



ADDRESS

**8482 S Tamiami Trl.
Sarasota, FL 34231**

PROPERTY FEATURES

- Multi-Tenant Office Building For Sale
- Great Location Along S Tamiami Trl
- High Traffic Area With Over 29,500 AADT
- Ample Parking On Site
- Approx. 3,400 SF 2nd Floor Office Space Still Available

	1 Mile	3 Miles	5 Miles
Total Households:	2,997	17,646	39,458
Total Population:	5,850	35,258	81,874
Average HH Income:	\$75,117	\$83,119	\$79,911

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 withdrawal without notice.



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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,550,000
Building Size:	14,063 SF
Available SF:	3,000 SF
Lot Size:	34,971 SF
Price / SF:	\$110.22
Year Built:	1988
Zoning:	CG

PROPERTY OVERVIEW

Multi-Tenant Office Building along S Tamiami Trail available for sale. This building consists of 5 separate spaces (2 first floor and 3 second floor) of which 4 are currently occupied. The remaining space is just over 3,400 SF of 2nd floor office space and has a relatively open layout which presents a value add opportunity for any Buyer or the possibility of an Owner/User to move their own business in while also acquiring a strong income stream from the other tenants. The property has a great location with 158 feet of frontage along Tamiami Trl and a large monument sign along the road as well.

LOCATION OVERVIEW

This property is located along S Tamiami Trl (US 41) at the intersection at Marbeth St. Just south of the Beneva Rd/Vamo Rd intersection and Westfield's Sarasota Square Mall, this property is well located and has great visibility in a highly trafficked and growing area. AADT of over 29,500 along Tamiami Trl.

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

TCN
WORLDWIDE
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100 S WASHINGTON BLVD
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ADDITIONAL PHOTOS



Michael Saunders & Company
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LOCATION MAPS



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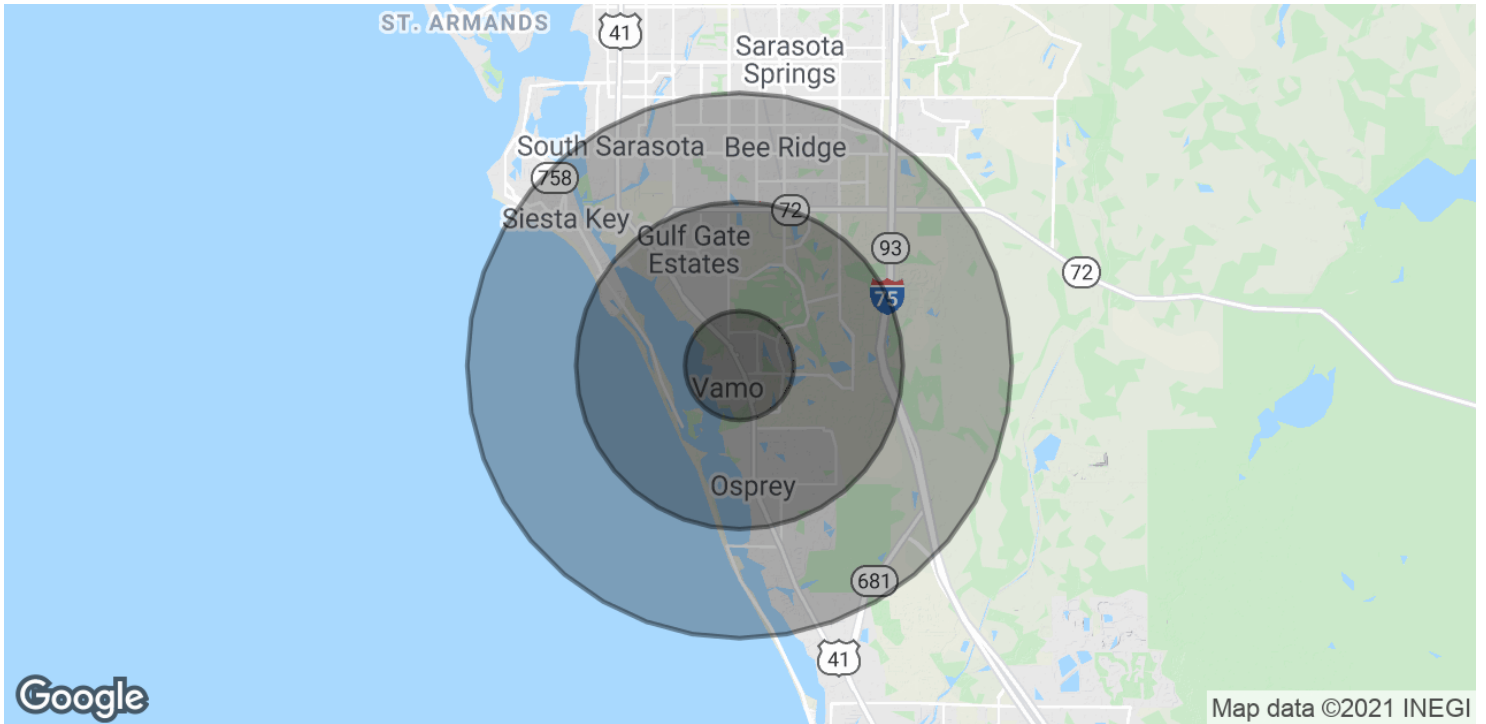
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,850	35,258	81,874
Average age	60.8	58.8	55.2
Average age (Male)	61.7	58.0	54.1
Average age (Female)	59.9	58.8	55.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,997	17,646	39,458
# of persons per HH	2.0	2.0	2.1
Average HH income	\$75,117	\$83,119	\$79,911
Average house value	\$393,837	\$379,044	\$347,922

* Demographic data derived from 2010 US Census

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