



OFFERING SUMMARY

Available SF:	Fully Leased
Lease Rate:	Negotiable
Lot Size:	0.89 Acres
Year Built:	1998
Building Size:	10,060 SF
Zoning:	CN
Traffic Count:	46,000

PROPERTY OVERVIEW

MOTIVATED LANDLORD - LET'S GET A DEAL DONE!!
Special 1st YEAR RATE of \$13/SF MG. This suite features reception, 2 large offices, 2 open office areas, large kitchenette and gorgeous views.

The common areas are well kept, very clean and feature updated men's and women's bathrooms. Solid parking and very visible signage makes this property a great deal for your small business.

PROPERTY HIGHLIGHTS

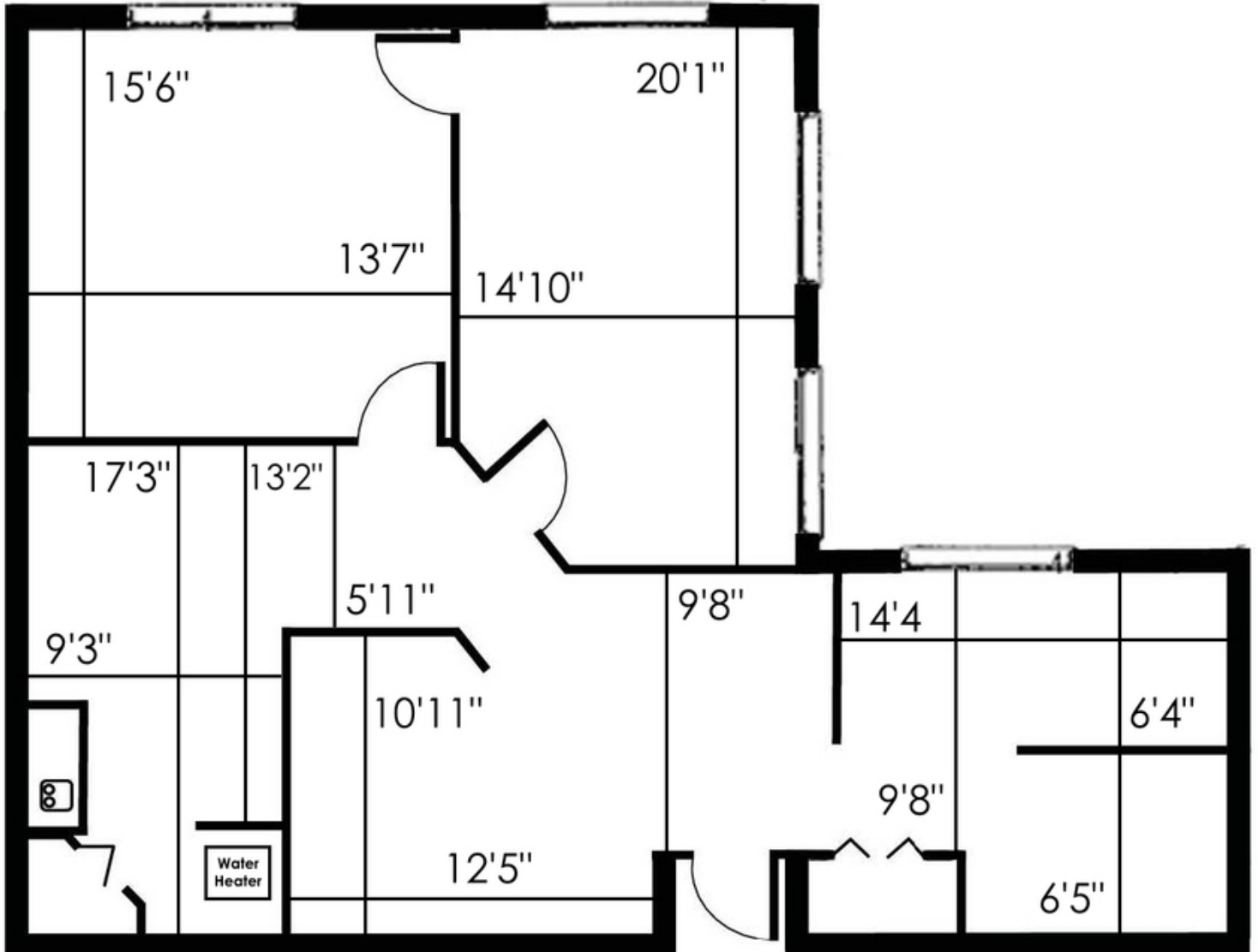
- Average Daily Traffic Count Of 46,000 Cars
- Independent Entry
- Easy Access
- Clean and Affordable



Commercial

**MOTIVATED LANDLORD - LET'S GET A DEAL DONE!!
OFFICE BUILDING**

8830 S. TAMiami TR., SARASOTA, FL



STE. 150

Michael Saunders & Company



Licensed Real Estate Broker

1605 Main Street Suite 500 | Sarasota, FL
941.957.3730 | MSCcommercial.com

PRESENTED BY:

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Looking West on Tamiami Trl.



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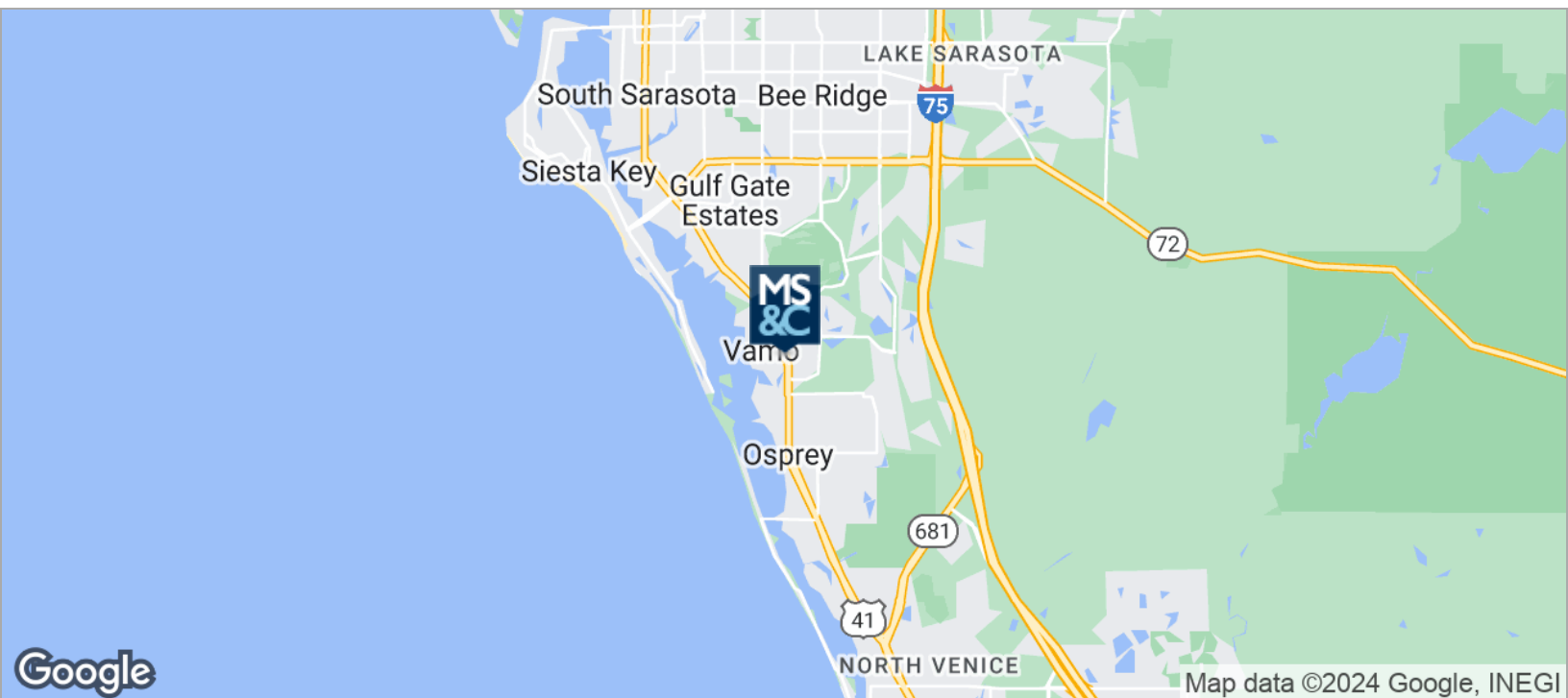
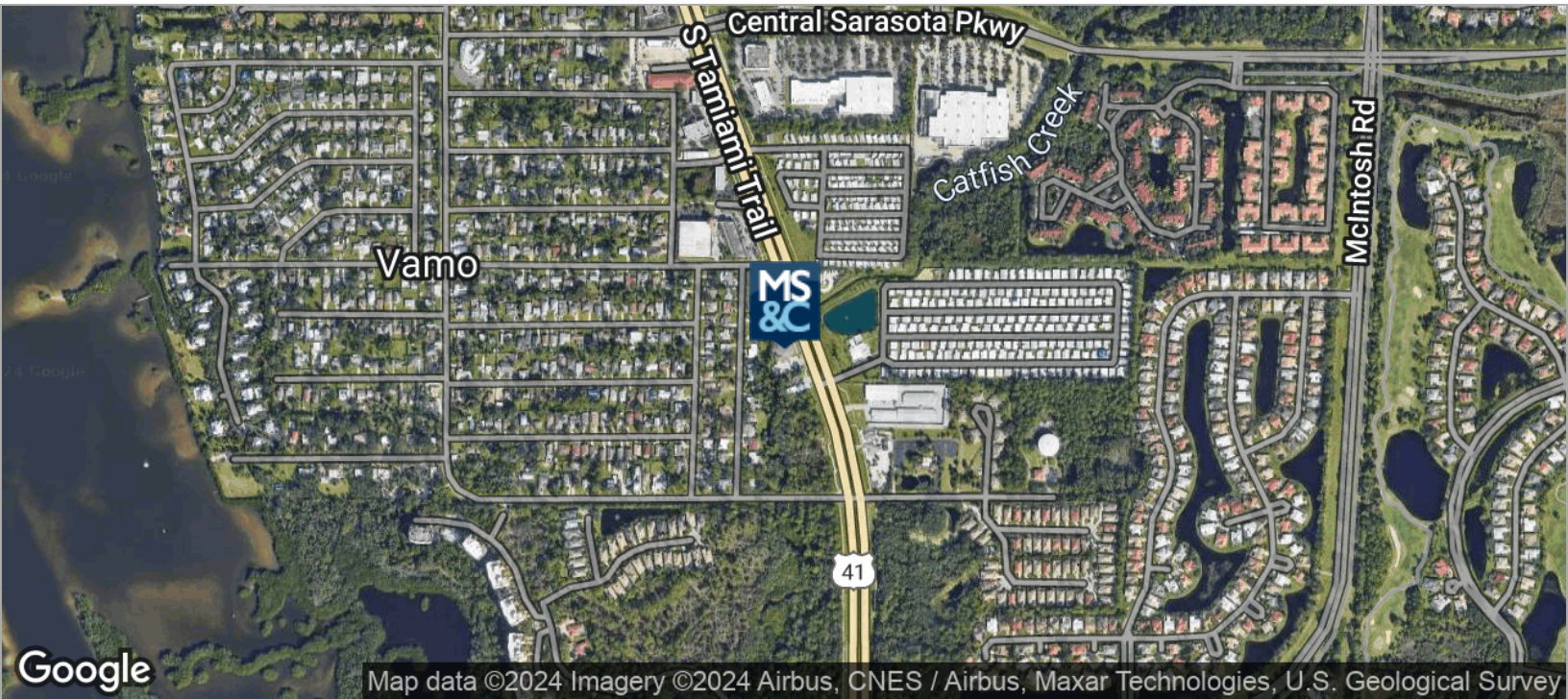
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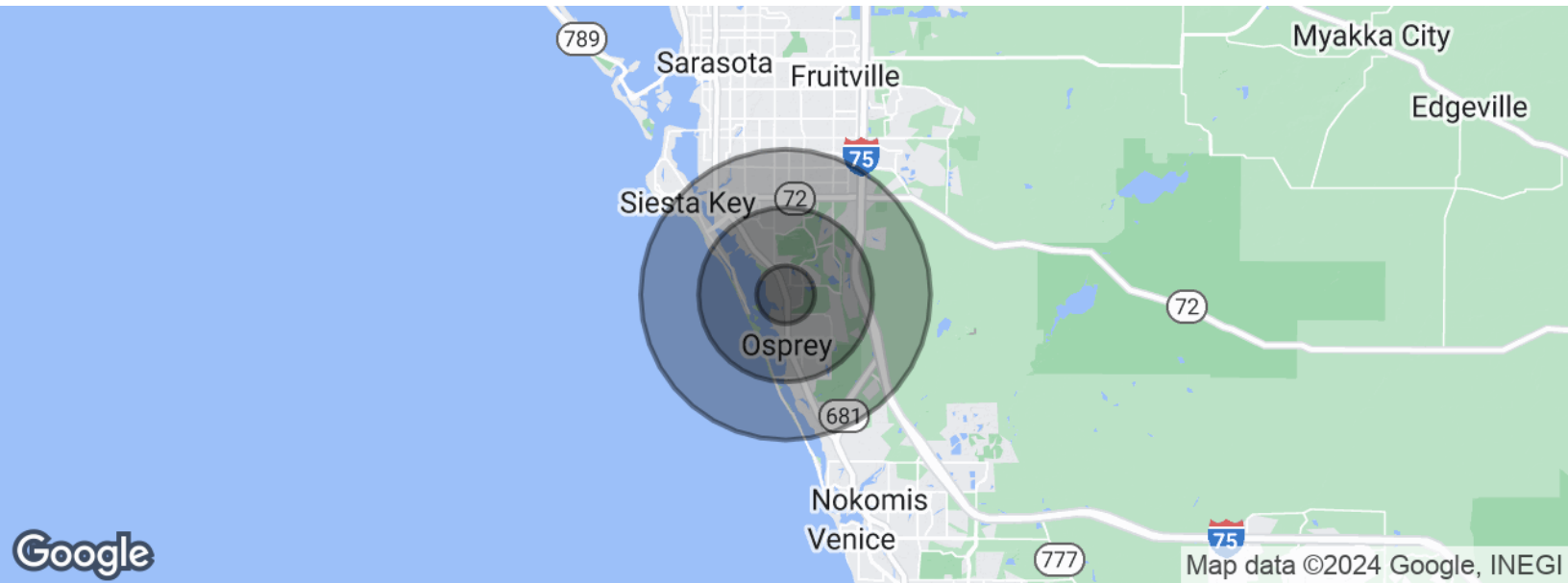
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	5,185	30,918	73,771
Median age	61.2	60.0	56.0
Median age (Male)	62.3	59.6	55.1
Median age (Female)	60.3	59.8	56.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,664	15,458	35,763
# of persons per HH	1.9	2.0	2.1
Average HH income	\$77,334	\$87,577	\$80,183
Average house value	\$424,060	\$399,237	\$355,348

* Demographic data derived from 2020 ACS - US Census

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