

OFFICE BUILDING

13816 TAMAMI TRAIL, NORTH PORT, FL



ADDRESS

**13816 Tamiami Trail
North Port, FL 34287**

PROPERTY FEATURES

- 1000 sq ft of Office/Retail Live/Work Space
- Located on Tamiami Trail North Port, FL
- Large Fenced Back Yard
- High daily traffic with ADT count at 50,000 Cars
- Next to the North Port Library

| | 1 Mile | 3 Miles | 5 Miles |
|---------------------------|----------|----------|----------|
| Total Households: | 1,889 | 11,768 | 20,303 |
| Total Population: | 4,006 | 25,664 | 46,487 |
| Average HH Income: | \$47,162 | \$50,934 | \$55,079 |

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.



PRESENTED BY:

TAMMY SHAW

Senior Commercial Advisor | Broker Associate
941.769.2222

TammyShaw@michaelsaunders.com



Commercial

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OFFERING SUMMARY

| | |
|----------------|--|
| Lease Rate: | N/A |
| Building Size: | 1,000 SF |
| Available SF: | Fully Leased |
| Lot Size: | 11,250 SF |
| Year Built: | 1968 |
| Renovated: | 2003 |
| Zoning: | CRL Commercial Redevelop Low Density NP |
| Market: | Sarasota County |
| Submarket: | North Port |

PROPERTY OVERVIEW

This house would be great for Small Office, Retail Sales, Live/Work Space or Service Business such as Ice Cream. Great for Small Specialty Restaurant with outdoor & indoor seating or personal services such as dance, art, music studios or photographic studios. Landlord is open to all permitted uses. The property features a large fenced back yard great for daycare or outdoor seating just use your imagination. The house has a kitchen, bathroom and 3 additional rooms plus a car port area. There is plenty of street parking.

PROPERTY HIGHLIGHTS

- 1000 sq ft of Office/Retail Live/Work Space
- Located on Tamiami Trail North Port, FL
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- Next to the North Port Library

Michael Saunders & Company
TCN
WORLDWIDE
REAL ESTATE SERVICES
Licensed Real Estate Broker

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

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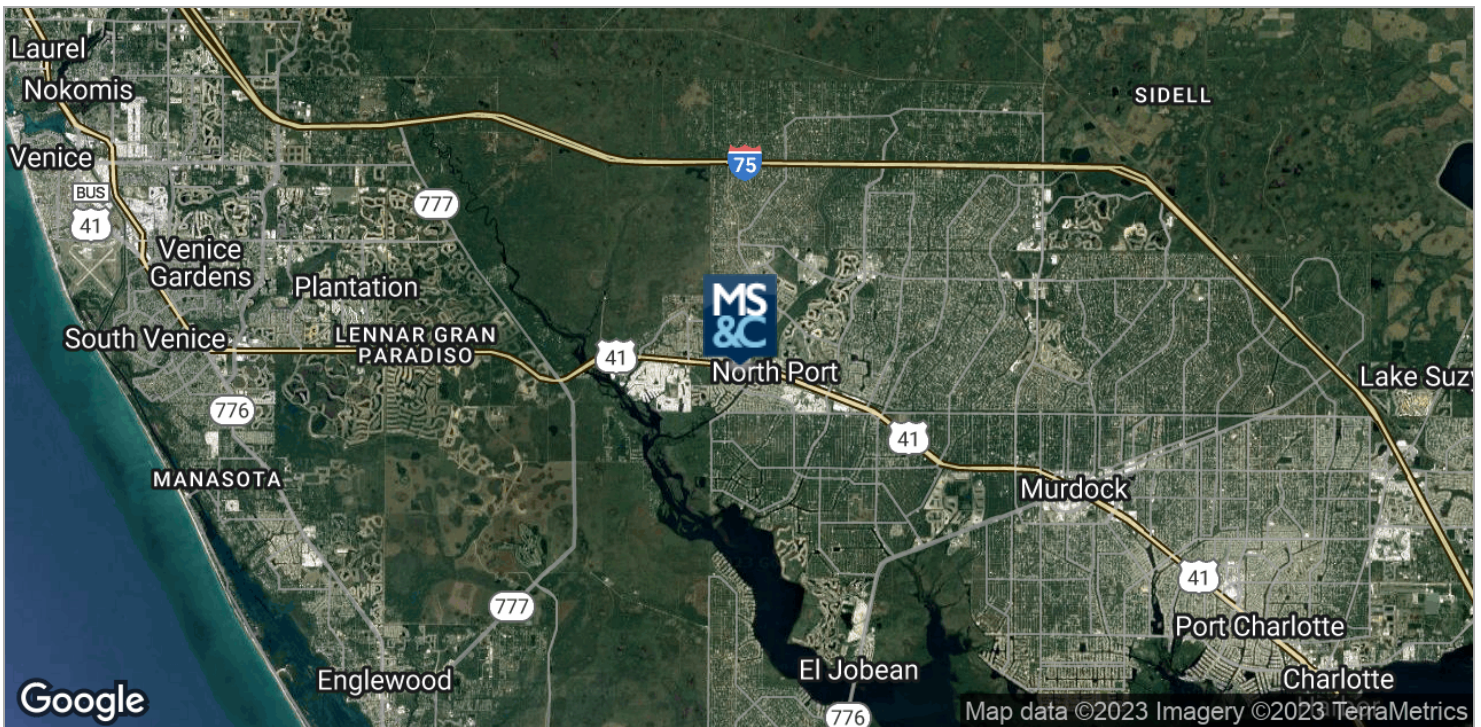
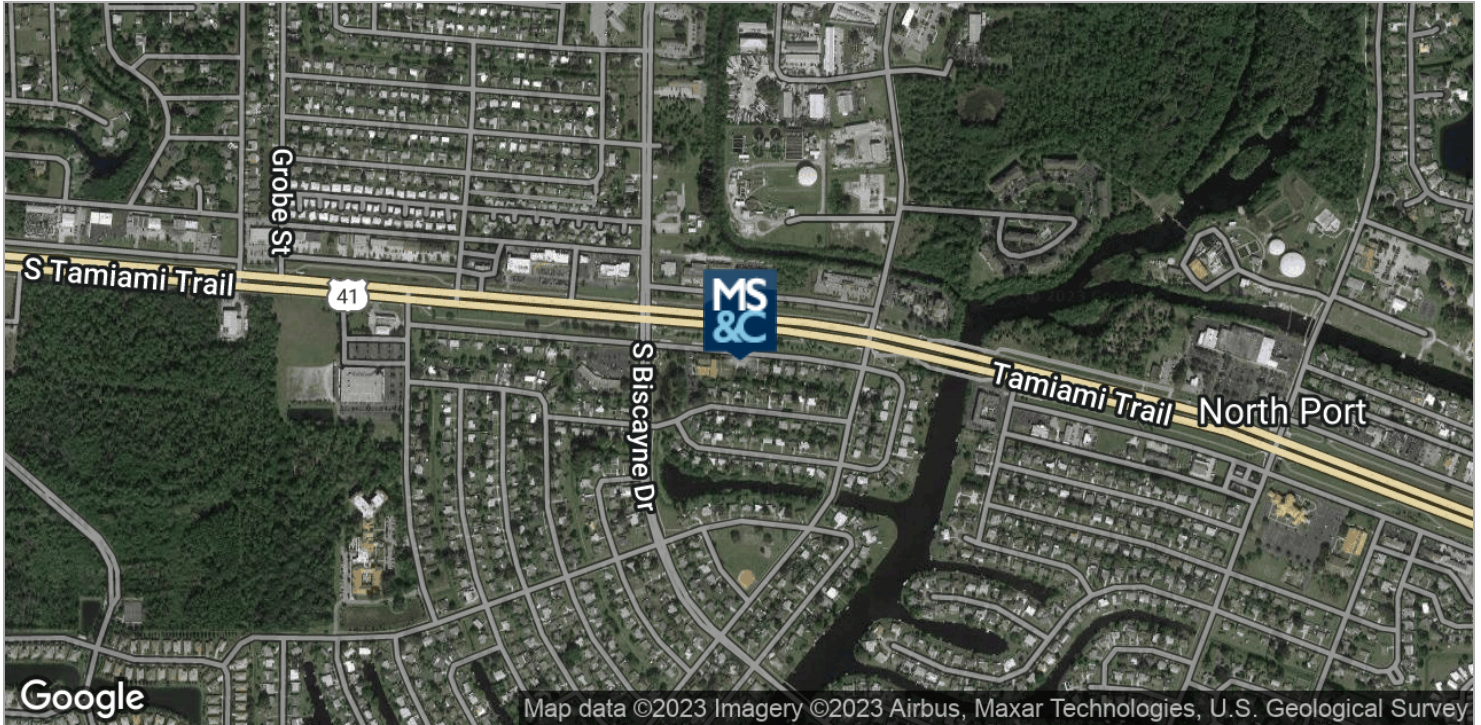
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POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 4,006 | 25,664 | 46,487 |
| Average age | 56.4 | 54.2 | 50.7 |
| Average age (Male) | 51.0 | 50.7 | 48.1 |
| Average age (Female) | 59.0 | 56.0 | 52.3 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total households | 1,889 | 11,768 | 20,303 |
| # of persons per HH | 2.1 | 2.2 | 2.3 |
| Average HH income | \$47,162 | \$50,934 | \$55,079 |
| Average house value | \$141,580 | \$147,265 | \$173,655 |

* Demographic data derived from 2020 ACS - US Census

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Sarasota, FL 34236
T 941.769.2222
C 941.769.2222
TammyShaw@michaelsaunders.com
FL #BK3336061

PROFESSIONAL BACKGROUND

Tammy Shaw epitomizes integrity, energy, hard work, and creative service in every detail of your real estate transaction. Tammy grew up in Carrollton, Ohio and started cultivating her sales drive at the age of 16, selling advertising. She has continued to be a rising star and has since built a successful career in her own business for over 32 years. She has useful experience in every aspect of transactions, for the buyers, sellers, investors, and banks. She has been trained and inspired in sales by some of the best from Dale Carnegie to Tom Hopkins and many more. Five words you can count on from Tammy Shaw are love, integrity, commitment, passion, and fun from the first phone call to the close. Contact her today and get started. My mission statement is, my promise to you

- * To provide the most accurate and up-to-date information, skilled analysis and sound real estate advice.

- * To make the buying and selling of real estate as cost effective as possible while maintaining the highest level of service.

- * To be known as the most professional team of Real Estate Agents whose goals are positive, team oriented, solution based, and with a clear focus on commercial investing, developing, and leasing in retail, office, industrial, multifamily, hotel and special purpose real estate.

- * To act responsibly both in the community and civically; providing updated content and responding to community needs on an ongoing basis; while maintaining the highest standards of quality, customer convenience and satisfaction

EDUCATION

Broker Real Estate License Florida

Certified Commercial Investment Member CCIM Completed courses:

Commercial Real Estate Negotiations

Financial Analysis for Commercial Investment Real Estate

Investment Analysis for Commercial Investment Real Estate

User Decision Analysis for Commercial Investment Real Estate

Market Analysis for Commercial Investment Real Estate