



## 420 S TAMIAMI TRAIL

OSPREY, FLORIDA 34229

### PROPERTY HIGHLIGHTS

- Tenant-occupied with 5-year lease in place (stable income opportunity)
- Functional layout with 5 private offices, bullpen areas, and conference room
- Kitchenette and 2 in-suite restrooms
- Strong visibility and frontage along S Tamiami Trail (US-41)
- Ample on-site parking for tenants and clients
- Located between Sarasota and Venice in a high-demand corridor
- Quarterly Condo Dues: \$2,400



### DEMOGRAPHICS 0.5 MILES 1 MILE 1.5 MILES

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	796	1,861	3,149
Total Population	1,069	2,958	5,428
Average HH Income	\$73,739	\$94,770	\$107,664

For More Information

**ADAM SEIDEL**

941 544 0770

adam@americanpropertygroup.com

# OSPREY, FL 34229



## OFFERING SUMMARY

Sale Price:	\$749,000
Building Size:	2,800 SF
Available SF:	Fully Leased
Price / SF:	\$267.50
Year Built:	2006
Renovated:	2014
Zoning:	OPI

## PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 420 S Tamiami Trail, Osprey, FL

Property Type: Professional Office Condo

Position your business along highly visible US-41 / Tamiami Trail in the heart of Osprey, ideally located between Sarasota and Venice. This professional office condo offers a clean, functional layout suited for medical, professional, or service-based users seeking strong accessibility and a central South Sarasota County location.

The space is designed to support both private offices and collaborative work areas, making it ideal for a wide range of business types. With close proximity to surrounding residential communities, retail centers, and major thoroughfares, this location supports both client convenience and long-term growth.

This is a tenant-occupied property with a 5-year lease in place, offering an opportunity for investors seeking stable income. Please do not approach tenants. Showings are by appointment only.

### ADAM SEIDEL

941.544.0770  
adam@americanpropertygroup.com



# OSPREY, FL 34229



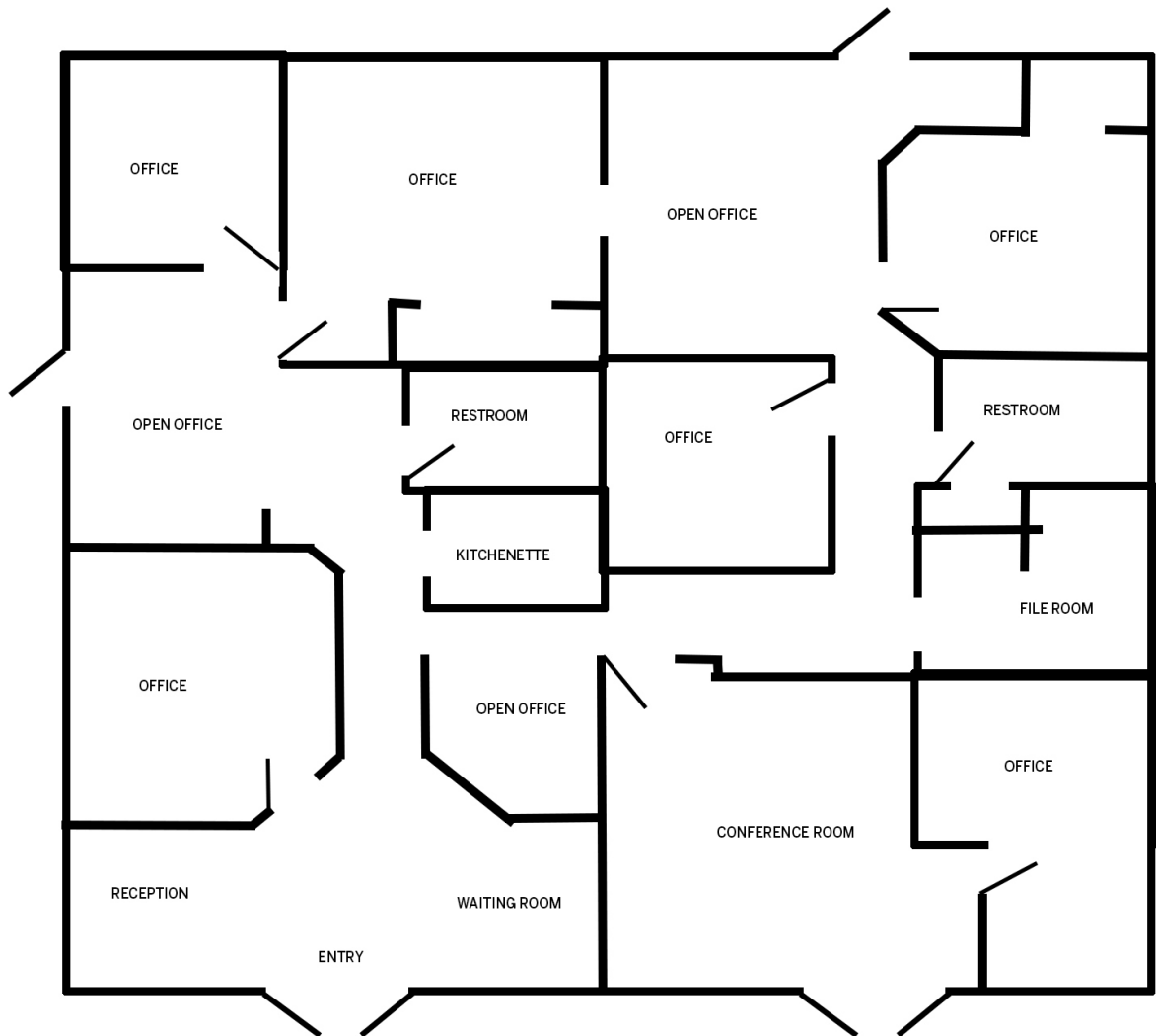
**ADAM SEIDEL**

941.544.0770

adam@americanpropertygroup.com

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

# OSPREY, FL 34229



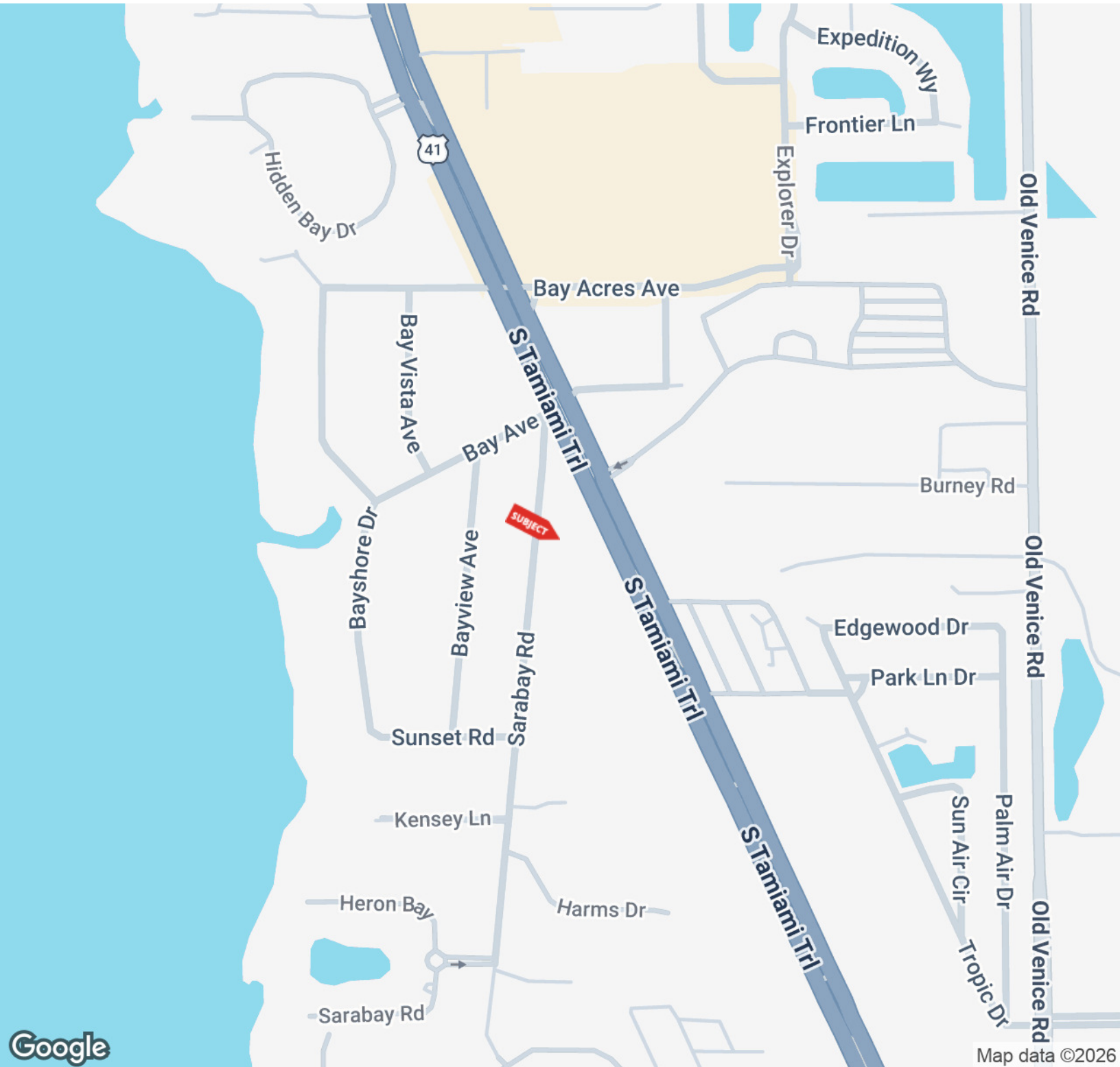
**ADAM SEIDEL**

941.544.0770

adam@americanpropertygroup.com

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

# OSPREY, FL 34229



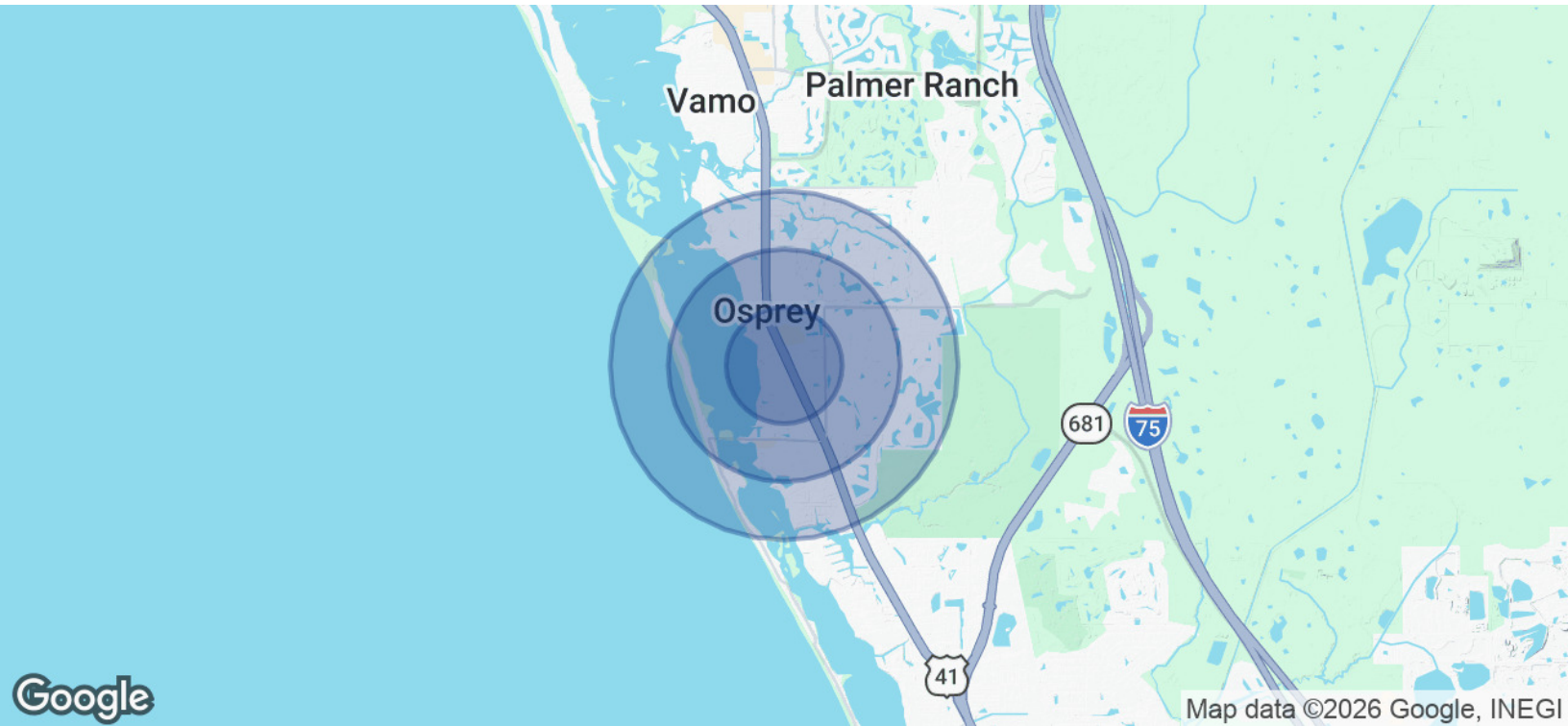
ADAM SEIDEL

941.544.0770

adam@americanpropertygroup.com

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

# OSPREY, FL 34229



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,069	2,958	5,428
Average Age	60.9	58.7	58.1
Average Age (Male)	63.5	60.2	59.1
Average Age (Female)	58.5	57.2	56.9
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	796	1,861	3,149
# of Persons per HH	1.3	1.6	1.7
Average HH Income	\$73,739	\$94,770	\$107,664
Average House Value	\$360,112	\$556,453	\$644,685

2020 American Community Survey (ACS)

**ADAM SEIDEL**

941.544.0770  
adam@americanpropertygroup.com

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