



SALE

14242 Tamiami Trl

14242 TAMIAMI TRL

North Port, FL 34287

PRESENTED BY:

GAIL BOWDEN

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BEN GRAHAM

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,499,999
BUILDING SIZE:	2,572 SF
LOT SIZE:	0.34 Acres
PRICE / SF:	\$583.20
YEAR BUILT:	1986
ZONING:	CG
MARKET:	North Port
SUBMARKET:	Sarasota
TRAFFIC COUNT:	37,500
APN:	0999034920
VIDEO:	View Here

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PROPERTY OVERVIEW

ESTABLISHED & PROFITABLE PAWN SHOP with real estate in the same convenient location with the same owner for 14+ years. Over 1 million in gross revenues year over year with growth potential.

There is a high degree of repeat business due to the strategic location. Revenue is from Retail sales and interest from collateral-backed loans. The shop has diverse inventory included in the sale consisting of furniture, merchandise, firearms, etc. All FF&E is included in the sale, including equipment, safes, state-of-the-art security systems, computers, display cases, shelving, etc. Recent remodel in 2020 with security, interior and exterior lighting, interior upgrades, and parking lot improvements—partial roof replacement in 2023.

SHOWING BY APPOINTMENT ONLY THROUGH THE LISTING AGENT.

PROPERTY HIGHLIGHTS

- Excellent location with high visibility
- State-of-the-art security system
- Established & profitable business for 14+ years
- Large buildable lot for expansion

PROPERTY DETAILS

SALE PRICE	\$1,499,999
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LOCATION INFORMATION

STREET ADDRESS	14242 Tamiami Trl
CITY, STATE, ZIP	North Port, FL 34287
COUNTY	Sarasota
MARKET	North Port
SUB-MARKET	Sarasota
CROSS-STREETS	Tamiami Trail & N Port Blvd
TOWNSHIP	39S
RANGE	21E
SECTION	32
SIDE OF THE STREET	South
SIGNAL INTERSECTION	No
ROAD TYPE	Highway
MARKET TYPE	Medium
NEAREST HIGHWAY	0 Miles to US 41
NEAREST AIRPORT	38 Miles to Sarasota Bradenton International Airport, 19 Miles to Punta Gorda Airport

PROPERTY INFORMATION

PROPERTY TYPE	Retail
PROPERTY SUBTYPE	Street Retail
ZONING	CG
LOT SIZE	0.34 Acres
APN #	0999034920
LOT FRONTAGE	100 ft
LOT DEPTH	150 ft
CORNER PROPERTY	No
TRAFFIC COUNT	37500
TRAFFIC COUNT STREET	US 41
WATERFRONT	No
POWER	Yes

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PROPERTY DETAILS

SALE PRICE	\$1,499,999
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BUILDING INFORMATION

BUILDING SIZE	2,572 SF
NUMBER OF FLOORS	2
YEAR BUILT	1986
CONSTRUCTION STATUS	Existing
ROOF	Roof, Concrete Tile - Barrel
FREE STANDING	Yes
NUMBER OF BUILDINGS	1
WALLS	Drywall
EXTERIOR WALLS	Stucco

PARKING & TRANSPORTATION

STREET PARKING	No
PARKING TYPE	Surface
NUMBER OF PARKING SPACES	10

UTILITIES & AMENITIES

CENTRAL HVAC	Yes
LEED CERTIFIED	No
RESTROOMS	5

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AERIAL MAP



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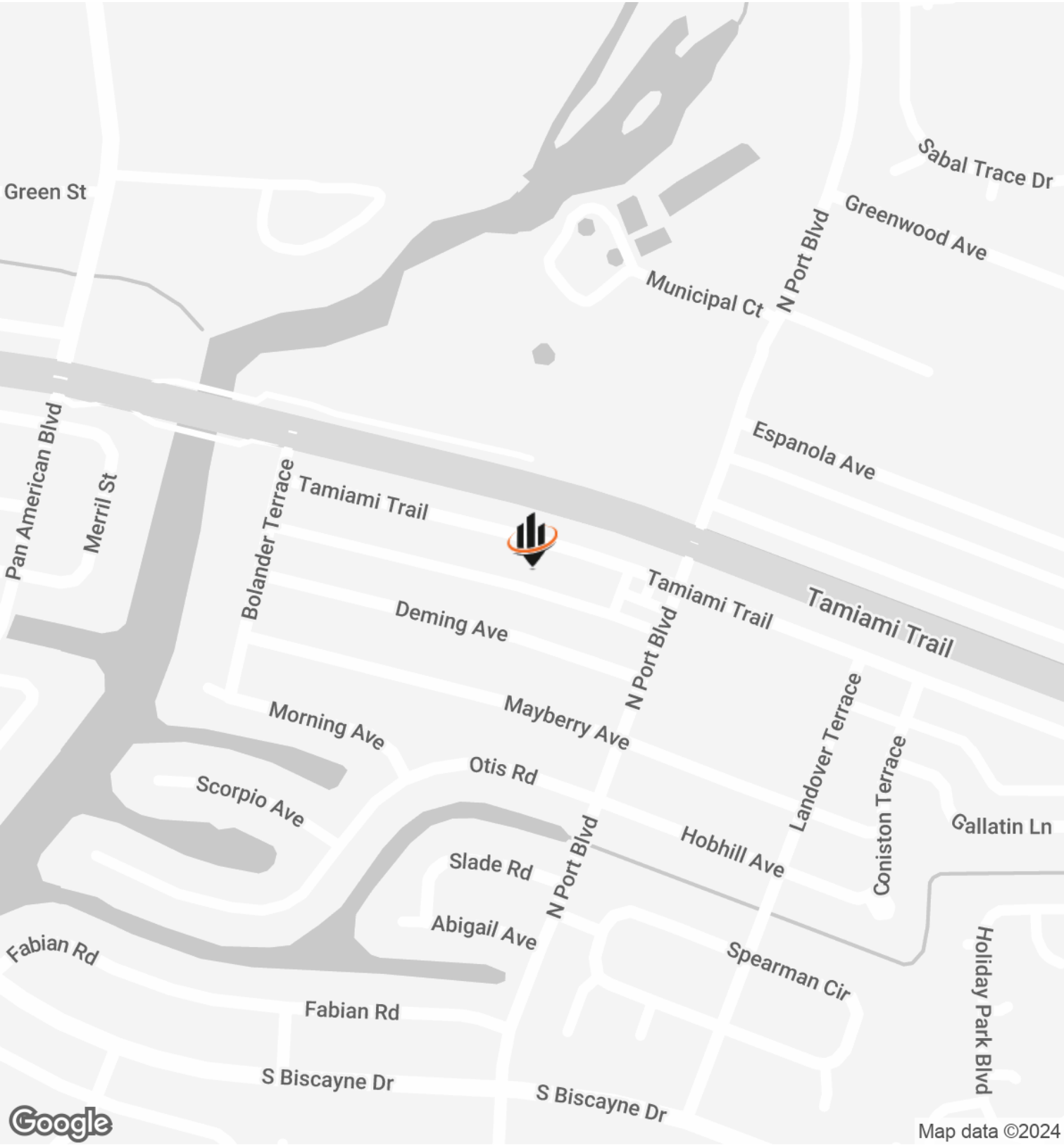
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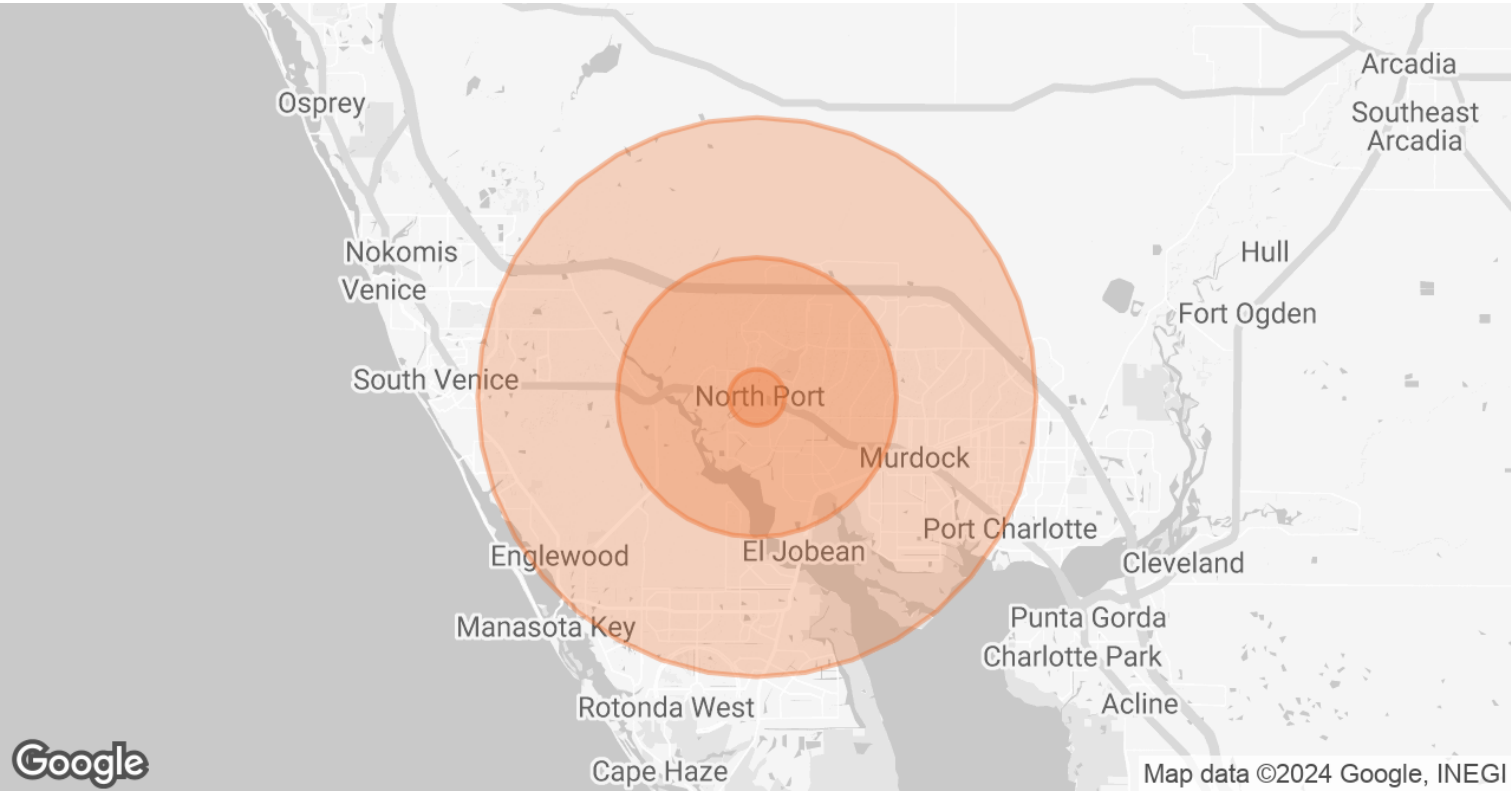
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	5,977	60,948	193,055
AVERAGE AGE	56.1	51.8	55.7
AVERAGE AGE (MALE)	54.0	49.8	54.2
AVERAGE AGE (FEMALE)	55.4	52.2	55.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	3,819	30,267	103,110
# OF PERSONS PER HH	1.6	2.0	1.9
AVERAGE HH INCOME	\$43,157	\$61,143	\$60,605
AVERAGE HOUSE VALUE	\$159,066	\$208,719	\$232,135

* 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 | Sarasota, FL | Storage | \$12,100,000
- SOLD | Orlando, FL (Lake Nona area) | Investment Medical Office Building | \$11,085,040

SVN | Commercial Advisory Group

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