

4205 S TAMiami TRAIL

SARASOTA, FLORIDA 34231

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	242	955	4,065
Total Population	457	1,800	7,471
Average HH Income	\$94,866	\$98,411	\$98,213



For More Information

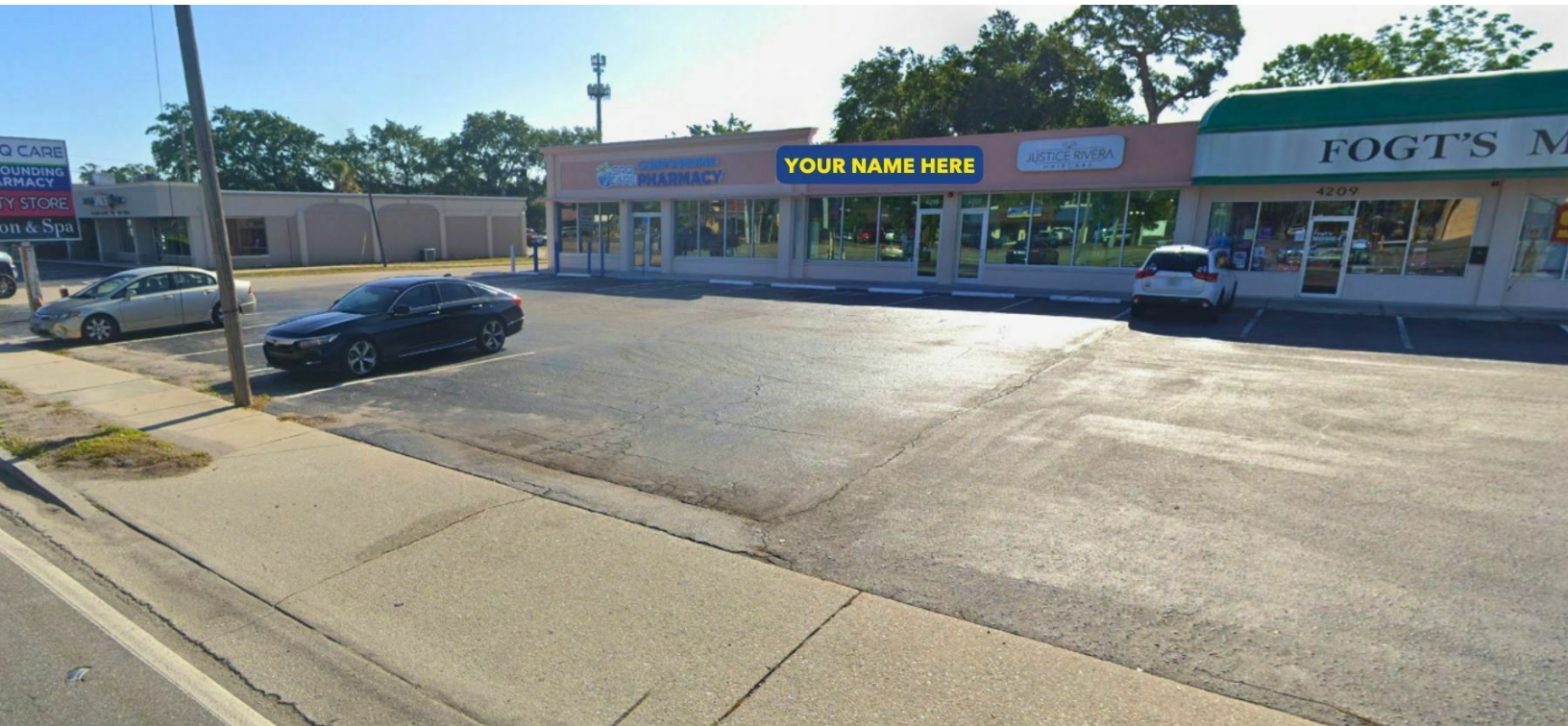
MARCIA CUTTLER

Agent/Associate

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SARASOTA, FL 34231



OFFERING SUMMARY

Lease Rate:	\$26.00 SF/yr (MG)
Building Size:	6,048 SF
Available SF:	1,431 SF
Renovated:	2022
Zoning:	CG
Market:	Nokomis, Osprey, Venice, Bradenton, Palmetto

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 4205 S Tamiami Trail:

Discover a premier leasing opportunity at this prime Sarasota property. This modern and well-appointed retail space offers high visibility and easy accessibility with ample parking. Experience the convenience of nearby dining options and retail establishments, while enjoying the benefit of a robust local business community. Elevate your business presence with a lease at this exceptional Sarasota property.

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

PROPERTY HIGHLIGHTS

- Prime location on S Tamiami Trail for high visibility
- Ample parking for tenants and visitors
- Can be renovated to Professional office spaces and stylish common areas
- Nearby dining and retail options for convenience
- Strong local business community for networking opportunities
- Well-appointed, contemporary design to impress clients
- Versatile space ideal for a range of industries

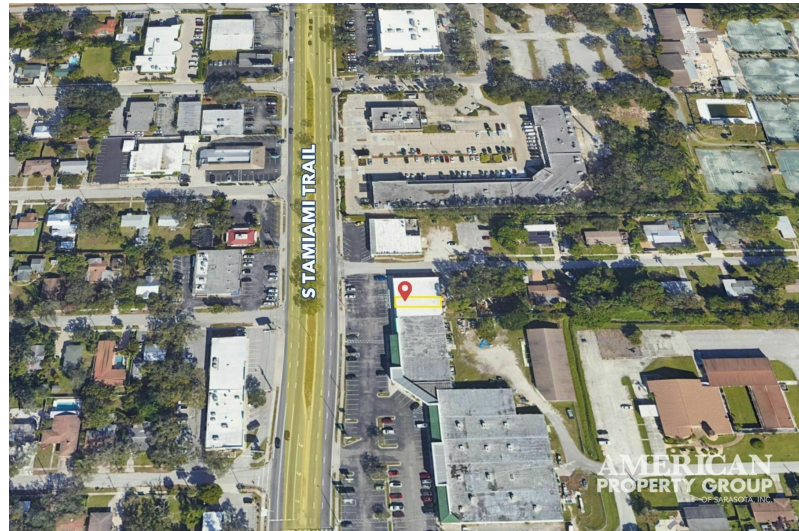
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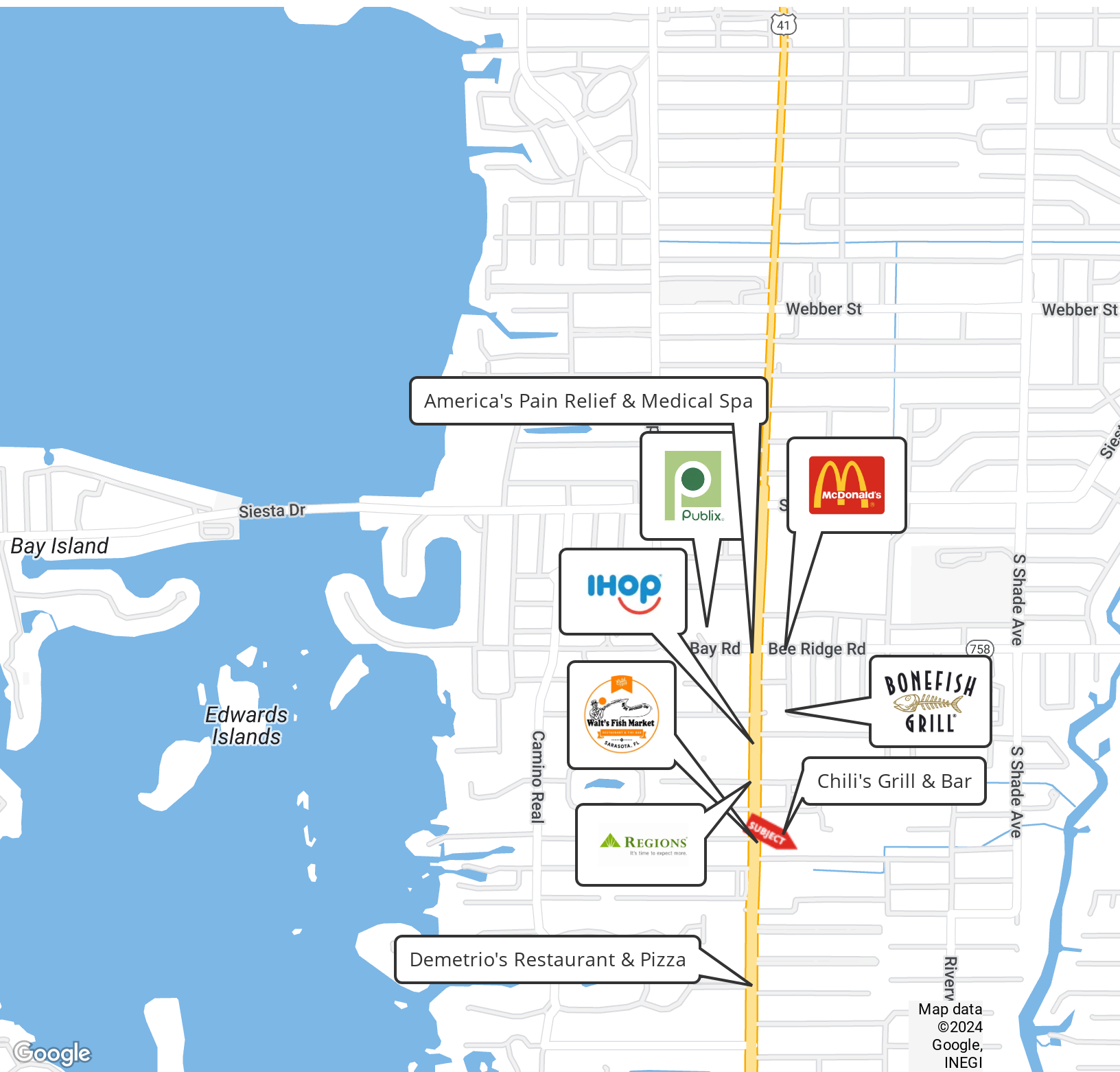


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PROFESSIONAL BACKGROUND

Marcia Cuttler has been a resident of Sarasota since 1974. She has owned several successful business ventures and has personally purchased many commercial investment properties over the past 35 years. She knows first-hand the stress associated with buying and selling property and uses that experience in assisting both Buyers and Sellers with their transactions. With her ever-growing long list of successful closings, Marcia has earned much respect and recognition in the Sarasota Area Commercial Real Estate Community. Coupled with resourcefulness, tenacity, dedication to detail, integrity, energy and enthusiasm, quality customer service and being a good listener, Marcia will give you 100% effort and outstanding results! "I consider it a privilege to work with my clients on a decision as pivotal as Buying, Selling and Leasing a prized property." - Marcia Cuttler

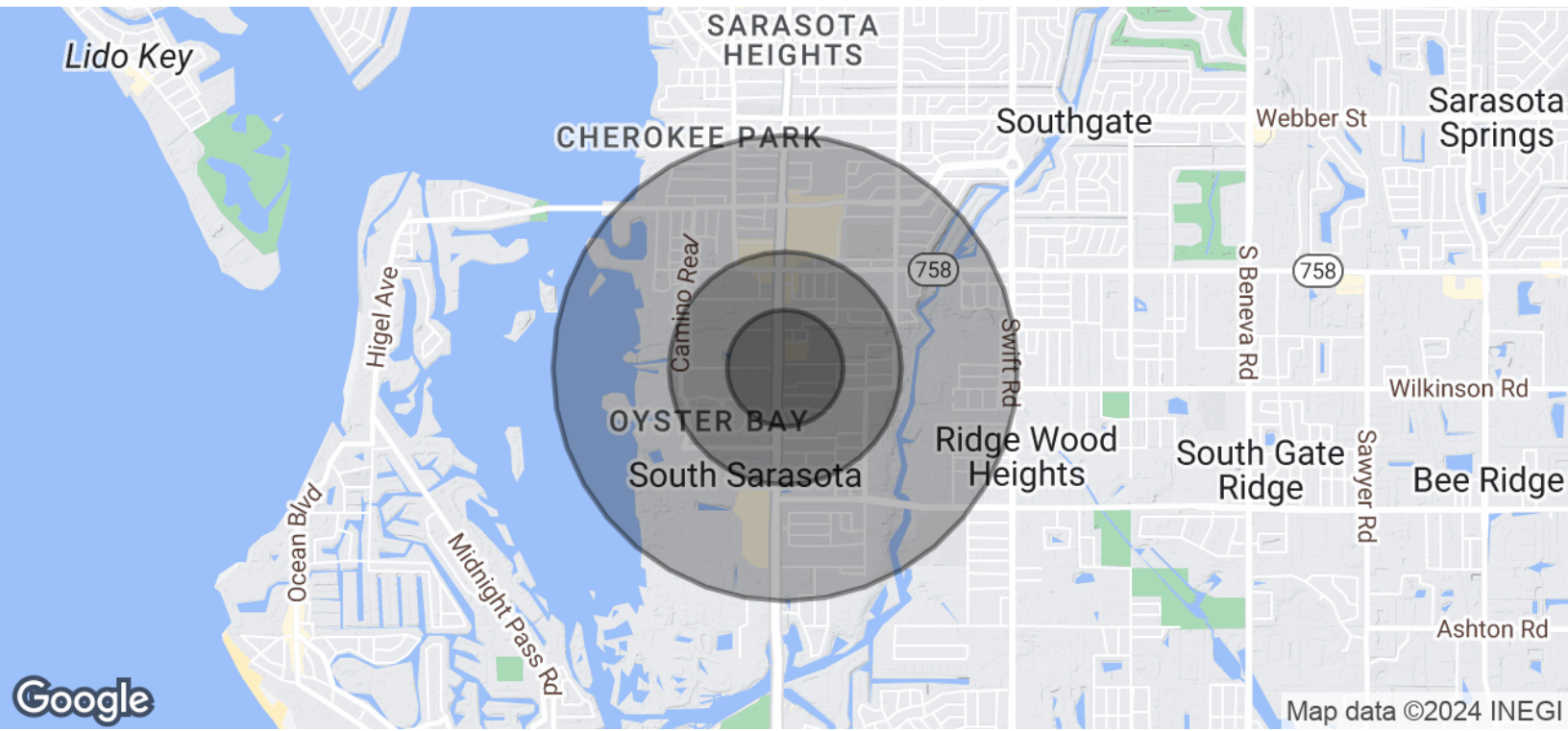
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	457	1,800	7,471
Average Age	50.4	50.4	50.2
Average Age (Male)	45.5	45.7	47.1
Average Age (Female)	51.7	51.9	51.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	242	955	4,065
# of Persons per HH	1.9	1.9	1.8
Average HH Income	\$94,866	\$98,411	\$98,213
Average House Value	\$508,721	\$521,454	\$486,136

* Demographic data derived from 2020 ACS - US Census

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