

nokomis development opportunity

498 South Tamiami Trail
Nokomis, FL 34275



TOTAL SITE
1.0 ACRES

TAX ID
072080020

USE
RETAIL
OFFICE
MEDICAL

- Retail or office pad available for sale with frontage on South Tamiami Trail in Nokomis, FL.
- This property features 1 acre of land with \$350,000 worth of improvements to infrastructure, including vaulted retention that is already in place. This site was originally developed for a medical office building, and currently has an 18,000-square foot envelope and shell on site. The property is zoned GC (general commercial) to allow for a variety of uses, such as medical, office, or retail and can accommodate a building footprint as large as 36,000 square feet.
- This subject property is located near the new future Wawa, Matthews-Currie Ford Dealership, the new Home 2 Suites by Hilton hotel, the Nokomis Fire Department, and many national retailers, restaurants, and shopping centers.

for sale \$892,900

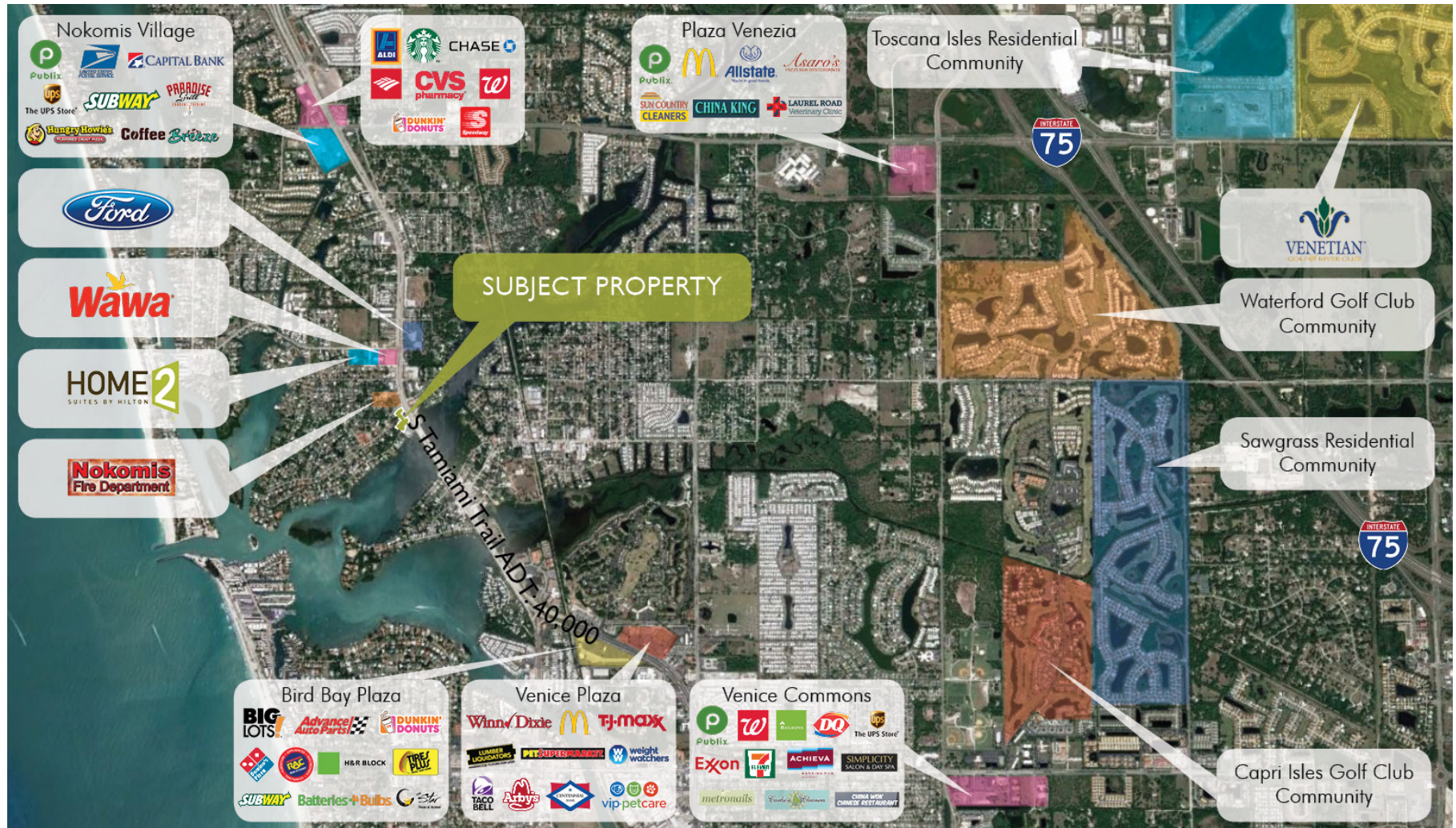
product type land

land use commercial

zoning GC (general commercial)

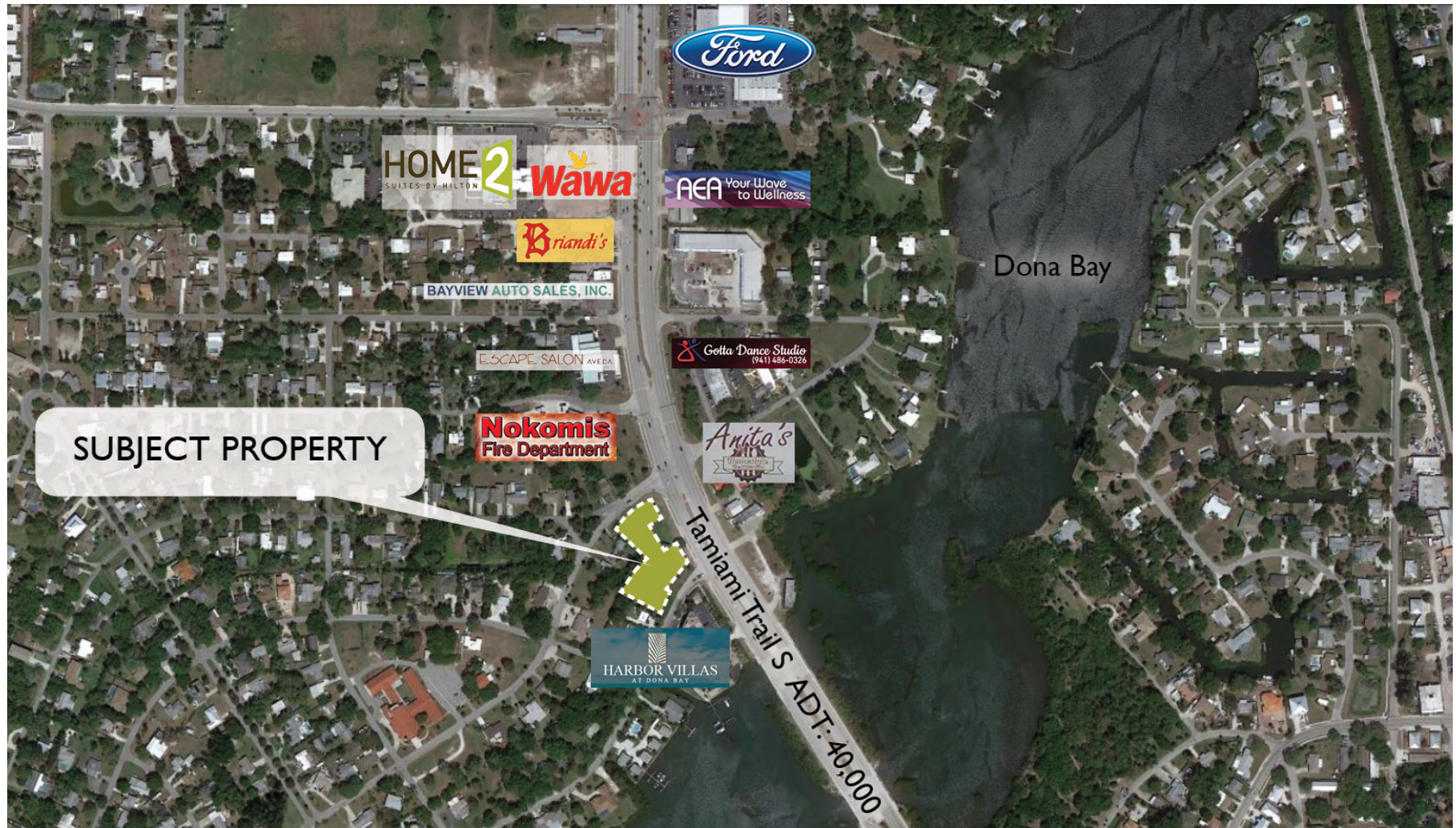
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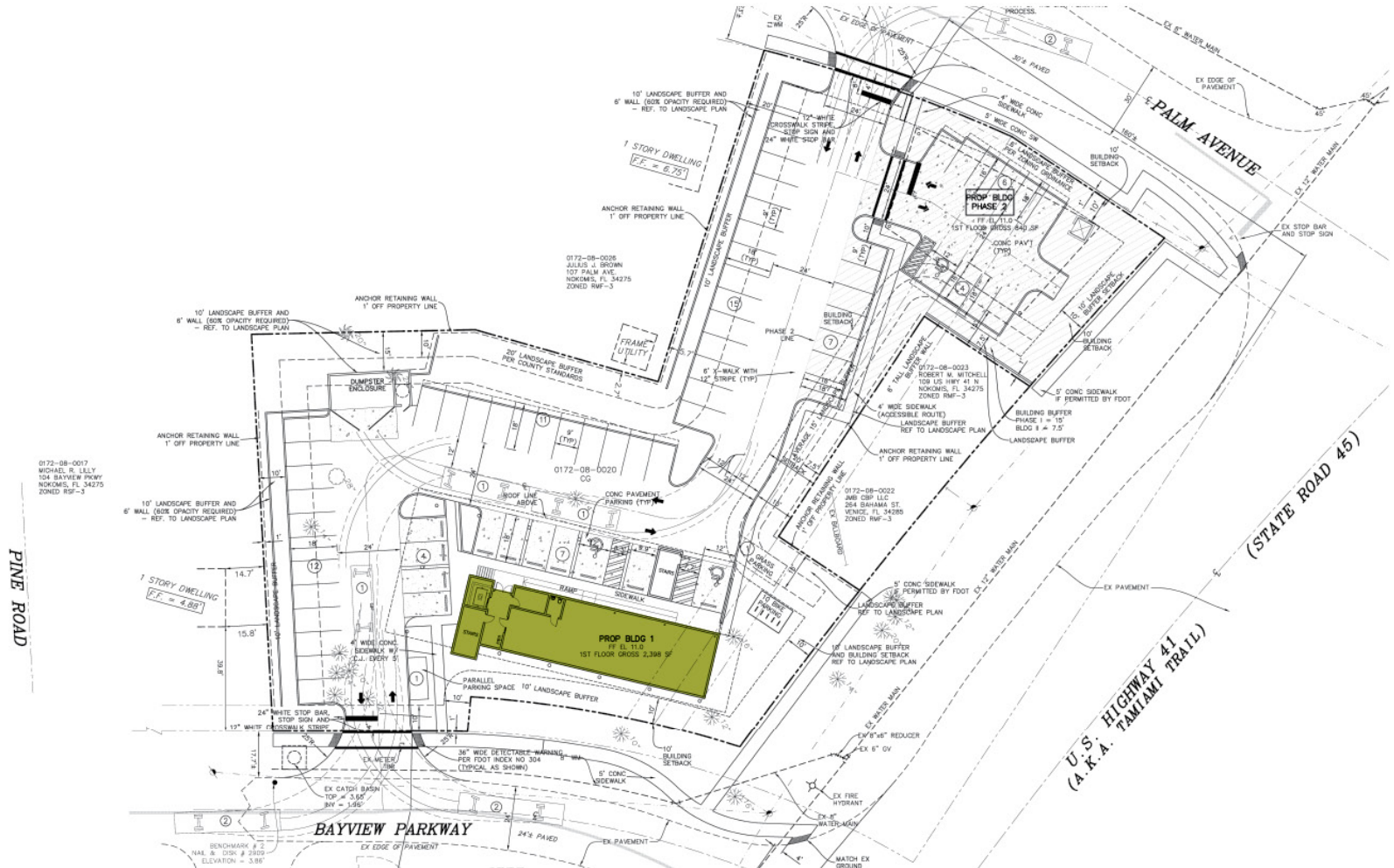
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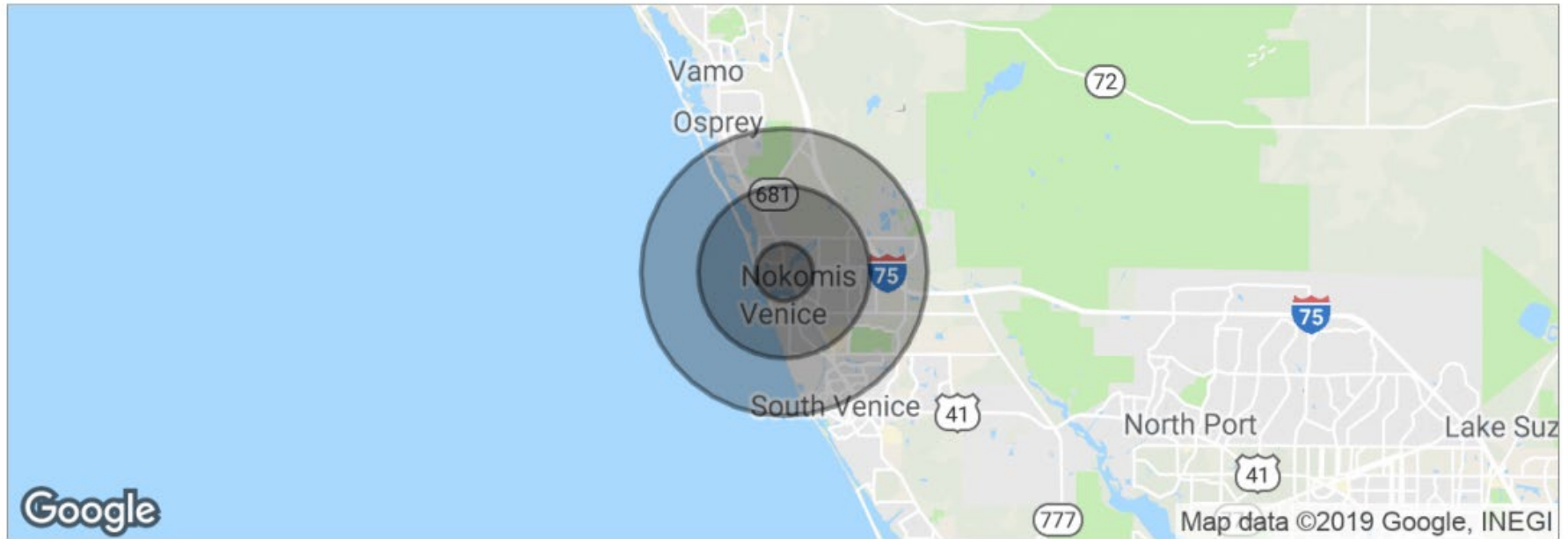
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Conceptual Site Plan



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	1 Mile	3 Miles	5 Miles
Total Population	4,528	34,211	66,135
Population Density	1,441	1,210	842
Median Age	61.9	58.9	58.7
Median Age (Male)	60.1	58.0	58.1
Median Age (Female)	63.3	59.9	59.3
Total Households	2,388	16,958	32,506
# of Persons Per HH	1.9	2.0	2.0
Average HH Income	\$68,231	\$58,682	\$60,631
Average House Value	\$296,696	\$265,651	\$273,969

* Demographic data derived from 2010 US Census

about front street

SPECIALIZED

We are a full service, commercial only firm, with decades of experience throughout Florida in brokerage, property management and insurance. This specialization and focus achieves superior results for our clients.

CONNECTED

We believe in the power of teams. Our comprehensive team approach gives our clients the benefit of an entire organization. Our comprehensive services and proactive marketing strategy keep us connected locally and regionally.

INVESTED

We are INVESTED in our community, clients and industry. We maximize our impact in the communities we serve through action. Our team volunteers time, resources and commission revenue to local, cause-related organizations.

OUR MISSION

To impact our community, clients, and industry by doing commercial real estate differently.

OUR VISION

To serve a select group of owners and users of commercial real estate by leveraging the experience of our specialized, collaborative, team and to impact our community through investment in cause-related organizations.

OUR CORE VALUES

Be *INVESTED*, Challenge the Status Quo, Promote Creativity and Fun, Family First, Promote Health and Balance, Believe in the Power of Teams, Know When to Say No, Manage Resources Wisely, Be Proud but Humble.

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Disclaimer:

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