

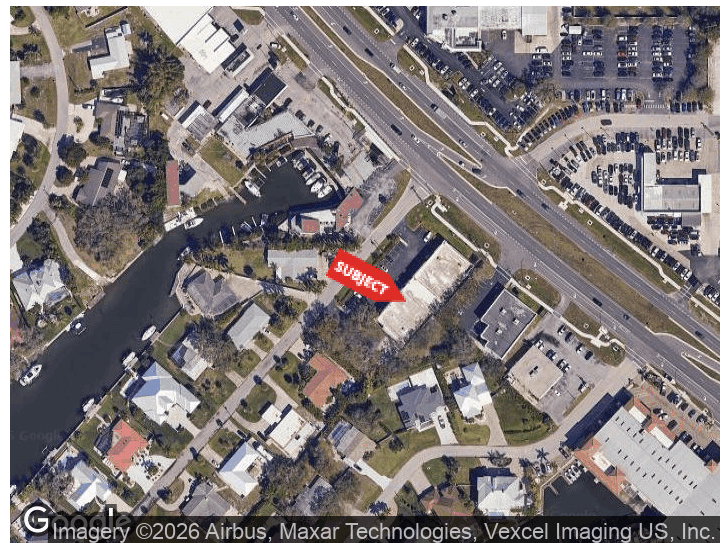


7670 SOUTH TAMIAMI TRAIL

SARASOTA, FLORIDA 34231

PROPERTY HIGHLIGHTS

- High-visibility end-cap location
- Prominent South Tamiami Trail exposure
- Flexible, open floor plan
- Two private offices and two restrooms
- Overhead door for deliveries or service access
- Large windows and abundant natural light
- Ample on-site parking



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DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	339	964	3,010
Total Population	675	1,923	5,826
Average HH Income	\$125,907	\$116,399	\$112,474

For More Information

ADAM SEIDEL

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SARASOTA, FL 34231



OFFERING SUMMARY

Lease Rate:	\$17.50 SF/yr (NNN)
Building Size:	13,294 SF
Available SF:	3,500 SF
Lot Size:	42,229 SF
Zoning:	CG

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 7670 S Tamiami Trail, Sarasota, FL

Property Type: Retail Space for Lease

Property Size: 3,500 SF

Position your business along one of Sarasota’s most highly traveled commercial corridors. This ±3,500 SF end-cap retail space offers exceptional visibility and exposure on South Tamiami Trail, making it an excellent opportunity for retail, showroom, professional service, or other customer-facing businesses.

The corner location features large windows that provide abundant natural light and excellent opportunities for product displays and branding. Inside, the flexible layout includes a spacious open area, two private offices, and two restrooms, allowing the space to accommodate a variety of business concepts.

An overhead door provides convenient access for deliveries, inventory, or service operations, while ample on-site parking offers added convenience for customers and employees. With its prominent location, adaptable floor plan, and recently reduced lease rate, this space offers strong value in a desirable South Sarasota market.

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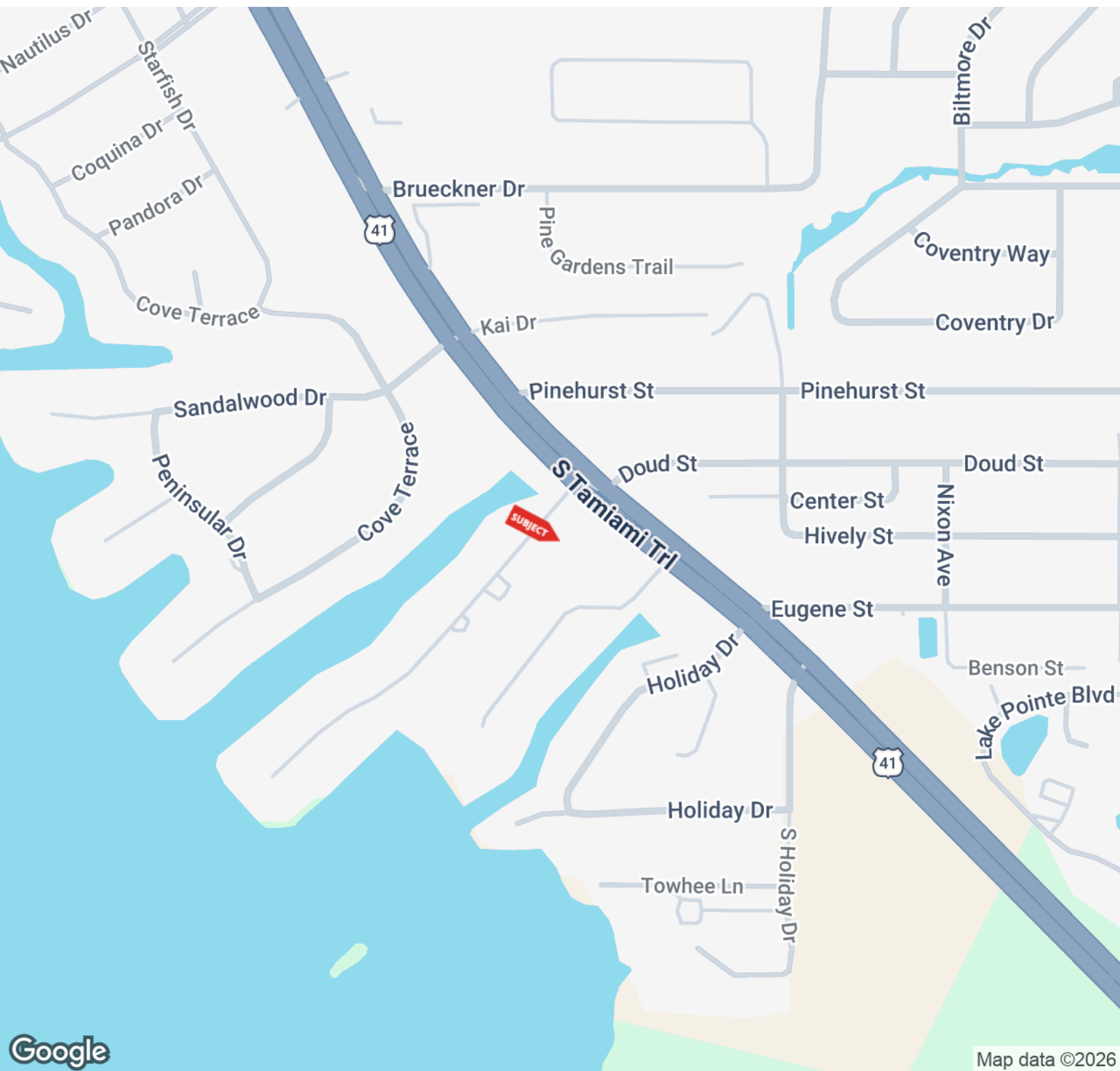
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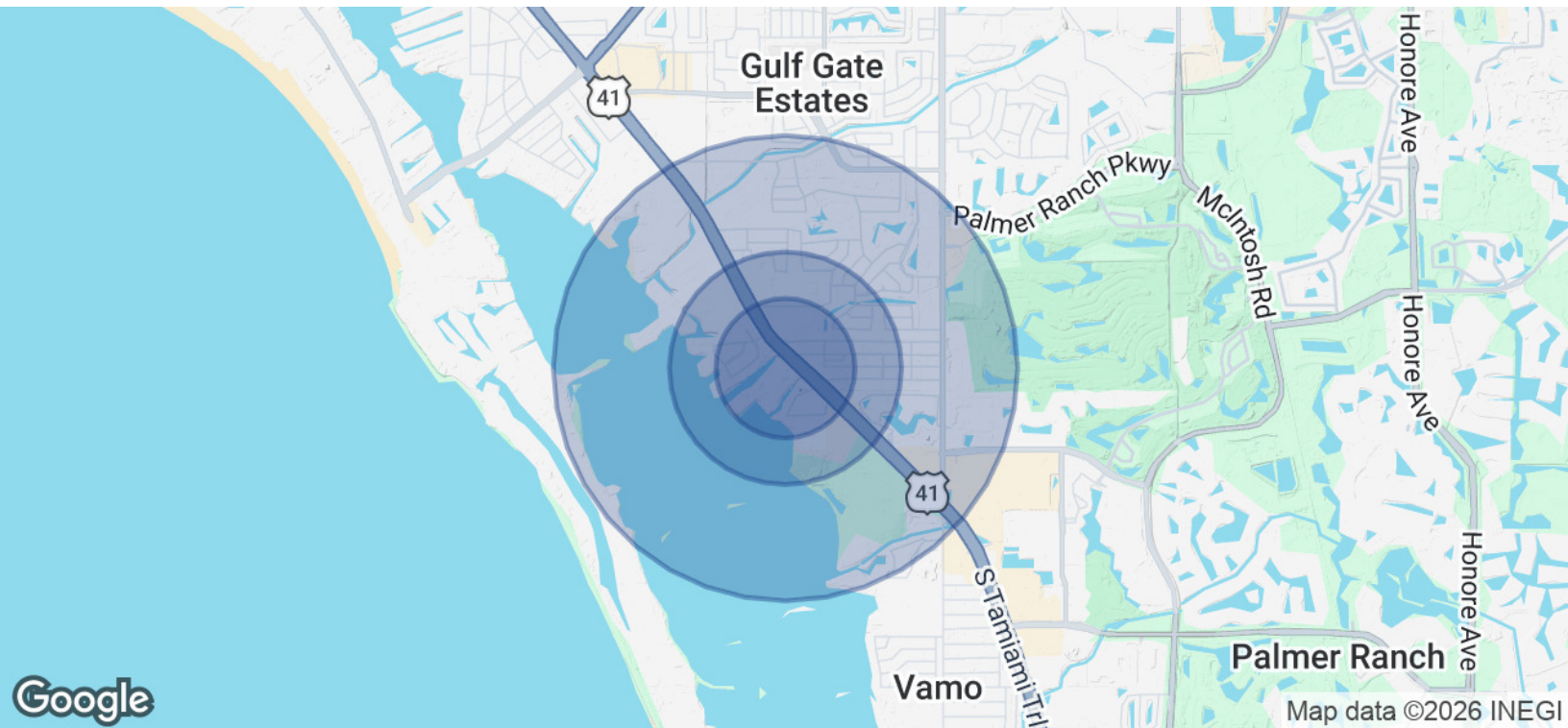
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	675	1,923	5,826
Average Age	61	62	61
Average Age (Male)	59	59	59
Average Age (Female)	62	63	63

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	339	964	3,010
# of Persons per HH	2	2	1.9
Average HH Income	\$125,907	\$116,399	\$112,474
Average House Value	\$641,237	\$582,637	\$547,415

2020 American Community Survey (ACS)

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