SVN
COMMERCIAL ADVISORY GROUP

7972 NORTH TAMIAMI TRAIL

7972 NORTH TAMIAMI TRAIL
SARASOTA, FL 34243

Gail Bowden
Senior Investment Advisor
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Property Summary

SALE PRICE	$899,000

OFFERING SUMMARY

Lot Size:	1.65 Acres
Zoning:	GC/WR/AI-GC/AI
Market:	Sarasota
Submarket:	Bradenton
Traffic Count:	40,500
Price / SF:	$12.51

PROPERTY OVERVIEW

1.65 acres of cleared land on US-41 with all utilities on-site and ready to build. Adjacent to the Sarasota - Bradenton International Airport, The University of South Florida, Ringling College, New College, and The Ringling Museum. Perfect location for a boutique hotel, office, retail, restaurant, nightclub, zoned for marijuana dispensary- the possibilities are endless. 40,000 + daily traffic count. The property sits in the "Urban Zone" as well as the newly created "SW TIF District" and is eligible for redevelopment and infill grant monies.

https://www.mymanatee.org/departments/redevelopment___economic_oppc

LOCATION OVERVIEW

Property is located on the corner of Suwanee Avenue and North Tamiami Trail on 41 at the border of Sarasota and Manatee Counties, adjacent to Sarasota Bradenton International Airport, the University of Florida Ringling College, New College, and the Ringling Museum.

PROPERTY HIGHLIGHTS

- 1.65 acres - Frontage on US 41 - 300+ ft
- High Traffic Volume -40,000+ traffic count
- Adjacent to Sarasota - Bradenton International Airport
- Pad Ready
- Central location on the border of Sarasota and Bradenton

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Additional Photos

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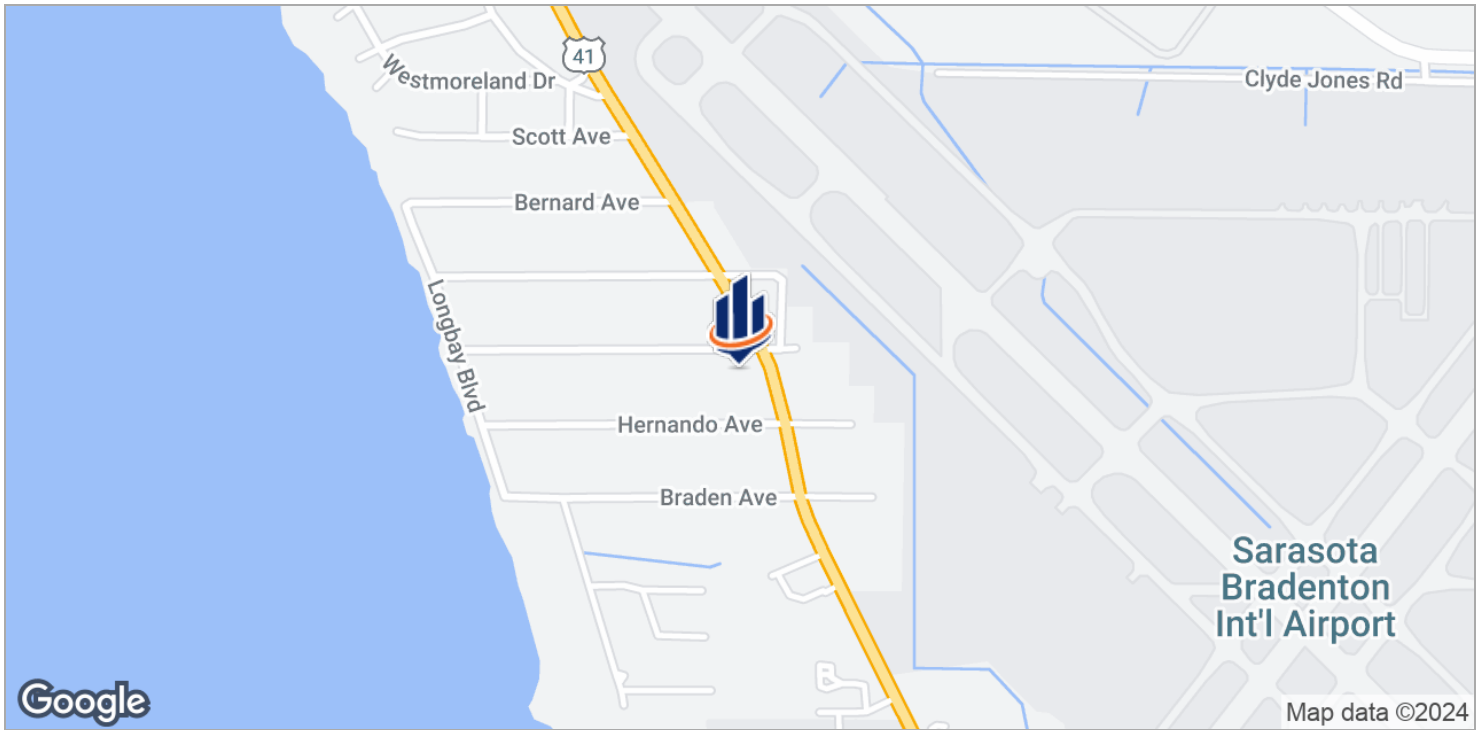
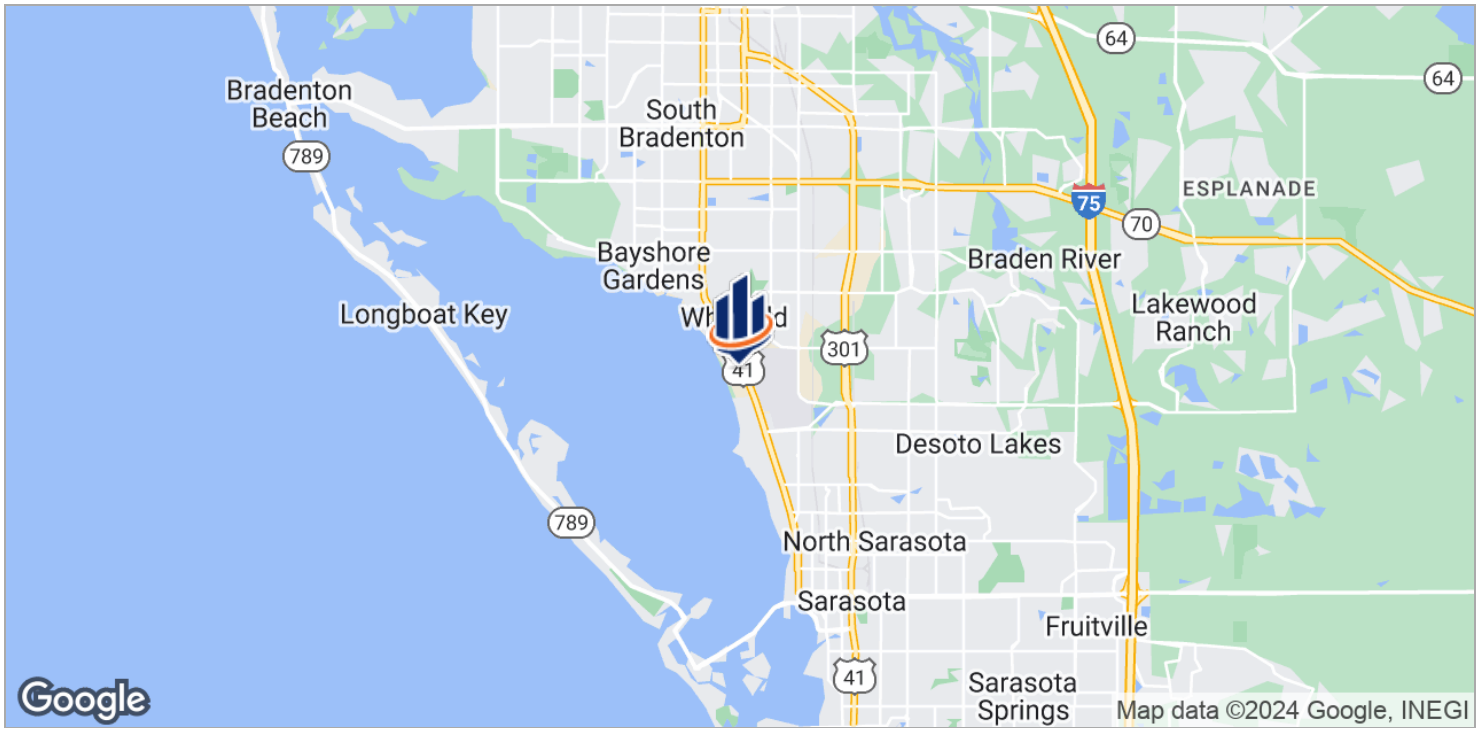
Aerial Maps

srq
SARASOTA
BRADENTON
INTERNATIONAL
GT MARINE
Randy's Cycle Sales
ERICKSON marine
Sarasota Kitchen and Bath Inc.
Pinehurst St
N. Tamiami Trail
41
BUDGETINN
DUNKIN' DONUTS
Suwanee Ave
SUBJECT
Primo! RISTORANTE
BAYSIDE Pet Resort
CUBESMART self storage + logistics
U-HAUL
Bernard Ave
Somerset Ave

Location Maps





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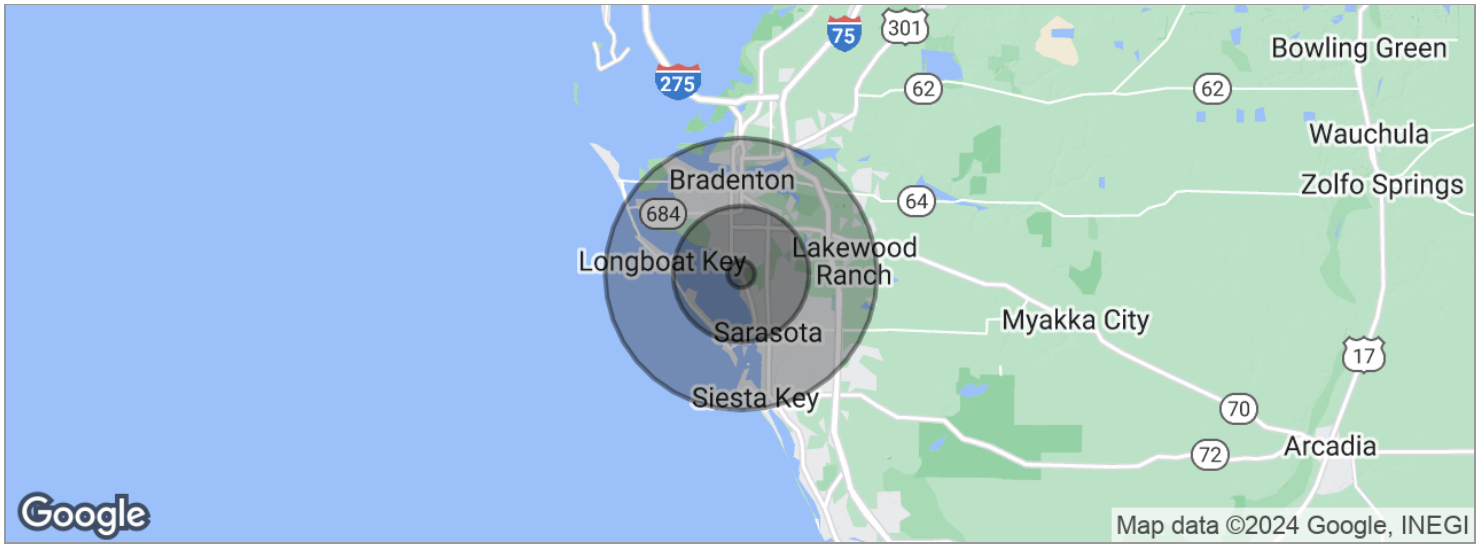
Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,609	135,418	434,124
Median age	41.3	43.4	45.3
Median age (Male)	43.5	42.4	44.1
Median age (Female)	40.6	44.5	46.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,075	58,003	184,847
# of persons per HH	2.4	2.3	2.3
Average HH income	$52,219	$58,667	$65,791
Average house value	$210,467	$272,334	$304,254

** Demographic data derived from 2020 ACS - US Census*

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Sale Comps

Subject Property

7972 North Tamiami Trail, Sarasota, FL 34243

Sale Price:	$899,000	**Lot Size:**	1.65 Acres
Price PSF:	$12.51	**Price / AC:**	$544,848

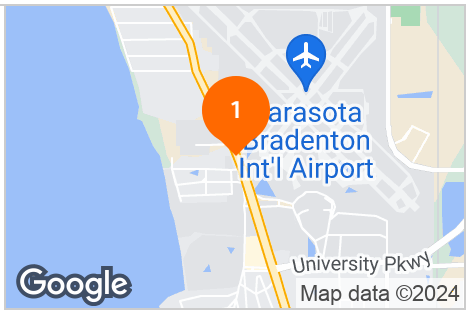
1.65 acres of cleared land on US-41 with all utilities on site and ready to build. Adjacent to the Sarasota - Bradenton International Airport, The University of South Florida, Ringling College, New College, and The Ringling Museum. Perfect location for boutique hotel, office, retail, restaurant, nightclub, zoned for marijuana dispensary- the possibilities are endless. 40,000 + daily traffic count.

1

8450-8490 N Tamiami Trl

Sarasota, FL 34243

Sale Price:	$1,950,000	**Lot Size:**	1.13 Acres
Price PSF:	$39.62	**Price / AC:**	$1,725,663



2

6717 14th St W - US-41

Sarasota, FL 34207

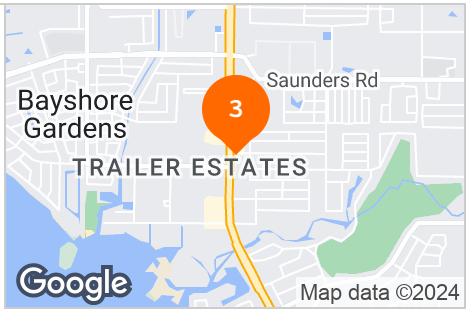
Sale Price:	$899,000	**Lot Size:**	1.85 Acres
Price PSF:	$11.16	**Price / AC:**	$485,945

3

6605 14th St

Sarasota, FL 34207

Sale Price:	$500,000	**Lot Size:**	0.67 Acres
Price PSF:	$17.13	**Price / AC:**	$746,268



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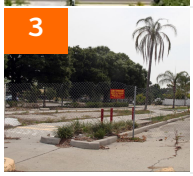
Sale Comps Summary

	SUBJECT PROPERTY	PRICE	BLDG SF	LOT SIZE	PRICE/SF	PRICE/AC	CAP	
	7972 North Tamiami Trail 7972 North Tamiami Trail Sarasota, FL 34243	$899,000	-	1.65 AC	$12.51	$544,848	-	
	SALE COMPS	**PRICE**	**BLDG SF**	**LOT SIZE**	**PRICE/SF**	**PRICE/AC**	**CAP**	**CLOSE**
1	**8450-8490 N Tamiami Trl** Sarasota, FL 34243	$1,950,000	-	1.13 AC	$39.62	$1,725,663	-	On Market
2	**6717 14th St W - US-41** Sarasota, FL 34207	$899,000	-	1.85 AC	$11.16	$485,945	-	On Market
 3	**6605 14th St** Sarasota, FL 34207	$500,000	-	0.67 AC	$17.13	$746,268	-	On Market
		PRICE	**BLDG SF**	**LOT SIZE**	**PRICE/SF**	**PRICE/AC**	**CAP**	**CLOSE**
	Totals/Averages	**$1,116,333**	**-**	**1.22 AC**	**$21.01**	**$915,027**	**-**	

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Sale Comps Map

SUBJECT PROPERTY
7972 North Tamiami Trail, Sarasota, FL 34243

1

8450-8490 N TAMIAMI TRL
Sarasota, FL
34243

2

6717 14TH ST W - US-41
Sarasota, FL
34207

3

6605 14TH ST
Sarasota, FL
34207

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GAIL BOWDEN

Senior Investment Advisor

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PROFESSIONAL BACKGROUND

Gail Bowden, Senior Investment Advisor and founder of Global Medical Team, brings a unique blend of strategic creativity and expertise to the SVN Commercial Advisory Group team. Drawing on over thirty years of experience, Bowden is well known for her business ingenuity and ability to navigate the complexities of venture capital, project finance, construction, and development.
Her project list is extensive, as well as her list of accomplishments as an expert and industry leader.

SVN Certified Specialist in Office, Self-Storage, Industrial, and Retail
Real Estate Forum's Women of Influence 2020 & 2016
SVN's prestigious honor "Partners Circle" 2022, 2021, 2019, 2015 & 2014
MS&C Commercial Presidents Circle, Top Team Outstanding Performance 2018 & 2017
Four-time Top CRE Advisor; Top Producer; Top Sale Transaction
Ranked #11 worldwide & #2 in Florida with SVN 2019
Ranked #3 worldwide & #1 in Florida with SVN 2015

Ms. Bowden is well-known for closing complex and varied commercial investment projects, specializing in medical office, self-storage, retail, and industrial properties. Gail's propensity for guiding clients to appropriate financing and her skill for identifying the most suitable investors for each deal has contributed to her career sales total of over $600 million.

From contract to closing, Gail handles each client with exceptional care, ensuring that every transaction element is presented clearly and logically. Known for thorough research, stamina, and patience, Gail's ability to communicate clearly with all sides in any negotiation has established her as a true professional. A passion for travel has enhanced Gail's ability to develop and cultivate long-standing relationships with real estate and development professionals worldwide.

RECENT TRANSACTIONS

- SOLD | Land Zoned PD | Riverview, FL | 18 Acres
- SOLD | Land Zoned OPI | Sarasota, FL | 3.143 Acres
- SOLD | Land Zoned CG | Venice, FL | 0.69 Acres

COMMERCIAL ADVISORY GROUP

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