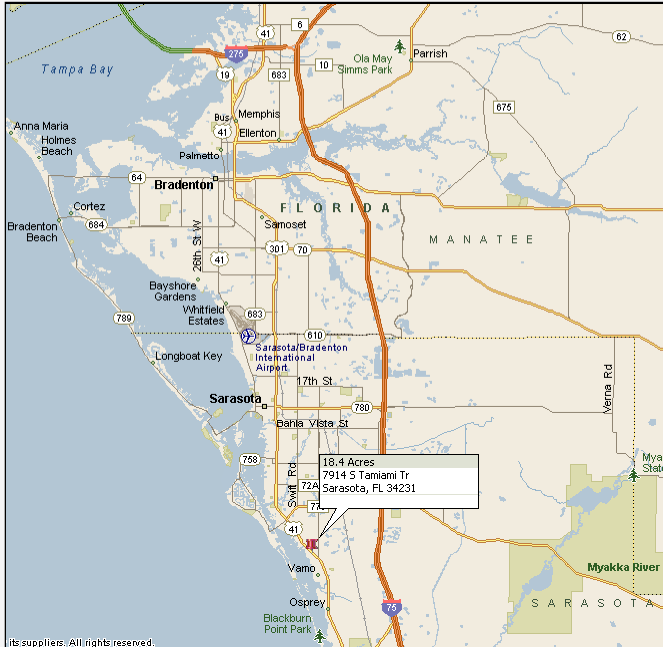


For Sale LAND

18.4 Acres, Prime Commercial Site

Tamiami Trail (U.S. Highway 41), Sarasota, FL



LOCATION: 7914 Tamiami Trail, Sarasota, Florida 34231.

SIZE: 18.4 Acres

PRICE: \$5,900,000 (or \$7.36/PSF)

UTILITIES: At site

ZONING: Commercial General

DEMOGRAPHICS (5-Mile Radius):

Population:	136,345
Average HH Income:	\$59,778
Median HH Income:	\$42,279
Retail Sales:	\$1.85 Billion

COMMENTS:

- 1,400 feet of frontage on U.S. Highway 41 (34,000 vehicles per day).
- Located in close proximity to Sarasota Square Mall (900,000 SF).
- Approved for up to 110,000 SF of commercial space.
- Served by three (3) access points and a left turn median cut.
- Contiguous 13.74 waterfront acres, zoned for 163 units, also available.
- New retail development in the trade area includes: Costco, Home Depot, Kohl's and Lowe's.

For more information please contact:

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A No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.

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High Aerial :



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