



CORAL COVE PLAZA

7222 SOUTH TAMIAMI TRAIL
SARASOTA, FLORIDA 34231

OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Available SF:	1,500 - 4,500 SF
Building Size:	11,411 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,981	23,078	50,396
Total Population	7,817	47,316	107,035
Average HH Income	\$59,613	\$75,993	\$78,237

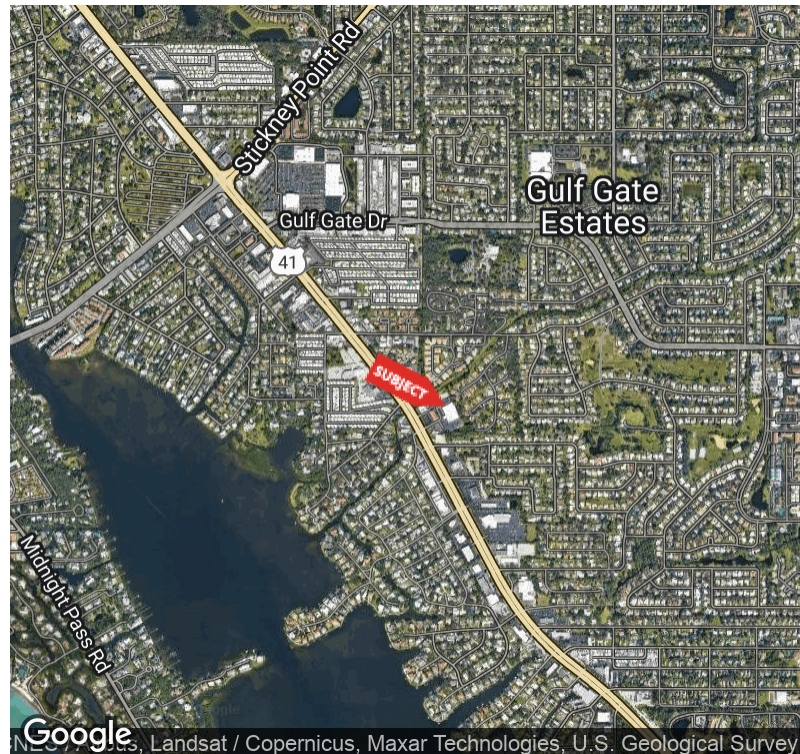


For More Information

BRIAN SEIDEL

CCIM - Broker Associate
941 544 2970
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CORAL COVE PLAZA



OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Building Size:	11,411 SF
Available SF:	1,500 - 4,500 SF
Year Built:	1985
Zoning:	CG - Commercial General

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc presents, 7222 S Tamiami Trail, Unit: 104, 105 and 106, Sarasota, FL 34231:

Property type: Office

Size: From 1500 to 4500 SF available

Visit us online at www.AmericanPropertyGroup.com to see all our listings or call (941)923-0535 at your convenience.

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OF SARASOTA, INC.

7222 South Tamiami Trail

CORAL COVE PLAZA

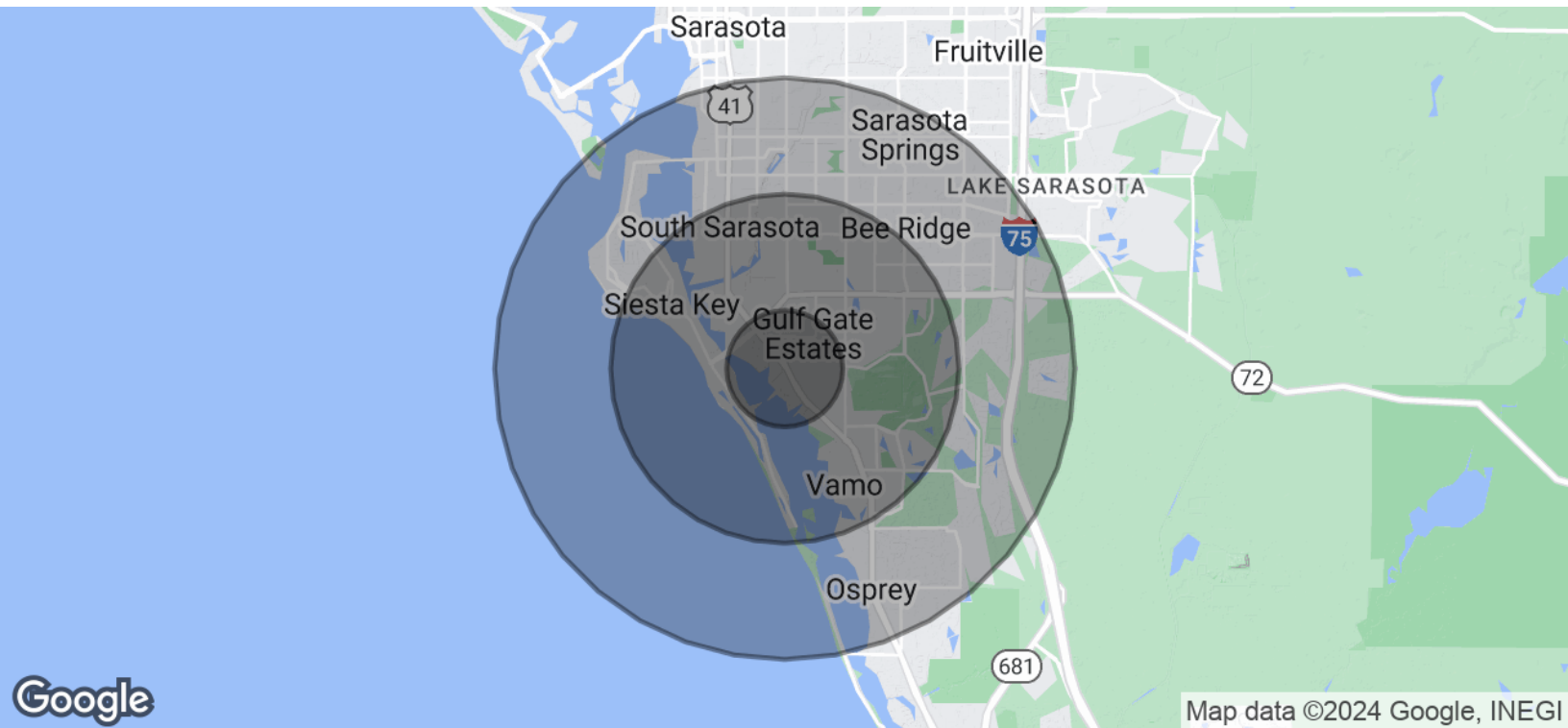


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,817	47,316	107,035
Average age	56.1	54.1	52.8
Average age (Male)	52.6	53.1	51.4
Average age (Female)	57.0	54.4	53.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,981	23,078	50,396
# of persons per HH	2.0	2.1	2.1
Average HH income	\$59,613	\$75,993	\$78,237
Average house value	\$292,729	\$350,948	\$332,187

* Demographic data derived from 2020 ACS - US Census

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PROFESSIONAL BACKGROUND

Brian Seidel, CCIM is a Broker-Associate at American Property Group of Sarasota, Inc., who obtained his real estate license at the age of 19 and began working at APG full time in 2008. Brian handles everything from Retail, Industrial, Office Sales and Leasing to Business Opportunity Sales and Property Management. Brian earned the very prestigious CCIM (Certified Commercial Investment Member) designation in 2011 and wants to put his local knowledge and expertise to work for you and your business! Brian's goal is to streamline and simplify the entire Commercial real estate process for his clients and customers. Call or email Brian anytime!

The CCIM designation is awarded to commercial real estate professionals upon successful completion of a graduate-level education curriculum and presentation of a portfolio of qualifying industry experience. The curriculum addresses: financial analysis, market analysis, user decision analysis and investment analysis – the cornerstones of commercial investment real estate. CCIM's are recognized experts in commercial real estate brokerage, leasing, asset management, valuation, and investment analysis.

Brian focus is to continue American Property Group's stellar record of Sales and Leasing coupled with the highest level dependable service in the Sarasota area through fair dealing and hard work. In his spare time Brian enjoys golfing, reading, automobile racing, and live music.

MEMBERSHIPS

CCIM Designation in the Commercial Real Estate Industry (Certified Commercial Investment Member)

National Association of Realtors

American Property Group of Sarasota Inc

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Sarasota, FL 34231

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