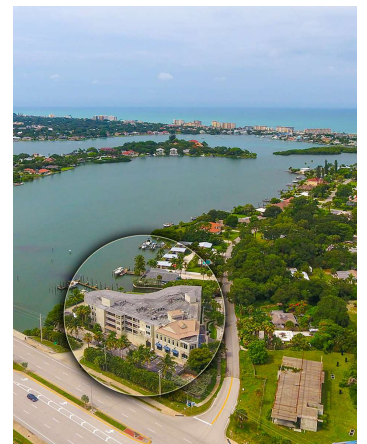
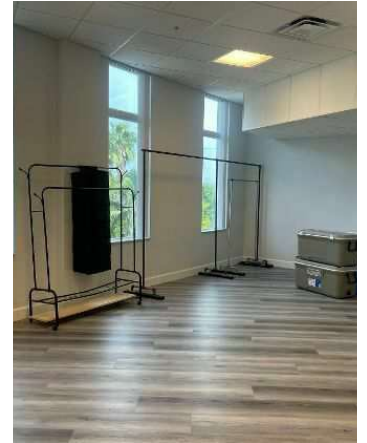
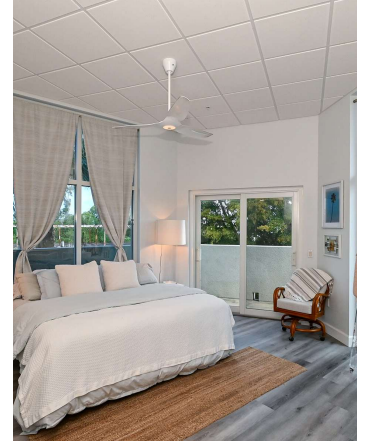
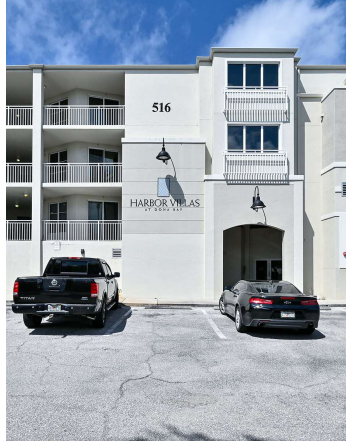
Sale Price:	\$689,900
Number of Units:	1
Building Size:	85,892 SF

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	154	570	2,501
Total Population	320	1,176	4,864
Average HH Income	\$80,663	\$80,999	\$88,595

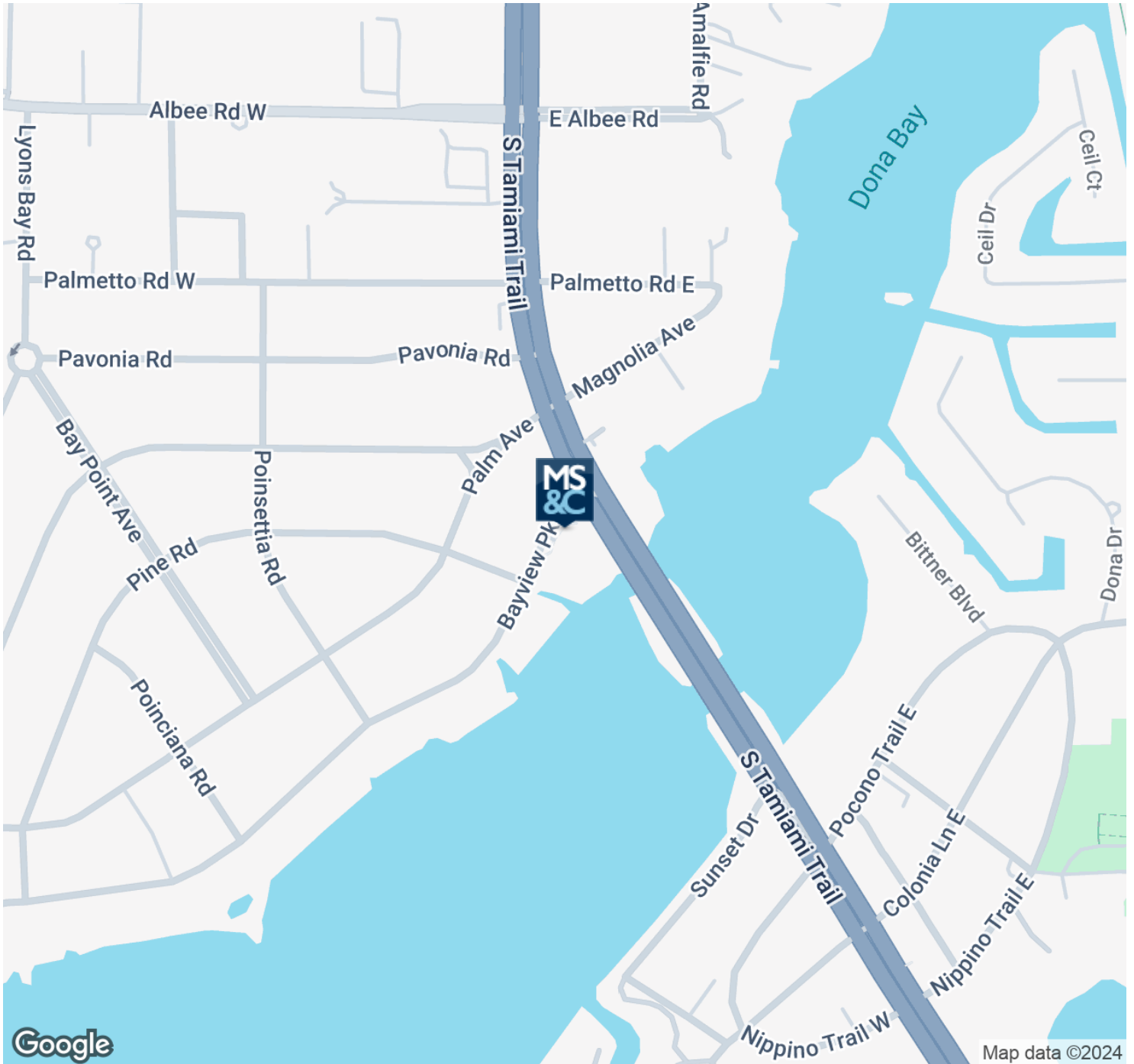
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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	320	1,176	4,864
Average Age	55	55	59
Average Age (Male)	54	55	59
Average Age (Female)	55	56	60

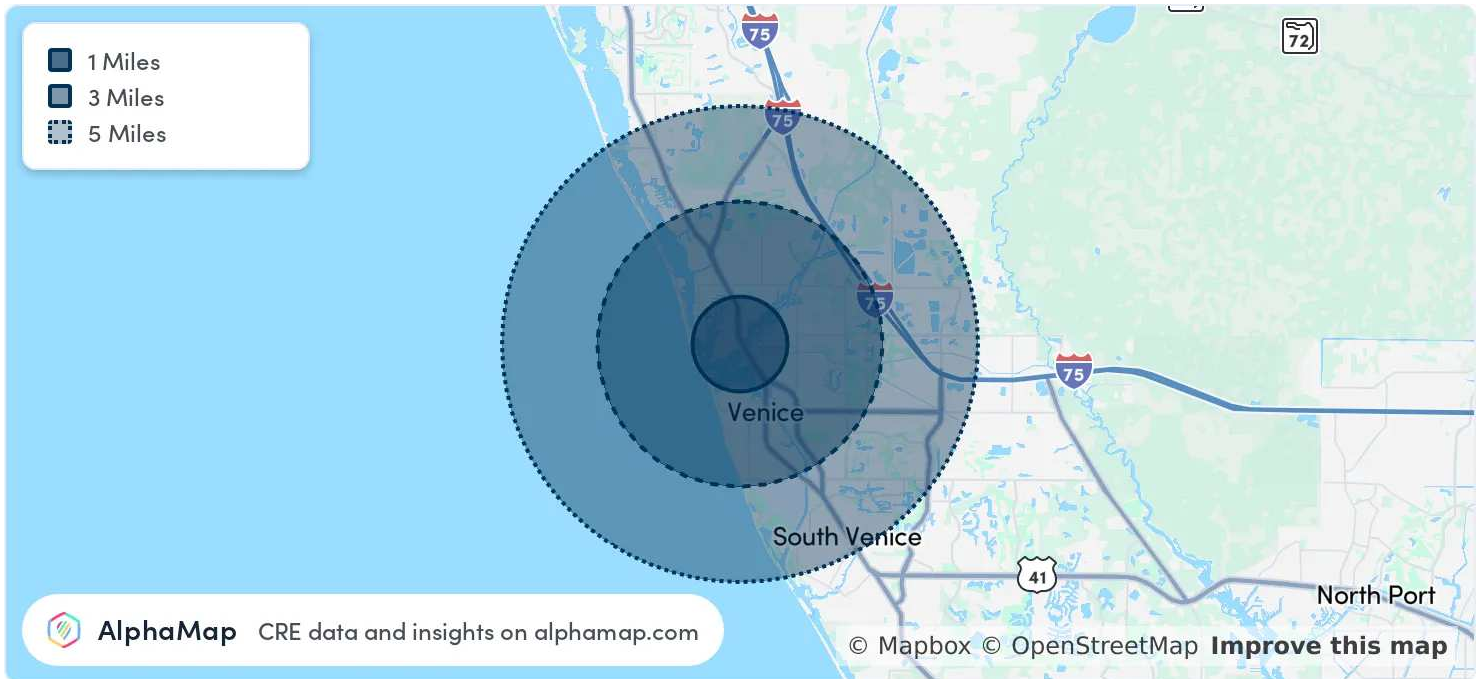
HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	154	570	2,501
# of Persons per HH	2.1	2.1	1.9
Average HH Income	\$80,663	\$80,999	\$88,595
Average House Value	\$636,605	\$614,006	\$511,383

Demographics data derived from AlphaMap

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516 SOUTH TAMIAMI TRAIL #102, NOKOMIS, FL



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,864	37,031	69,462
Average Age	59	64	62
Average Age (Male)	59	63	61
Average Age (Female)	60	64	62

HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,501	19,730	35,476
Persons per HH	1.9	1.9	2
Average HH Income	\$88,595	\$98,533	\$106,514
Average House Value	\$511,383	\$494,809	\$490,696
Per Capita Income	\$46,628	\$51,859	\$53,257

Map and demographics data derived from AlphaMap