



14000 TAMIAAMI TRL NORTH PORT, FLORIDA 34287

PROPERTY HIGHLIGHTS

- Three buildings totaling 20,798 SF
- Situated on 67,500 SF (1.55 acres)
- Zoned AC-1 allowing commercial or mixed use
- AC-1 Allows: FAR 1.0 and 100 Ft building height plus bonus's
- Very rare Navigable water in North Port with access to Gulf of America
- Existing hotel/motel plus restaurant/lounge setup
- High visibility along Tamiami Trail
- Strong traffic counts and established commercial corridor



DEMOGRAPHICS 0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
Total Households	292	819	3,443
Total Population	644	1,777	7,382
Average HH Income	\$77,048	\$74,304	\$70,107

For More Information

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HOSPITALITY & DINING OPPORTUNITY ON TAMiami TRAIL



OFFERING SUMMARY

Sale Price:	\$4,200,000
Building Size:	20,798 SF
Available SF:	
Lot Size:	67,500 SF
Price / SF:	\$201.94
Zoning:	AC1

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 14000 Tamiami Trail, North Port, FL

Property Type: Hotel/Motel + Restaurant/Lounge

Property Size: Three buildings totaling 20,798 SF on 67,500 SF of land

Zoning: AC-1

This unique hospitality opportunity features America's Best Value Inn & Suites along with a 2nd-generation restaurant/lounge space, offering a full-service layout in one of North Port's most visible and heavily traveled corridors. Positioned directly on Tamiami Trail, the property provides strong exposure, convenient access, and excellent redevelopment or repositioning potential.

While the buildings will require updates and improvements, they offer a solid foundation and flexible layout for a new operator to customize - whether continuing hospitality operations, enhancing the existing restaurant/lounge, or exploring additional commercial concepts supported by AC-1 zoning.

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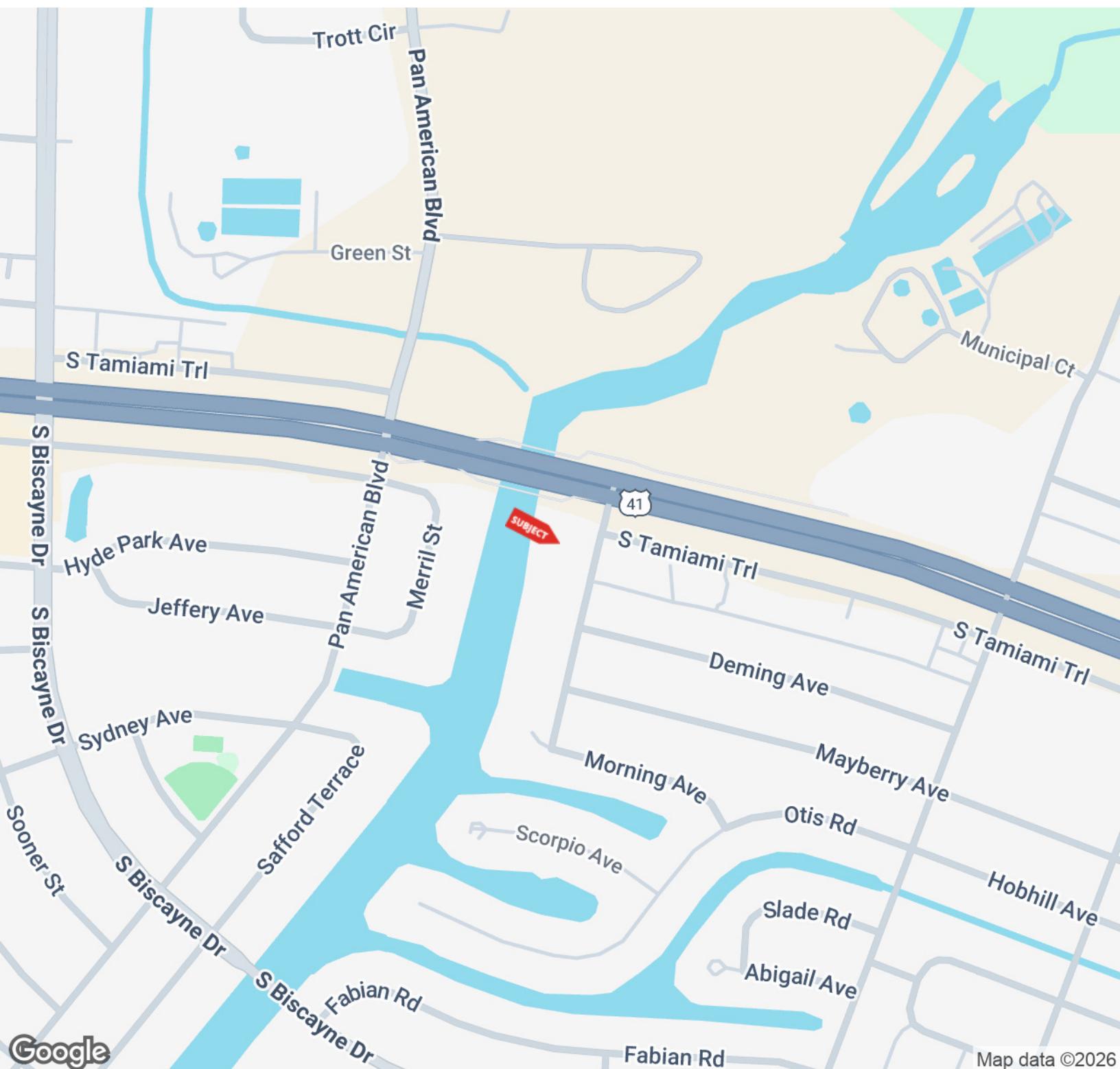


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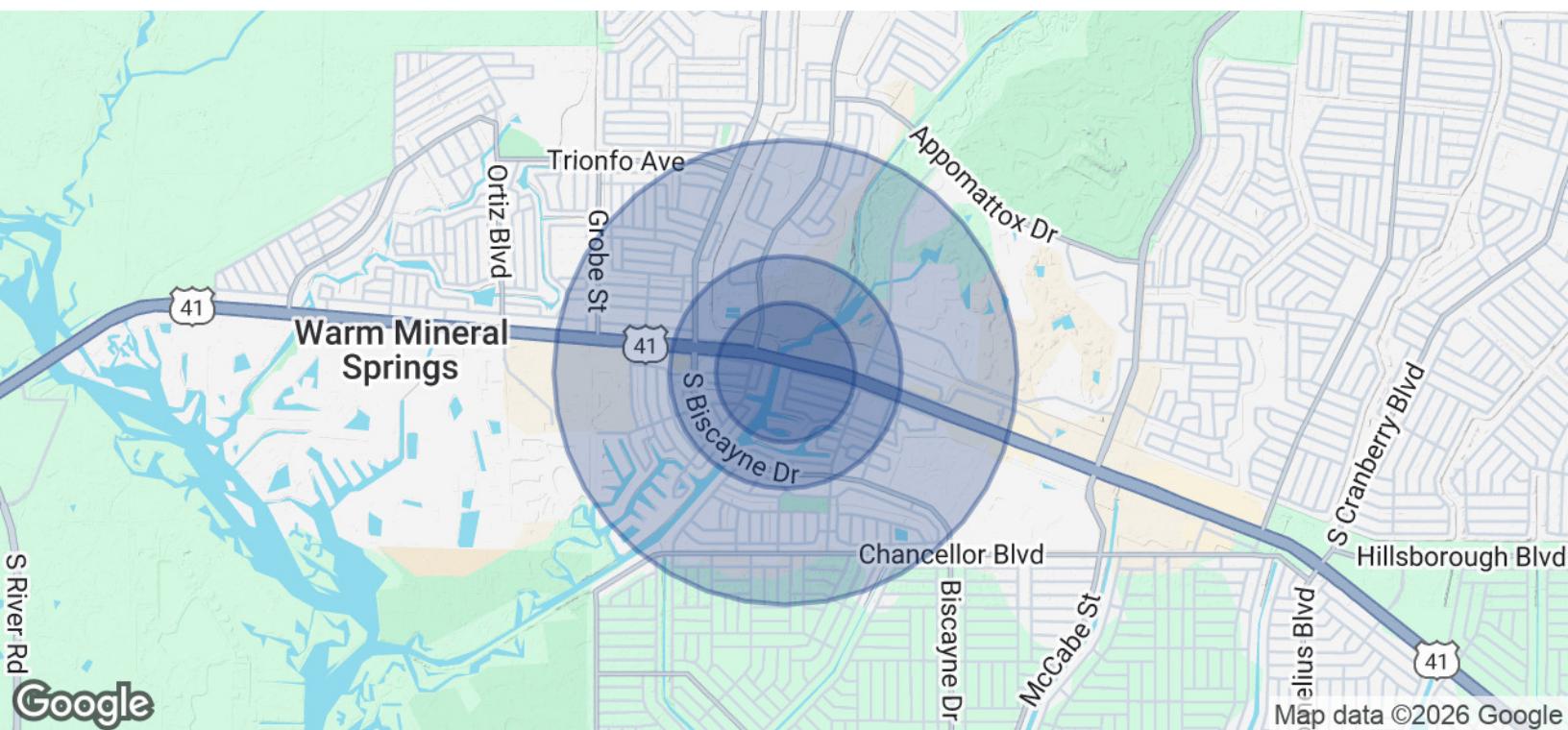


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	644	1,777	7,382
Average Age	51	52	52
Average Age (Male)	49	50	50
Average Age (Female)	53	54	53

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	292	819	3,443
# of Persons per HH	2.2	2.2	2.1
Average HH Income	\$77,048	\$74,304	\$70,107
Average House Value	\$285,865	\$281,837	\$248,500

Demographics data derived from AlphaMap

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