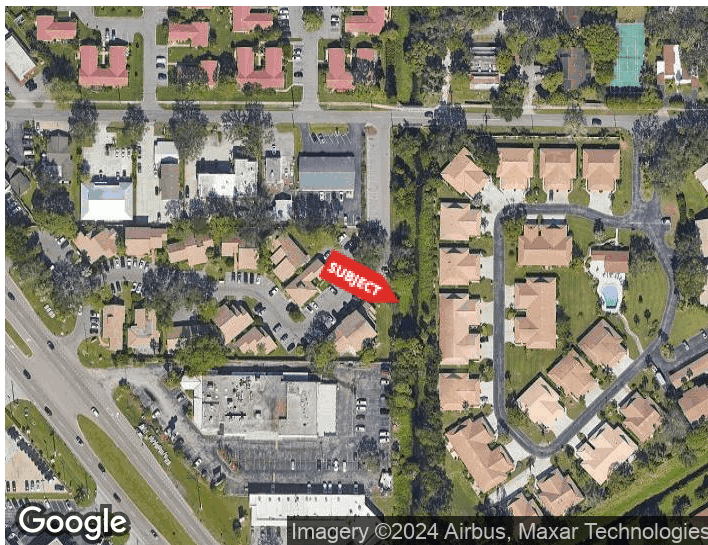




**+/- 5000SF  
OFFICE BUILDING  
IN PINE PARK**

7061 S TAMIAMI TRL  
SARASOTA, FLORIDA 34231

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	6,003	70,298	147,222
Total Population	9,426	114,438	258,381
Average HH Income	\$55,433	\$76,219	\$77,471



For More Information

**BRIAN SEIDEL**

CCIM - Broker Associate

941 544 2970

brian@americanpropertygroup.com



# SARASOTA, FL 34231



## OFFERING SUMMARY

Sale Price:	\$1,000,000
Building Size:	5,000 SF
Zoning:	CG

## PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 7061 S Tamiami Trail, Sarasota, FL:

Property Type: Office Building

Property Size: +/- 5000 SF

### Highlights:

- Currently configured as Executive Suites
- 100% Occupied with short-term leases in place
- Below market rents, offering value-add potential
- Prime location in Pine Park on S Tamiami Trail
- Ideal for an owner-user seeking partial occupancy and rental income
- Versatile layout accommodating various business needs

Explore the potential of this prime Sarasota property and make it your next strategic investment or business location!

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

## BRIAN SEIDEL

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**AMERICAN  
PROPERTY GROUP**  
OF SARASOTA, INC.



7061 S Tamiami Trl

# SARASOTA, FL 34231

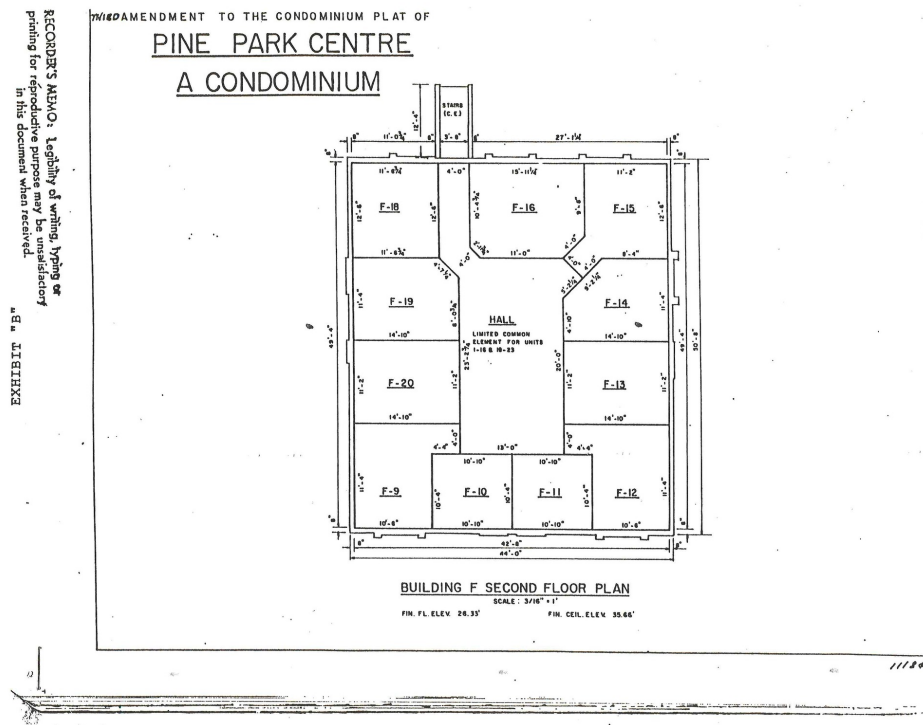
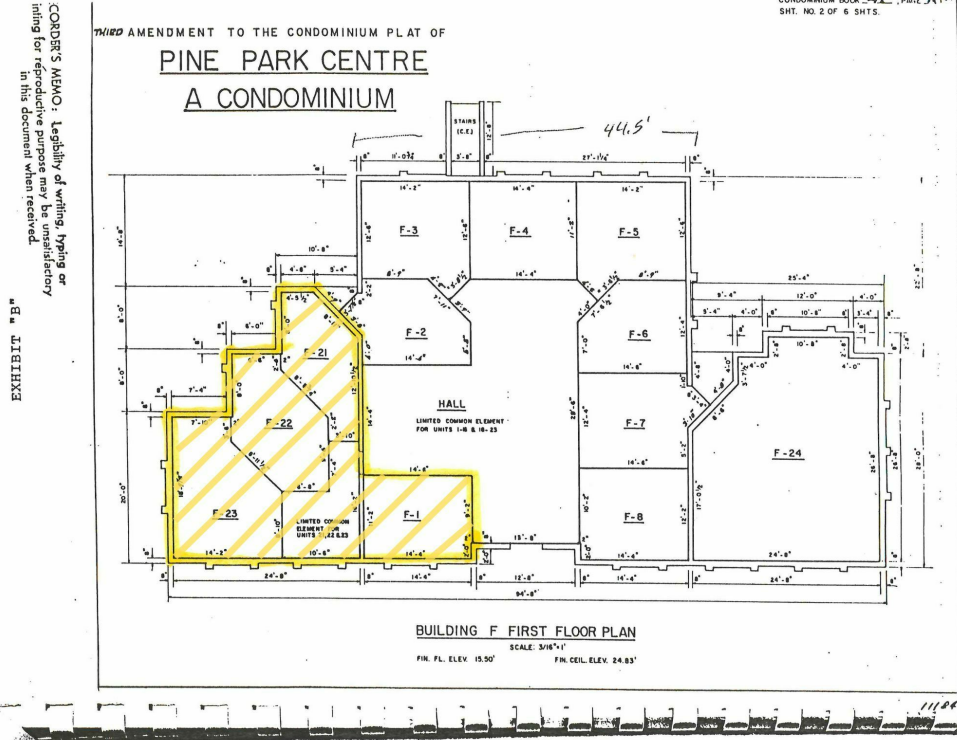


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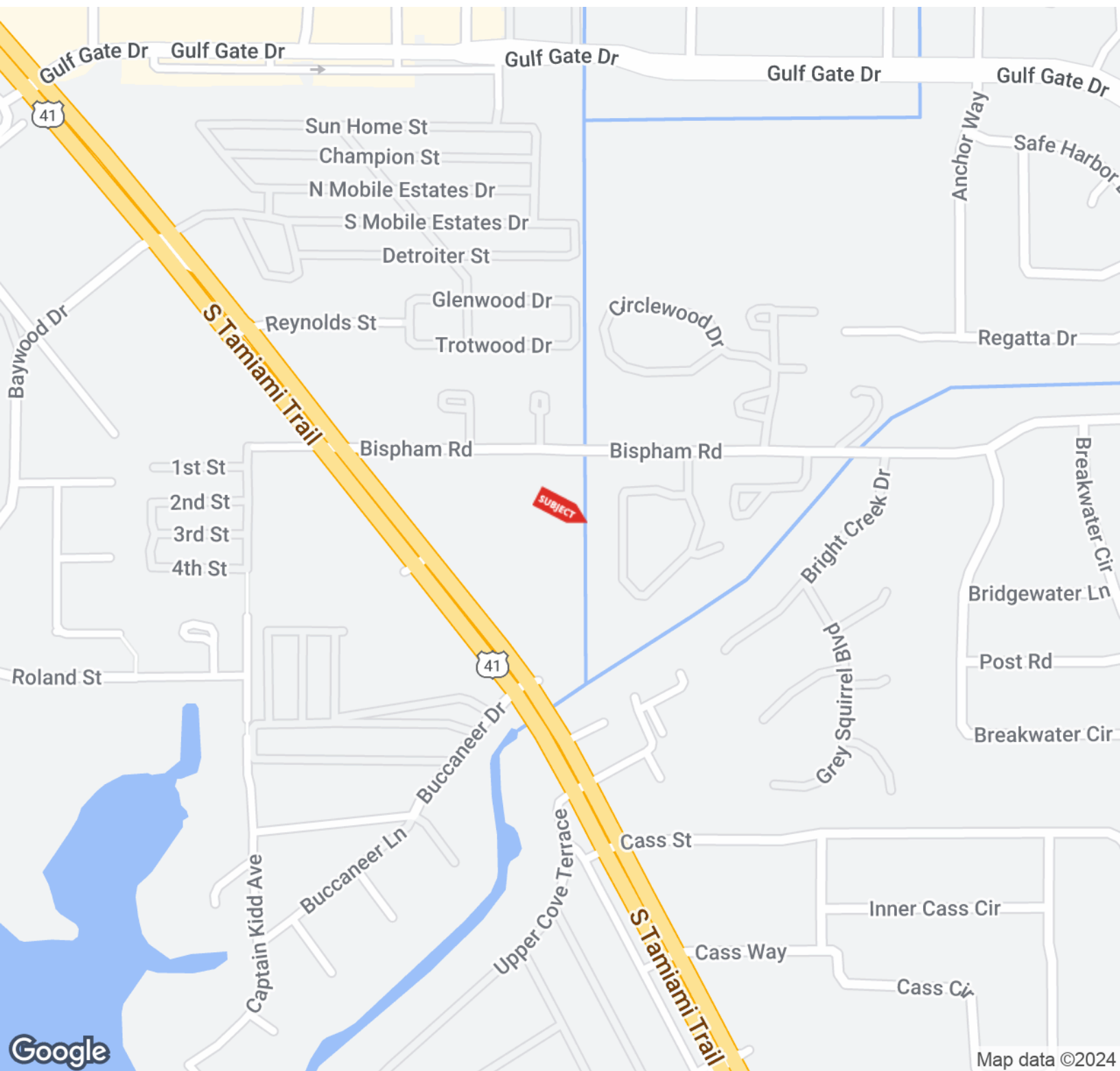
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7061 S Tamiami Trl

# SARASOTA, FL 34231

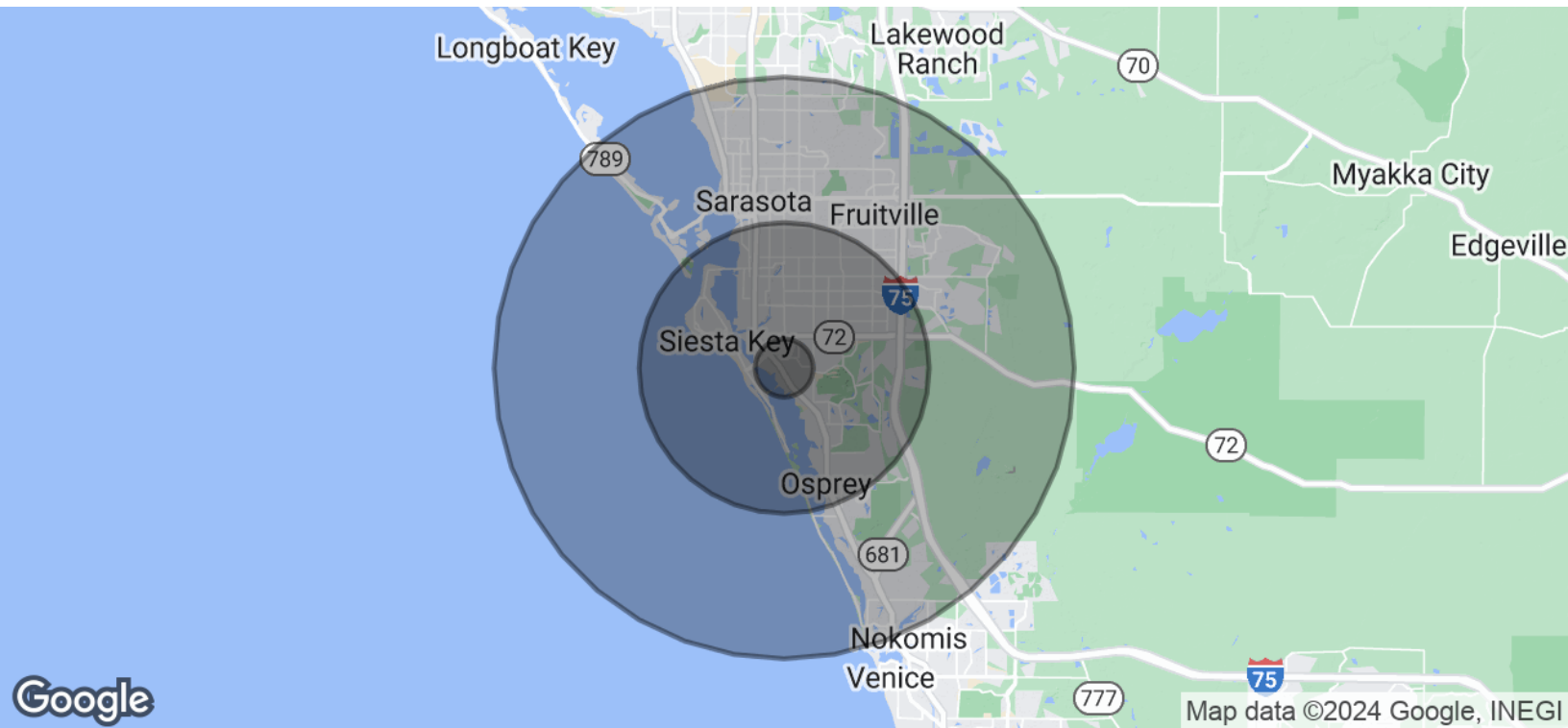


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OF SARASOTA, INC.

# SARASOTA, FL 34231



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	9,426	114,438	258,381
Average Age	50.1	54.0	52.2
Average Age (Male)	44.5	51.8	50.2
Average Age (Female)	52.1	55.3	53.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	6,003	70,298	147,222
# of Persons per HH	1.6	1.6	1.8
Average HH Income	\$55,433	\$76,219	\$77,471
Average House Value	\$286,976	\$372,921	\$364,128

2020 American Community Survey (ACS)

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