

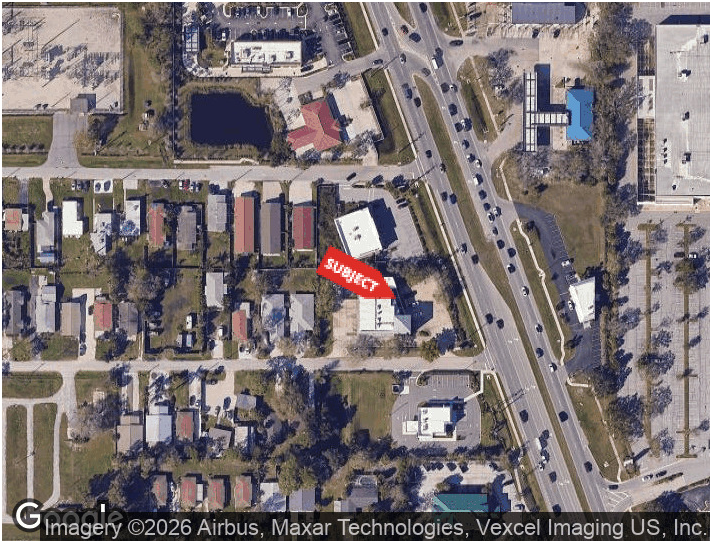


**INCOME-PRODUCING  
MIXED-USE ON S  
TAMIAMI TRAIL**

8482-8490 SOUTH TAMIAMI TRAIL  
SARASOTA, FLORIDA 34238

**PROPERTY HIGHLIGHTS**

- 10,632 SF two-story building with 5 total units
- 4 units leased providing in-place income
- 3,400 SF first-floor vacancy with drive-thru
- High visibility on S Tamiami Trail with strong signage
- Located near major redevelopment of Sarasota Square Mall



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DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	204	935	4,063
Total Population	448	1,852	7,560
Average HH Income	\$75,500	\$91,906	\$107,602

For More Information  
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# SARASOTA, FL 34238



## OFFERING SUMMARY

Sale Price:	\$2,900,000
Building Size:	10,632 SF
Lot Size:	34,971 SF
Number of Units:	5
Price / SF:	\$272.76
Cap Rate:	6.81%
NOI:	\$197,365
Renovated:	2022
Zoning:	CG

## PROPERTY OVERVIEW

American Property Group presents 8482-8490 S Tamiami Trail, Sarasota, FL 34231

The 10,632 SF 2 story building features multiple units, providing flexibility for owner-users or investors seeking a great asset on Tamiami Trail. With 5 units in the building, ample on-site parking and excellent signage exposure enhance the property for customer and tenants alike. Surrounded by established businesses, residential communities, and steady year-round traffic, this location supports strong business growth and long-term value.

Within a stones throw, the redevelopment of Sarasota Square Mall is transforming the site into a 96-acre, open-air mixed-use project by Torburn Partners, featuring approximately 1,200 luxury residential units, 530,000 square feet of retail and restaurants (including Whole Foods), and significant outdoor community spaces.

This building is ideal for an owner user who needs 3400 SF while collecting cash flow, or for a pro forma investment in a great location.

- 5 units with 4 of them leased
- One vacancy on first floor of 3400 SF with a drive thru
- 2 story property with elevator

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

8482-8490 South Tamiami Trail

# SARASOTA, FL 34238

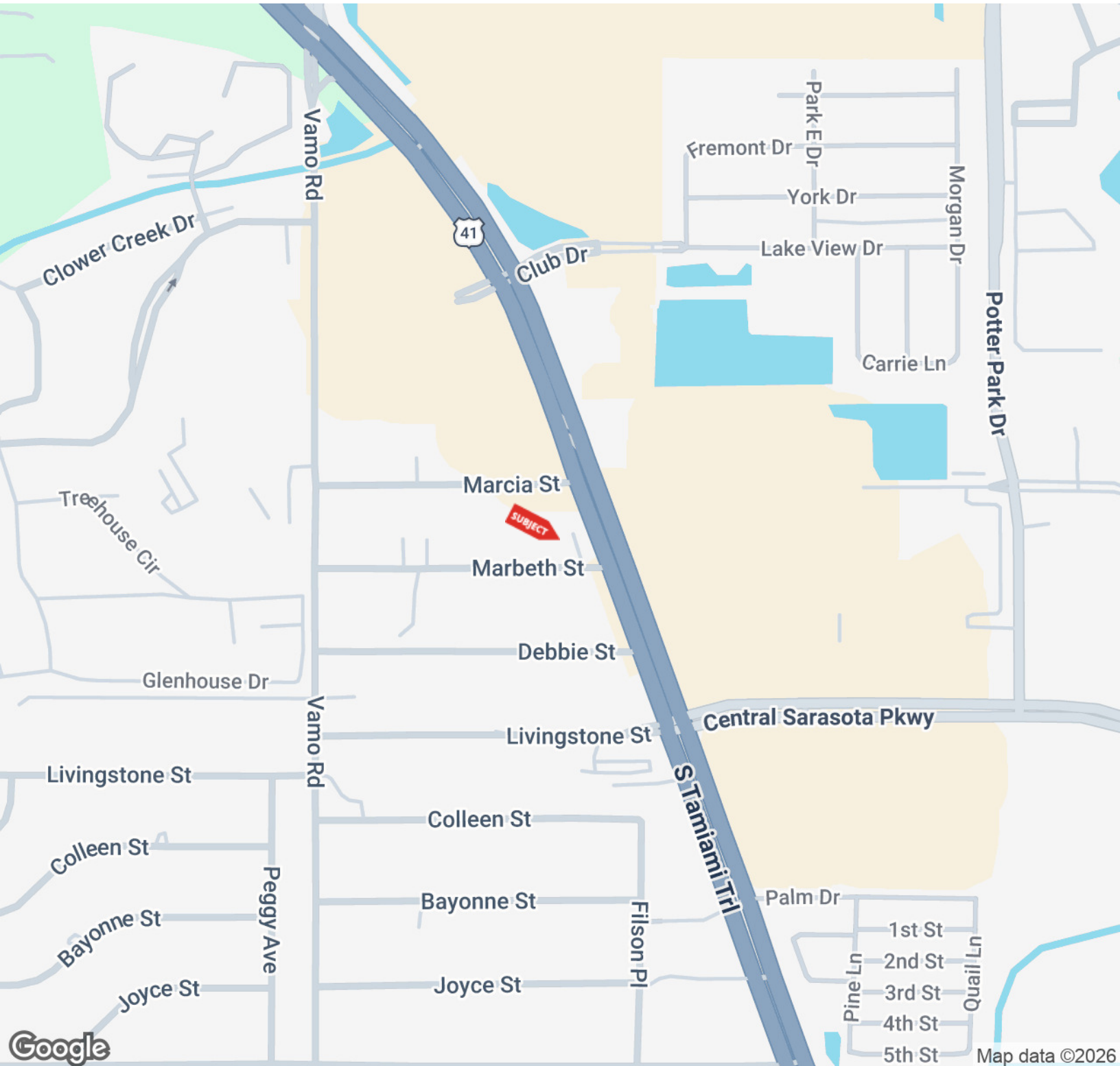


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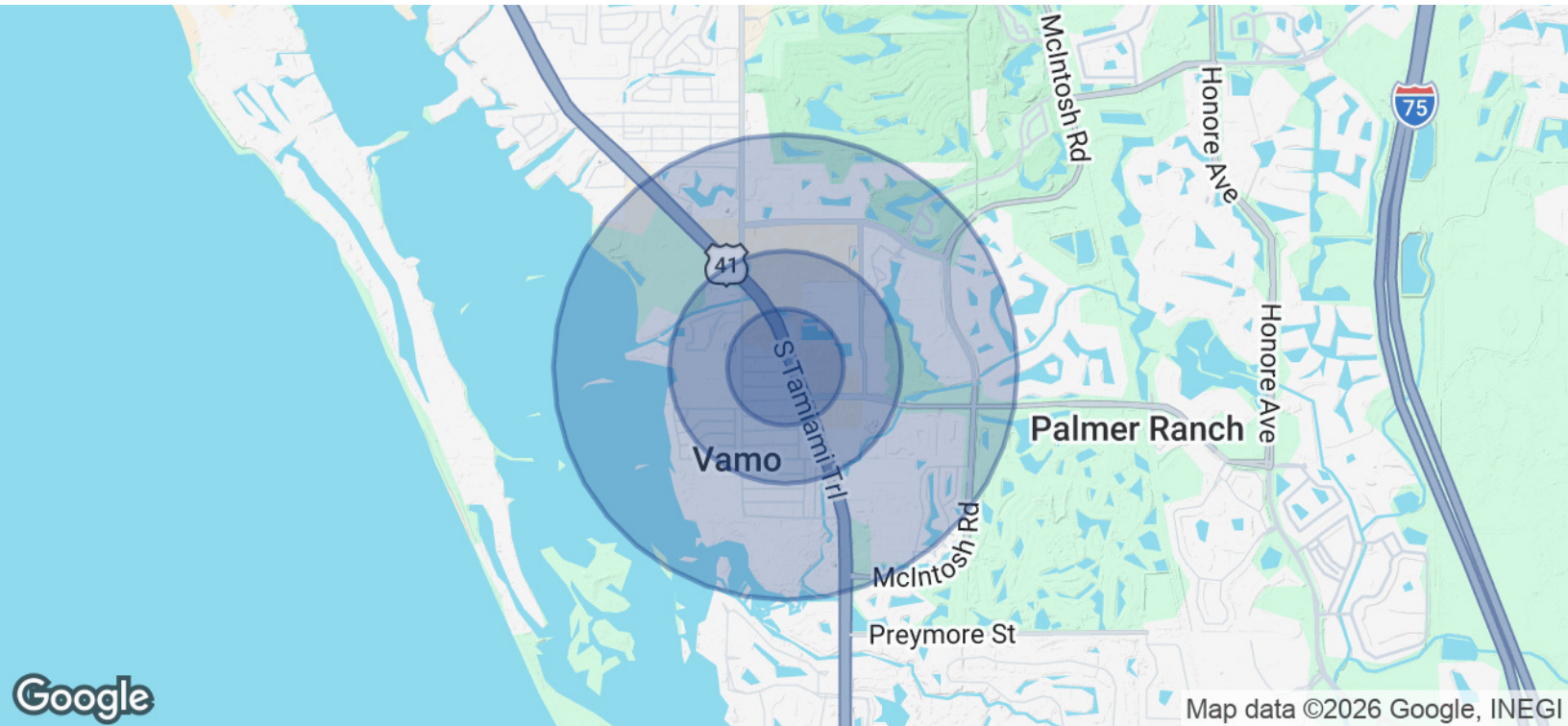


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# SARASOTA, FL 34238



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	448	1,852	7,560
Average Age	53.3	58.7	61.6
Average Age (Male)	54.6	58.6	60.1
Average Age (Female)	55.0	60.5	64.5
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	204	935	4,063
# of Persons per HH	2.2	2.0	1.9
Average HH Income	\$75,500	\$91,906	\$107,602
Average House Value	\$312,319	\$358,349	\$449,089

2023 American Community Survey (ACS)

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