



ADDRESS

950 S Tamiami Trl
Sarasota, FL 34236

PROPERTY FEATURES

- First and second floor office space available
- Three 1,500 SF Spaces Available
- Two spaces could be taken together to create an entire wing of building
- \$18.00 PSF First Floor or \$16 PSF Second Floor Modified Gross plus Electric and Sales Tax
- Fronting on US 41 with signage
- Ample parking available

	1 Mile	3 Miles	5 Miles
Total Households:	4,739	33,307	69,953
Total Population:	10,788	76,354	159,210
Average HH Income:	\$67,848	\$65,175	\$68,588

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It or other conditions, prior sale, lease or financing, or



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EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	1,500 SF
Lease Rate:	\$16.00 - 18.00 SF/yr (MG)
Lot Size:	1.01 Acres
Year Built:	1982
Building Size:	14,270 SF
Zoning:	OPB

PROPERTY OVERVIEW

Multi-Tenant, two story office building fronting on major North South Arterial Highway (US 41). Three spaces available, all of which are 1500 SF. Two of the spaces are directly across the hall from each other on the second floor and could be leased together to create an entire wing within the building for a specific user. Space is ideal for a variety of professional uses and in a great location just minutes from Downtown Sarasota. First floor spaces available at \$18/SF MG and second floor spaces offered at \$16/SF MG.

LOCATION OVERVIEW

Professional office and commercial corridor south of Downtown Sarasota located on US 41 between Fruitville Rd. and Bee Ridge Rd near Sarasota Memorial Hospital. Opposite the new Modern Art Museum Building (Former old Sarasota High School Building).

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
950 S. Tamiami Trl Suite 102	\$18.00 SF/yr	1,500 SF
950 S Tamiami Trl Suite 210	\$16.00 SF/yr	1,500 SF
950 S Tamiami Trl Suite 208	\$16.00 SF/yr	1,500 SF



100 S WASHINGTON BLVD
Sarasota, FL, 34236
941.957.3730 | MSCcommercial.com

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ADDITIONAL PHOTOS



**Michael Saunders
& Company**
LICENSED REAL ESTATE BROKER



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LOCATION MAPS



Michael Saunders & Company
 LICENSED REAL ESTATE BROKER

TCN
 WORLDWIDE REAL ESTATE SERVICES

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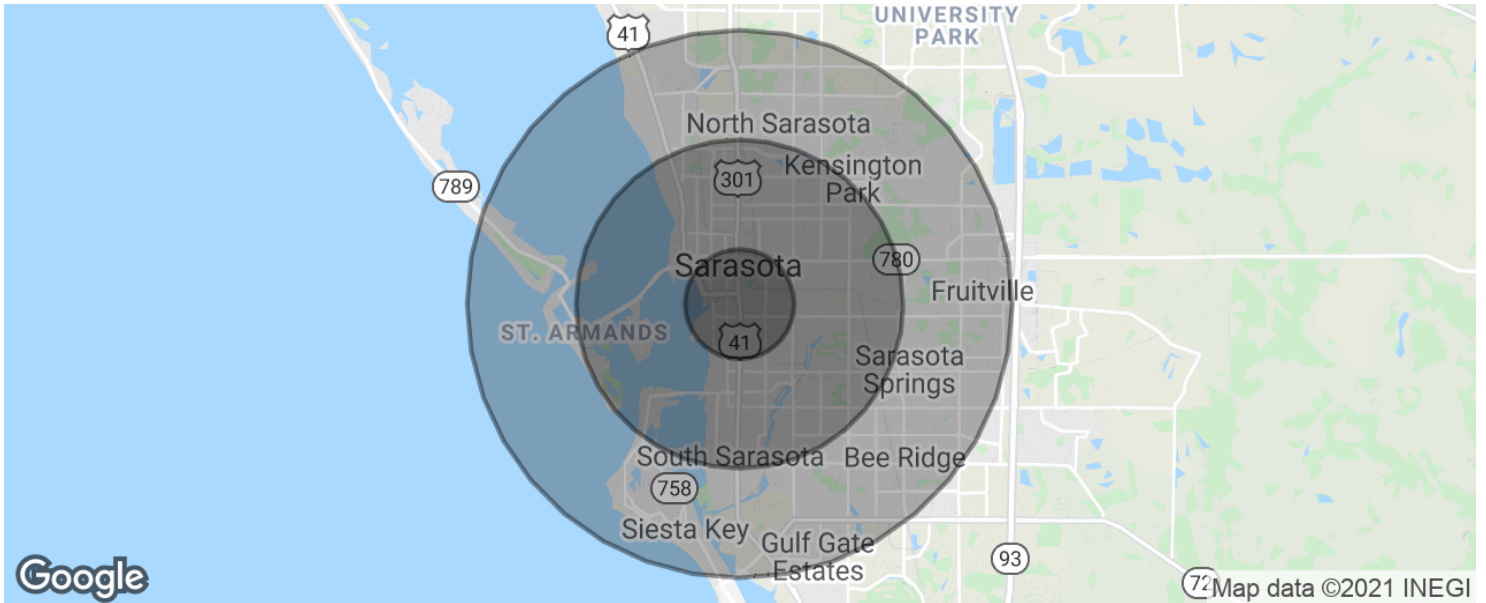
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DEMOGRAPHICS MAP & REPORT



POPULATION

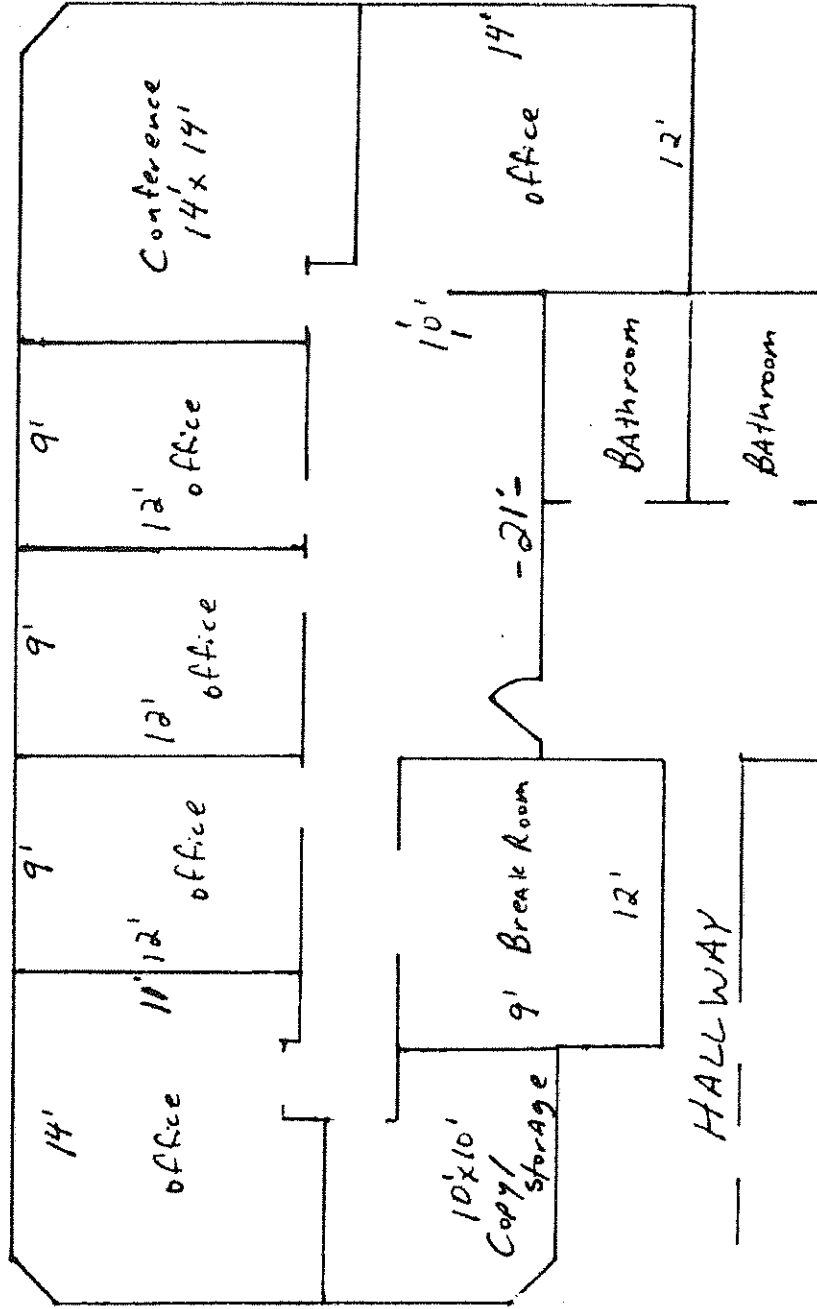
	1 MILE	3 MILES	5 MILES
Total population	10,788	76,354	159,210
Median age	43.1	44.7	46.3
Median age (Male)	40.7	42.7	44.5
Median age (Female)	45.2	46.9	48.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,739	33,307	69,953
# of persons per HH	2.3	2.3	2.3
Average HH income	\$67,848	\$65,175	\$68,588
Average house value	\$516,566	\$349,417	\$300,793

* Demographic data derived from 2010 US Census

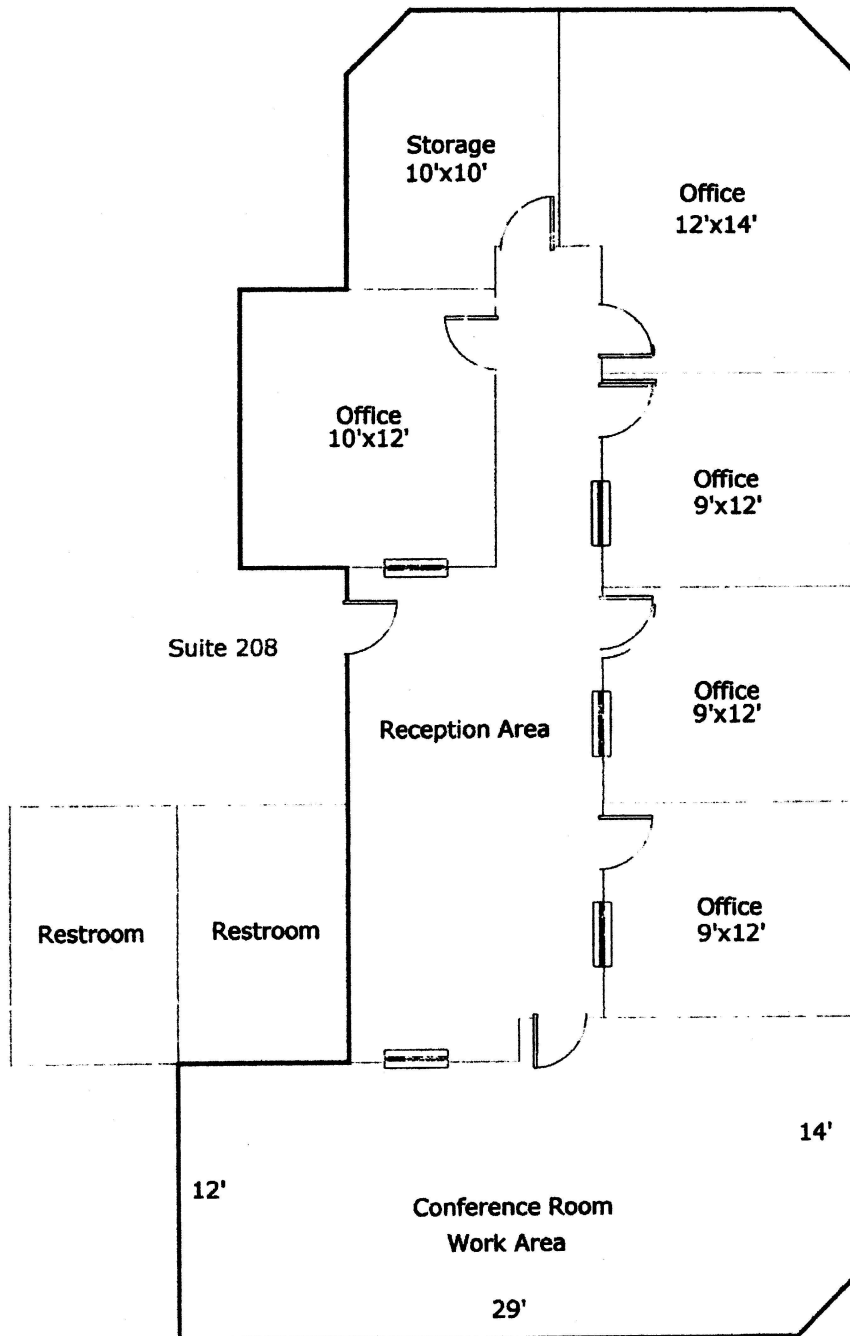
950 S. Tamiami Trail, Sarasota
Suite #102



Sketch is for illustration purposes only.
Dimensions are approximate. Not to scale.

BUILDING SKETCH

950 S. Tamiami Trail, Suite 208
Sarasota, Florida

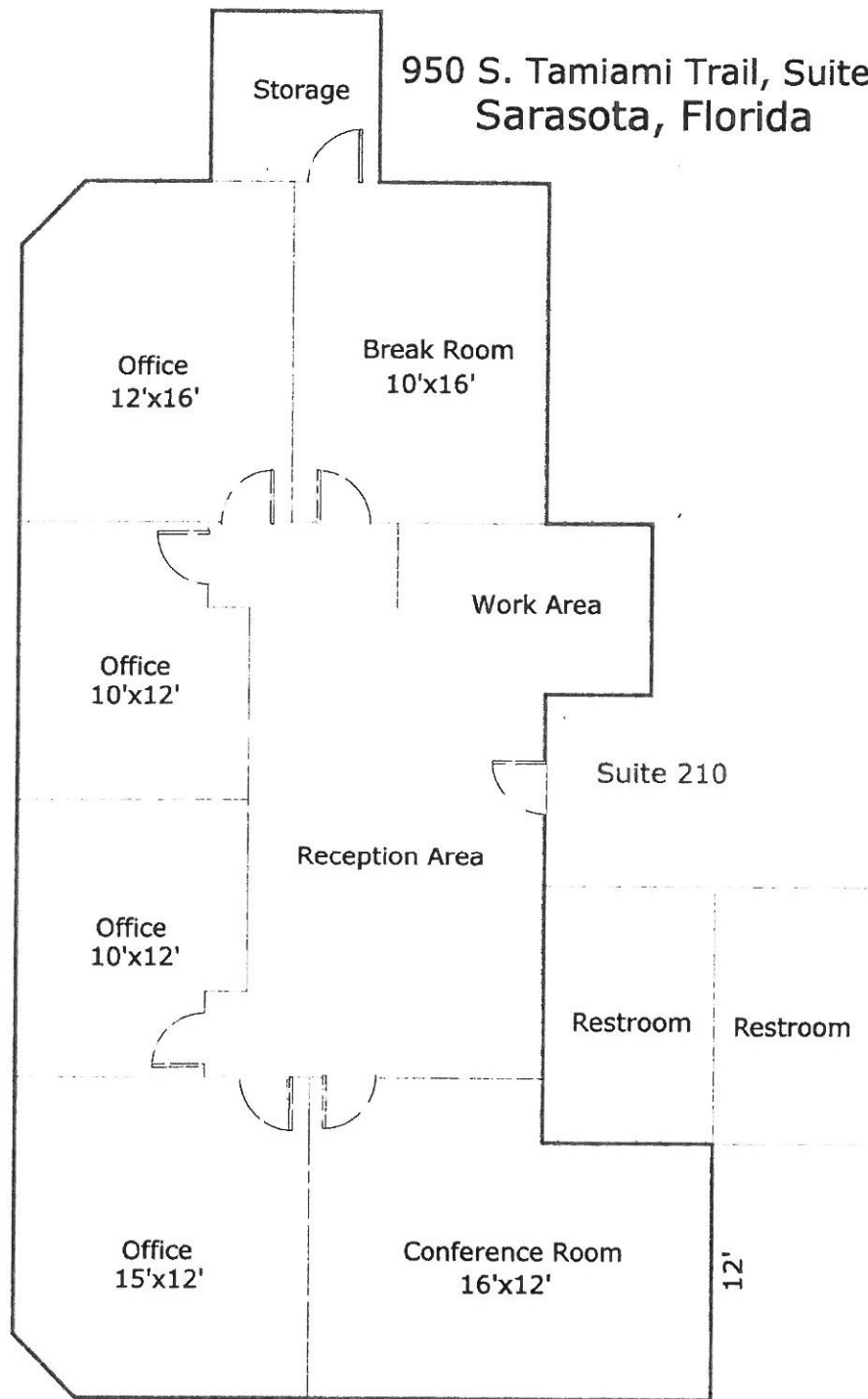


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Scale: 1 = 8

BUILDING SKETCH

950 S. Tamiami Trail, Suite 210
Sarasota, Florida



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