



Commercial

2500-2502 TAMIAMI TRL N OFFICE BUILDING

2500-2502 TAMIAMI TRL N, NOKOMIS, FL



OFFERING SUMMARY

Sale Price:	\$983,400
Building Size:	7,063 SF
Lot Size:	0.72 Acres
Price / SF:	\$139.23
Year Built:	1989
Zoning:	OPI
Traffic Count:	38,000

PROPERTY OVERVIEW

These two buildings located in the same single parcel are part of a larger Professional Campus. Both buildings are free standing with a smaller 1,000 SF single story building in the front of the parcel and a larger two story 6,000 +/- sf building sitting behind it in the rear of the property. The buildings share a common parking lot.

This Professional Campus features 4 buildings (3 parcels) totaling over 21,000 sf on 1.86 +/- tranquil park-like acres ideally located for easy access and visibility to US 41/Tamiami Trail and accessibility to all parts of Sarasota County including Venice, Osprey, Nokomis, and Sarasota. Buildings range in size from 1,000 to 8,000 +/- sf in one- and two-story buildings laid out to maximize accessibility, privacy, and direct access to parking. The 3 parcels can be purchased together or separately, providing 8,000, 14,000, or 21,000 +/- sf of office properties.

PROPERTY HIGHLIGHTS

- The entire campus offers 4 buildings with a total of 21,000 +/- sf, available on building parcels addressed as 2500, 2502, 2504, and 2506 Tamiami Trail N.
- At 2500 and 2502 Tamiami Trail N, buildings totaling 7,000 +/- sf are available.
- Three buildings located in 2 parcels and offering 13,000 +/- sf are available at 2500, 2502, and 2504 Tamiami Trail N.
- A single building featuring 8,000 +/- sf is available at 2506 Tamiami Trail N.
- Two buildings located in 2 parcels and offering 14,000 +/- sf are available at 2506 and 2504 Tamiami Trail N.

Michael Saunders & Company



Licensed Real Estate Broker

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PROPERTY HIGHLIGHTS

- 2500 Tamiami Trail N. is a 1,079 +/- sf one-story Office positioned at the front of the parcel offering visibility and signage to US41/ Tamiami Trail. This building formerly functioned as a Dental office and can easily be converted to host a Medical practice once again.
- 2502 is a 5,984 +/- sf two-story Professional Office multi-tenant building sitting in the rear of the parcel.
- Both buildings were built in 1989.
- Parking available exceeds the standard 4/1000 ratio.



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OPI ZONING

Office, Professional and Institutional/Planned District (OPI/PD).

a. Purpose and Intent.

1. The OPI/PD District provides for offices, institutional, cultural, and allied uses. Upper-story residential uses are also allowed as an ancillary use to a professional or business office. The district is not retail commercial in character. OPI/PD development must be designed to minimize the impacts of the development on the adjacent residential area. When rezoning to the OPI/PD, Development Concept Plans are binding.
2. The OPI/PD District is generally used to implement the Comprehensive Plan within those areas of the County shown as Light Office on the Future Land Use Map. The OPI/PD District may also be used to implement any other designated land use that includes OPI as an implementing district.
3. Light Office developments are typically characterized by buildings of one or two stories that do not exceed 15,000 square feet per building. Site design is sensitive to adjacent residential areas with regard to such things as building location, building orientation, dumpster location, buffering, landscaping, and lighting.

The list of allowable uses and developmental restrictions within the OPI zoning designation can be found in the Sarasota County Unified Development Code Use Table found here: <https://www.scgov.net/Home/ShowDocument?id=39410>

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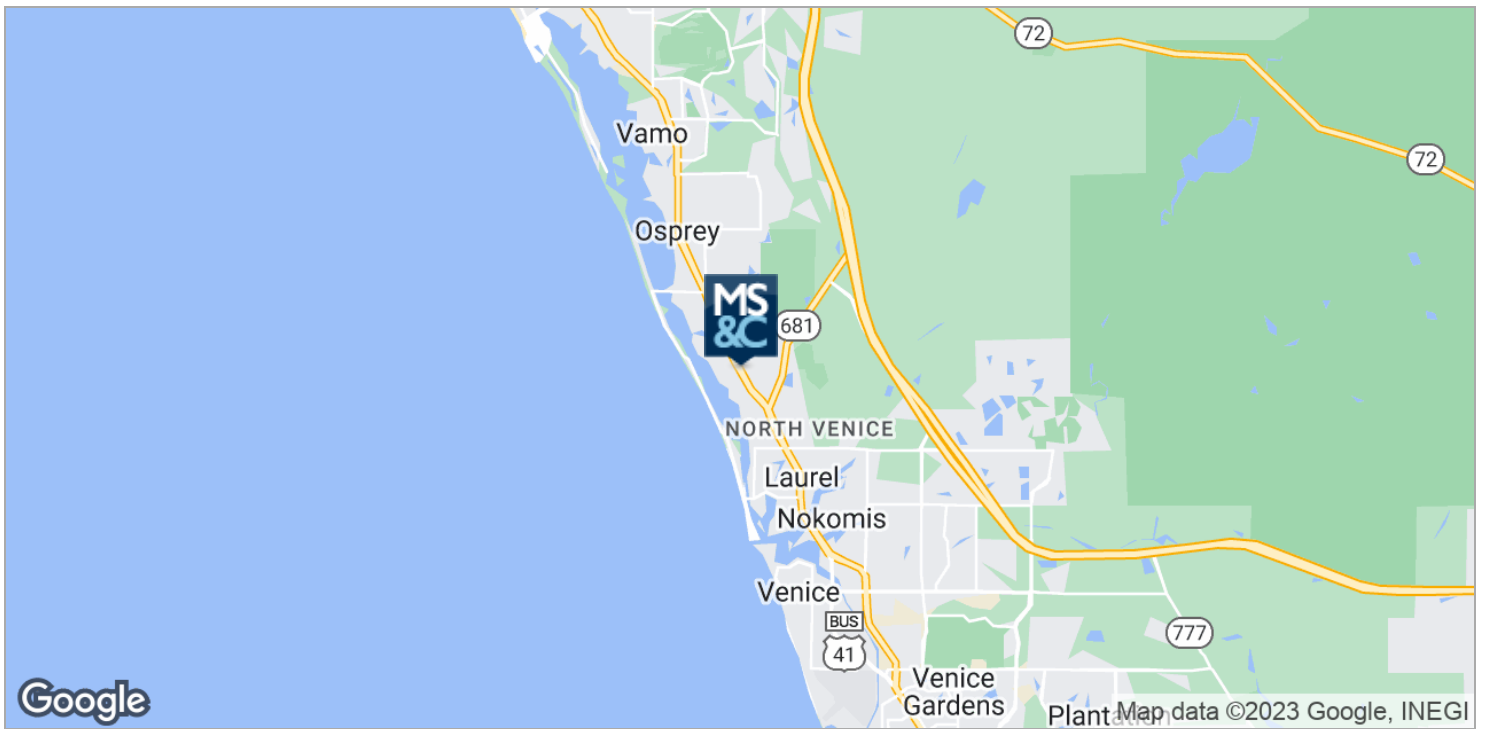
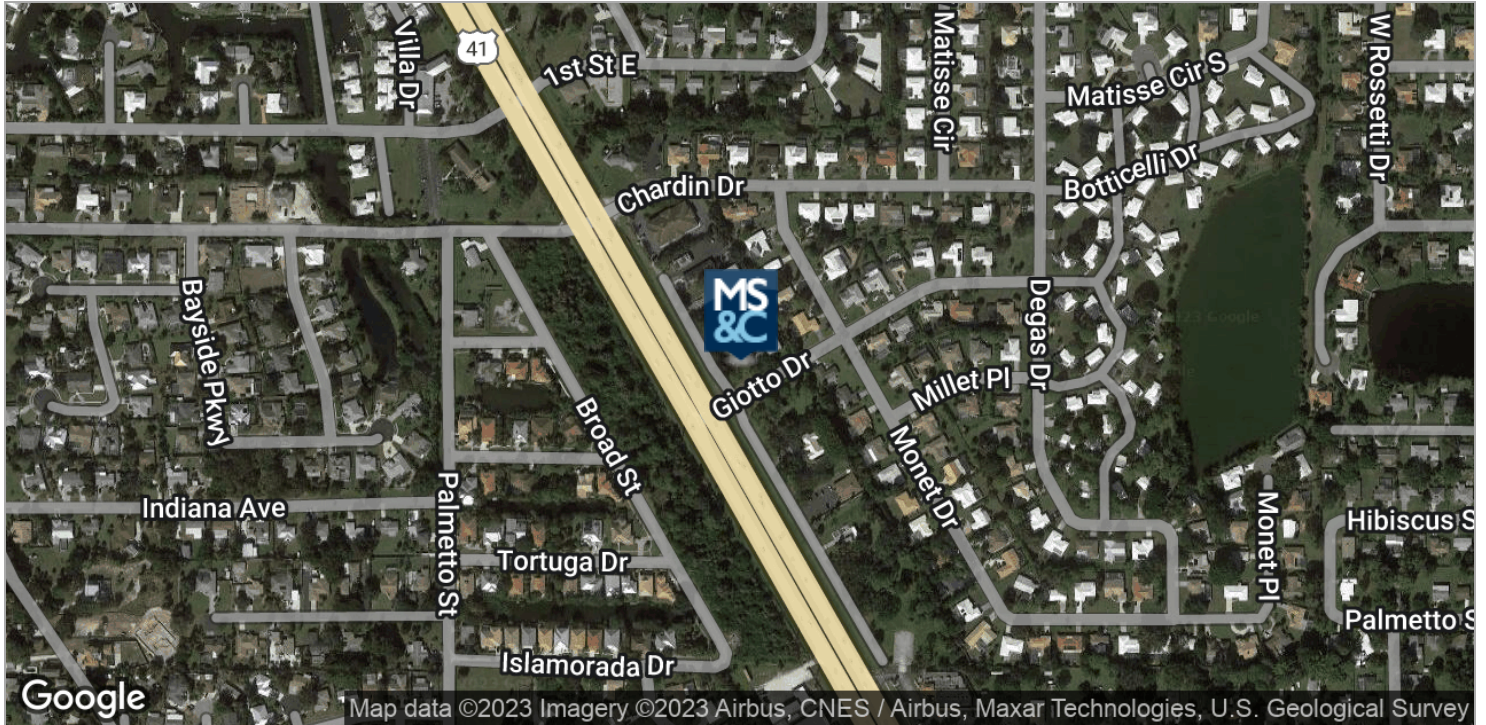
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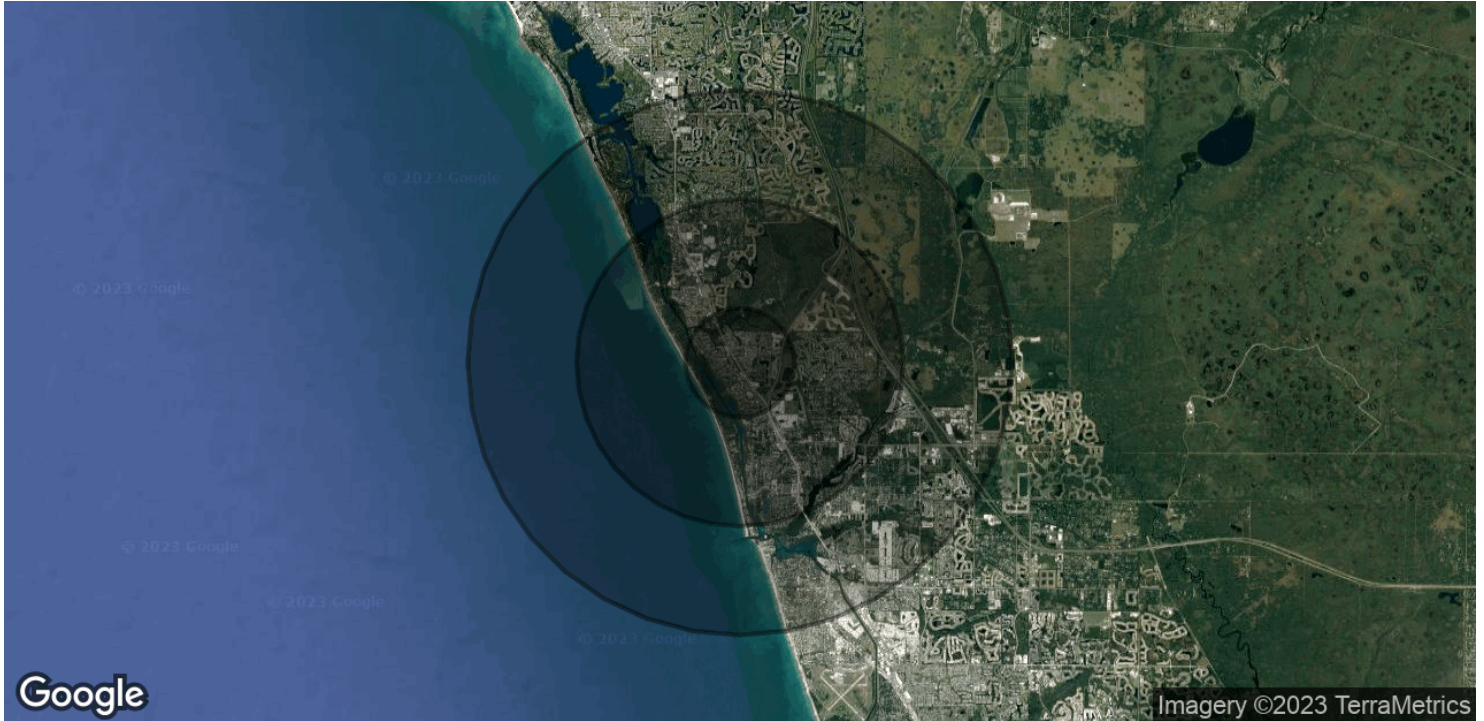
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,298	17,962	43,659
Average age	62.6	59.1	61.0
Average age (Male)	65.3	60.1	61.3
Average age (Female)	60.0	58.1	60.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households (HH)	1,662	8,581	21,814
# of persons per HH	2.0	2.1	2.0
Average HH income	\$70,786	\$84,111	\$77,833
Average house value		\$359,222	\$362,743

TRAFFIC COUNTS

38,000/day

* Demographic data derived from 2020 ACS - US Census

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BUILDING OPTIONS

ADDRESS	TOTAL SIZE	PRICE	PRICE/SF
2500 and 2502 Tamiami Trail	7,063 SF	\$983,400	\$139/ SF
2506 N Tamiami Trail	8,000 SF	\$1,272,000	\$159/SF
2500, 2502, 2504 N Tamiami Trail	13,047 SF	\$1,788,300	\$137/SF
2504, 2506 N Tamiami Trail	13,984 SF	\$2,076,900	\$149/SF
2500, 2502, 2504, 2506 N Tamiami Trail	21,047 SF	\$3,060,300	\$145/SF

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PROFESSIONAL BACKGROUND

Susan Goldstein has repeatedly earned the position of MS&C's Top Producing Commercial Agent. She focuses on sales and leasing in the Sarasota and Manatee County marketplace. Susan provides superior service to her clients.

Balancing an understanding of client needs and objectives with dynamics of the market, the financial realities of all parties, and a willingness to work hard to get the job done contribute to Susan's success. Susan has been involved in a multitude of transactions with clients ranging from national corporations to local businesses and developers. Susan is considered an important player in the vibrant commercial real estate arena.

With an MBA from Columbia University, strong marketing experience with companies such as American Express and Proctor & Gamble, along with the CCIM Designation, the highest level of Commercial Realtor educational achievement, Susan ensures her clients the most professional and profitable real estate transaction.

EDUCATION

CCIM Designation
Columbia University Business School MBA
Duke University BA

MEMBERSHIPS & AFFILIATIONS

The Commercial Real Estate Association (CREA) of the Realtor Association of Sarasota and Manatee, 2019 President, Board Member
Lakewood Ranch Business Alliance Governmental Affairs Committee Chair and Executive Committee Member
Columbia University Alumni Club Past President
Realtor Association of Sarasota & Manatee: Past Public Policy Chair, Attorney/ Realtor Committee Chair
The Sarasota and Manatee County Economic Development Corporation Real Estate Office Oversight Committee

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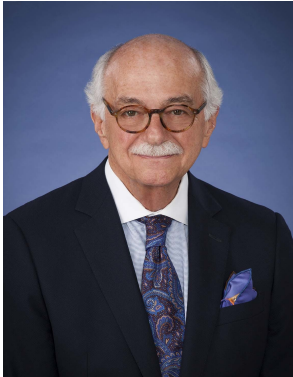
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PROFESSIONAL BACKGROUND

Lee DeLieto, Sr. joined the Commercial Group at Michael Saunders & Company more than 25 years ago, and has repeatedly received "Top Commercial Real Estate Producer" recognition. His knowledge of the Sarasota, Manatee and Charlotte county areas has allowed businesses to find commercial real estate that matches each client's specific needs.

Lee's Commercial Real Estate services include commercial investment property, land development, site and land acquisition, office space and retail leasing, 1031 exchanges, and asset disposition.

Lee has the proven ability to make your next investment, lease, acquisition/sale a profitable experience. There is no secret to Lee's success – solid commercial real estate knowledge and years of experience in helping clients achieve their goals.

Lee was joined by his son Lee Jr. in 2005 who is committed to the goals and work ethics established by Lee Sr.

DeLieto Team currently includes three licensed commercial Realtors.

EDUCATION

Syracuse University. Bachelor of Arts

University of Rochester Simon School of Business MBA in Finance and Economics

MEMBERSHIPS & AFFILIATIONS

Corporate Professional Affiliations:

Commercial Real Estate Alliance (CREA)

Realtor Association of Sarasota and Manatee (RASM)

Community & Professional Affiliations:

Board Chair Sarasota County Boys & Girls Clubs

Founding BOD Member Insignia Bank (Now Centennial Bank)

Trustee Plymouth Harbor Foundation

BOD SW Florida Chapter of American Red Cross Sarasota

Sarasota Alumni Club of Phi Delta Theta, Past President

Syracuse University Alumni Club

Past President of Downtown Sarasota Kiwanis Club

Argus Foundation, Corporate Member

Tiger Bay Forum Member

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PROFESSIONAL BACKGROUND

A Sarasota native with a wealth of area knowledge, Will Martin brings a strong finance background to his commercial real estate career. After graduating Magna Cum Laude from the esteemed Rollins College with a degree in Economics, he went on to work in mutual funds for T Rowe Price in Tampa. He returned to his Sarasota roots in 2016, and quickly realized that his education and professional experience would translate well to the world of commercial real estate.

Will believes in giving back to the community and has enjoyed involvement with Habitat for Humanity, Give Kids the World Foundation, Rollins Immersion Program, and the Special Olympics. He studied abroad in London while in college which sparked his passion for travel, and in his free time you can also find him watching the Tampa Bay Lightning, fishing or playing Ultimate Frisbee.



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