



SALE

8076 N Tamiami Trail

8076 N TAMIAMO TRAIL

Sarasota, FL 34243

PRESENTED BY:

GAIL BOWDEN

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BEN GRAHAM

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,300,000
BUILDING SIZE:	10,099 SF
LOT SIZE:	1.15 Acres
PRICE / SF:	\$227.75
YEAR BUILT:	1953
ZONING:	GC
MARKET:	Sarasota
SUBMARKET:	Bradenton
TRAFFIC COUNT:	38,500
VIDEO:	View Here

PROPERTY OVERVIEW

This is an exciting opportunity for redevelopment of 1.15 acres in a prime location on North Trail US 41 in Sarasota.

LOCATION OVERVIEW

North Tamiami Trail location provides high visibility with pylon signage, hard lighted corner, and 38,500 average daily cars. 1/2 miles from University and 41 intersection. Close proximity to Sarasota International airport, New College, University of South Florida, Ringling College of Art and Design, and East-West College of Natural Medical. Minutes away from Downtown Sarasota and Downtown Bradenton.

PROPERTY HIGHLIGHTS

- Freestanding building
- Excellent location and visibility
- Abundant parking
- Pylon signage
- Lighted Corner
- GC zoning

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PROPERTY DETAILS

SALE PRICE	\$2,300,000
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LOCATION INFORMATION

BUILDING NAME	8076 N Tamiami Trail
STREET ADDRESS	8076 N Tamiami Trail
CITY, STATE, ZIP	Sarasota, FL 34243
COUNTY	Manatee
MARKET	Sarasota
SUB-MARKET	Bradenton
CROSS-STREETS	Tamiami Trail (US 41) & Braden Ave.
TOWNSHIP	35
RANGE	17
SECTION	35
SIDE OF THE STREET	West
SIGNAL INTERSECTION	Yes
ROAD TYPE	Highway
MARKET TYPE	Large
NEAREST HIGHWAY	0 miles to US 41
NEAREST AIRPORT	1.4 miles to Sarasota Bradenton International Airport

PROPERTY INFORMATION

PROPERTY TYPE	Redevelopment
PROPERTY SUBTYPE	Free Standing Building
ZONING	GC
LOT SIZE	1.15 Acres
APN #	6806300056
LOT FRONTAGE	177 ft
LOT DEPTH	318 ft
CORNER PROPERTY	Yes
TRAFFIC COUNT	38500
TRAFFIC COUNT STREET	US 41
WATERFRONT	No
THOMAS GUIDE PAGE #	136
POWER	Yes

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BUILDING INFORMATION

BUILDING SIZE	10,099 SF
OCCUPANCY %	0.0%
NUMBER OF FLOORS	1
AVERAGE FLOOR SIZE	11,523 SF
YEAR BUILT	1953
GROSS LEASABLE AREA	10,099 SF
CONSTRUCTION STATUS	Existing
FRAMING	Concrete Block
CONDITION	Good
ROOF	Buildup Tar and Gravel
FREE STANDING	Yes
NUMBER OF BUILDINGS	2
FOUNDATION	Slab

PARKING & TRANSPORTATION

PARKING TYPE	Surface
PARKING RATIO	9.0
NUMBER OF PARKING SPACES	84

UTILITIES & AMENITIES

SECURITY GUARD	No
HANDICAP ACCESS	Yes
FREIGHT ELEVATOR	No
NUMBER OF ELEVATORS	0
NUMBER OF ESCALATORS	0
CENTRAL HVAC	Yes

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ADDITIONAL PHOTOS



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AERIAL MAP



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AERIAL MAP



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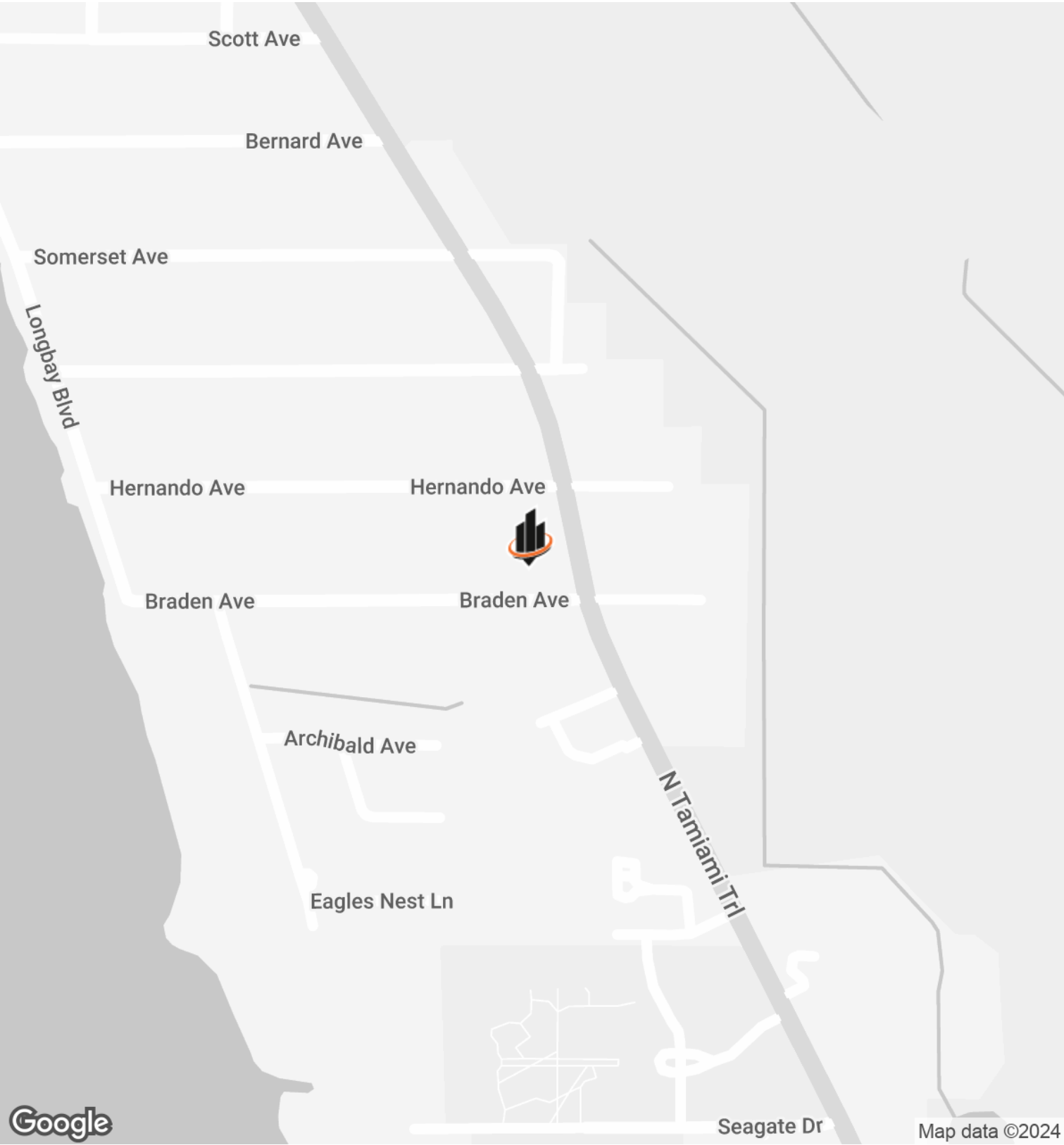
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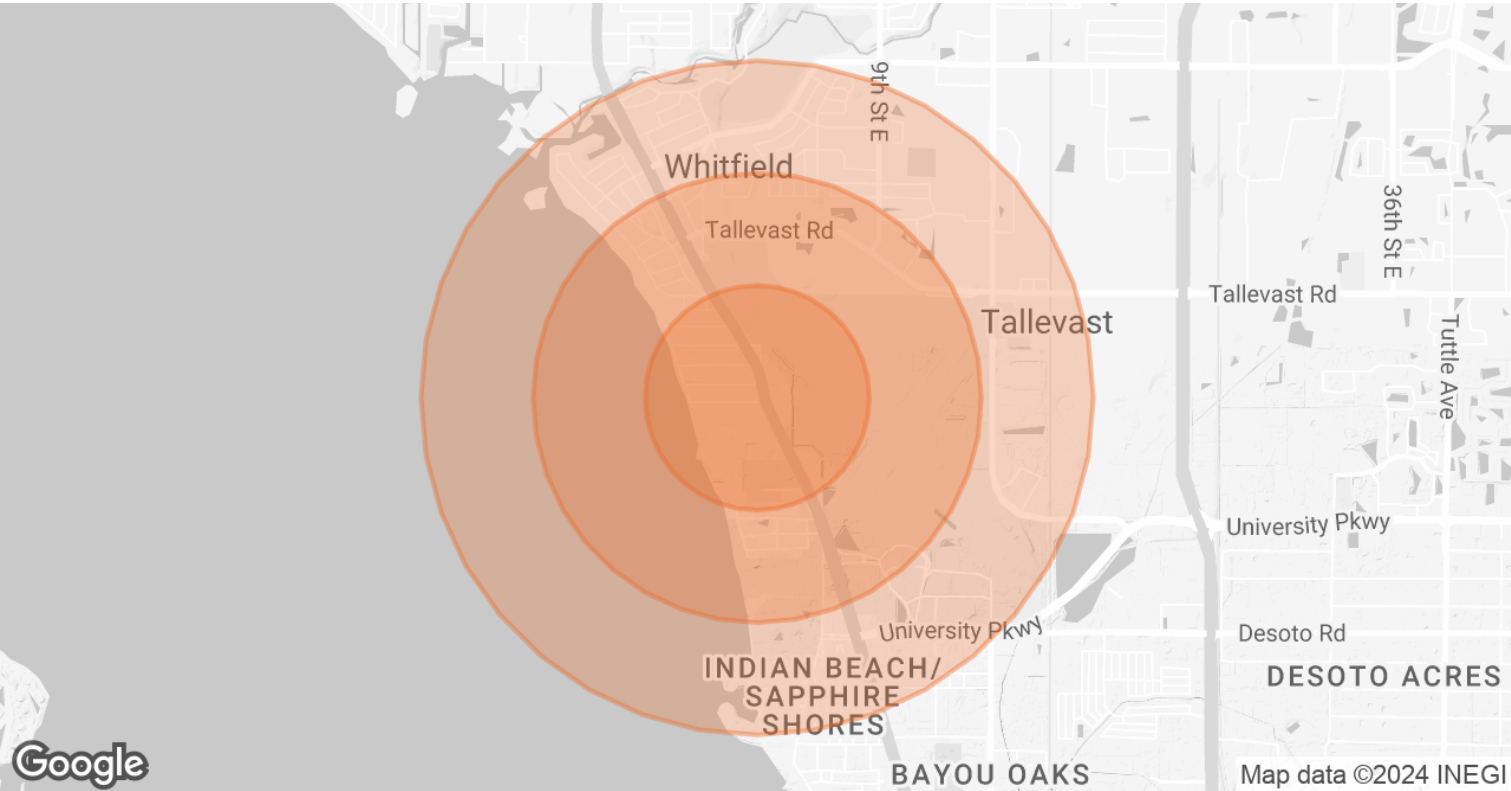
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	302	1,974	6,986
AVERAGE AGE	43.2	41.6	40.9
AVERAGE AGE (MALE)	24.8	35.0	36.6
AVERAGE AGE (FEMALE)	43.6	41.6	41.4
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	92	726	2,650
# OF PERSONS PER HH	3.3	2.7	2.6
AVERAGE HH INCOME	\$69,815	\$75,996	\$72,158
AVERAGE HOUSE VALUE	\$182,537	\$236,551	\$242,277

* Demographic data derived from 2020 ACS - US Census

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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 | Orlando, FL | Medical Office Building | \$12,000,000
- SOLD | SW Florida | Industrial Warehouse Portfolio | \$10,000,000
- SOLD | Land Zoned PD | Riverview, FL | 18 Acres | \$2,100,000

SVN | Commercial Advisory Group

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