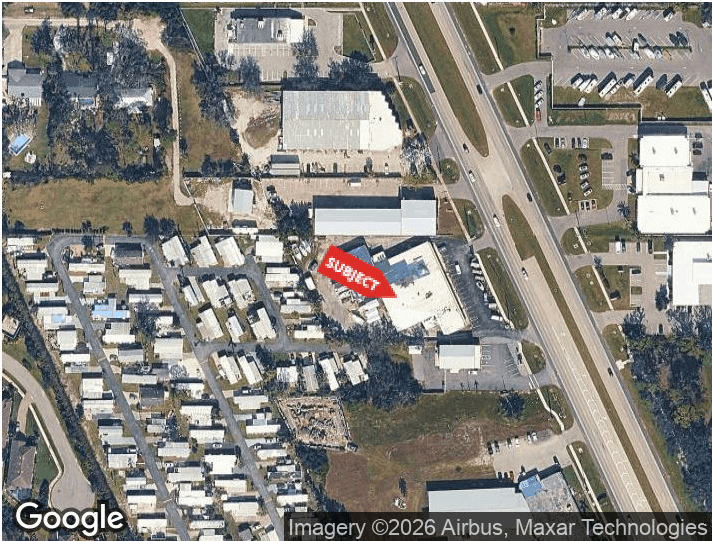




OSPREY PLAZA
822-880 S TAMAMI TRL
OSPREY, FLORIDA 34229

PROPERTY HIGHLIGHTS

- Fully renovated in 2025
- Flexible layouts for office, retail, or warehouse use
- Strong visibility and traffic on S Tamiami Trail
- Ample parking within the plaza
- Turnkey, move-in-ready spaces



DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	314	825	2,026
Total Population	586	1,617	4,142
Average HH Income	\$122,081	\$128,655	\$140,384

For More Information
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marcia@americanpropertygroup.com

OSPREY PLAZA



OFFERING SUMMARY

Lease Rate:	\$15.50 - 18.00 SF/yr (MG)
Building Size:	19,480 SF
Available SF:	1,750 - 4,900 SF
Lot Size:	57,154 SF
Year Built:	1973
Renovated:	2025
Zoning:	CI

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 822-880 S Tamiami Trail, Osprey, FL

Property Type: Office/Retail/Warehouse

Property Size: Multiple Units Available

Osprey Plaza offers multiple spaces for lease in a recently renovated plaza (2025) featuring a new roof, HVAC, ceilings, flooring, walls, and a freshly painted exterior. Tenants enjoy a modern, move-in-ready environment in a highly visible location on busy S Tamiami Trail in the heart of Osprey.

Available Units:

838 - 2,150 SF Retail Space (\$3,225/month MG)

846 - 1,750 SF Office/Retail Space (\$2,665/month MG)

880 - 2,750 SF Warehouse Space (\$3,552/month MG)

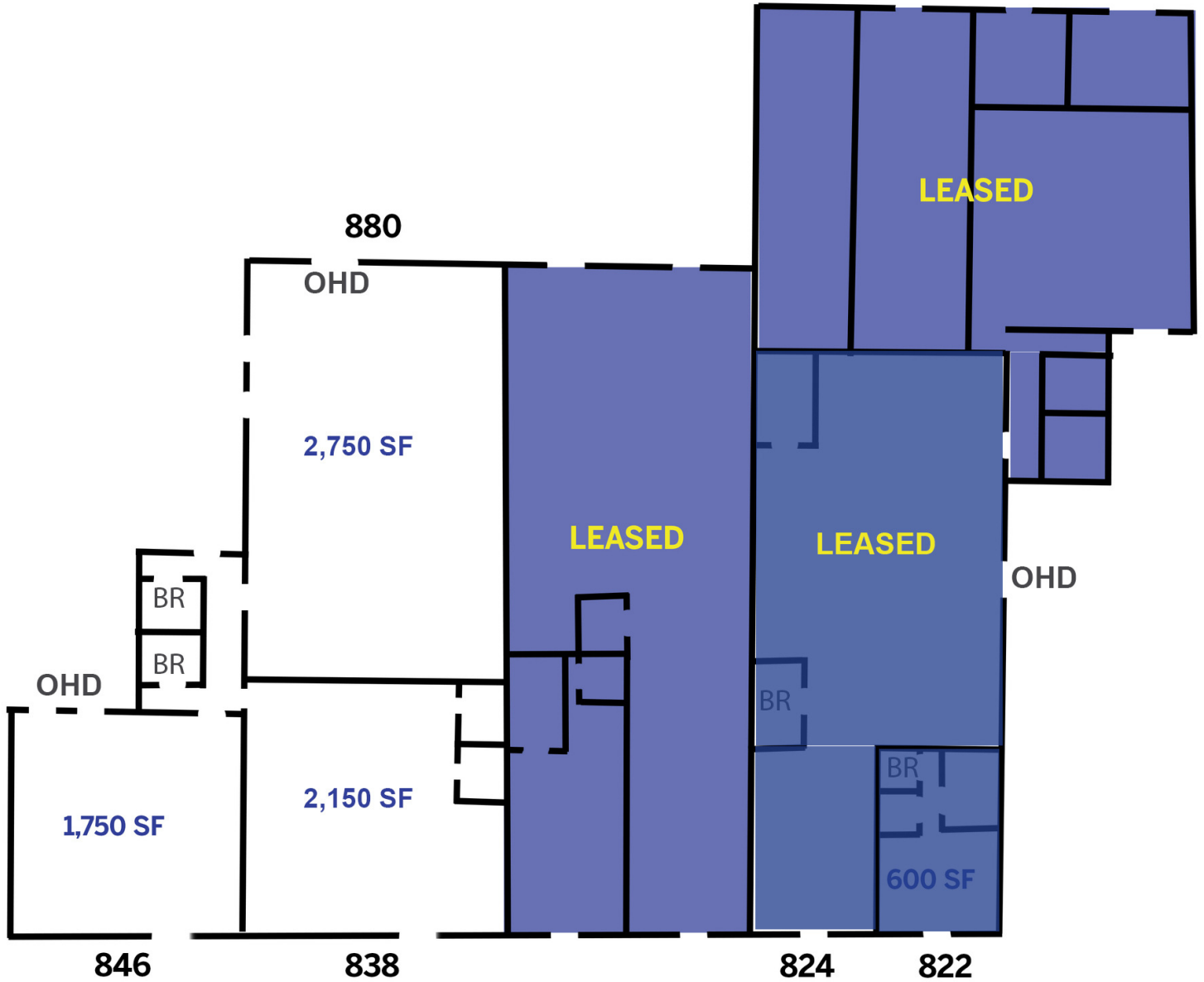
838 & 880 - 4,900 SF Retail/Warehouse Space (\$6,777/month MG)

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

OSPREY PLAZA



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**AMERICAN
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822 S TAMIAMI TRL - 600 SF

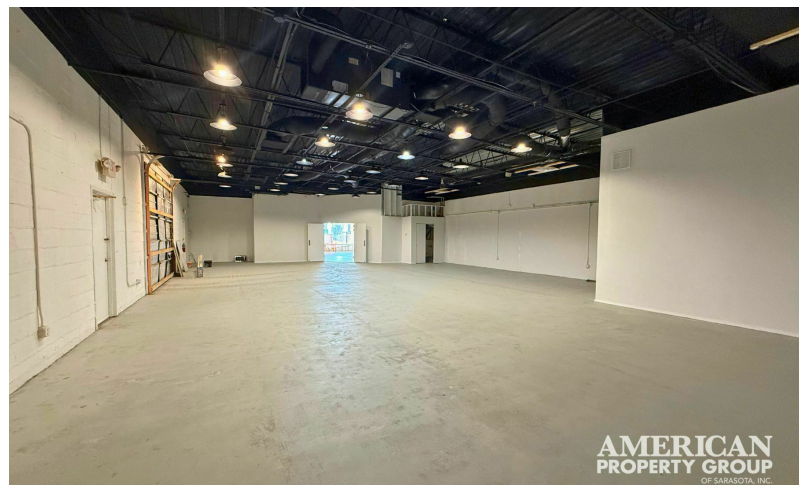


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824 S TAMIAMI TRL - 3, 200 SF



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846 S TAMIAMI TRAIL - 1,750 SF



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OF SARASOTA, INC.

838 & 880 S TAMIAMI TRL - 4,400 SF

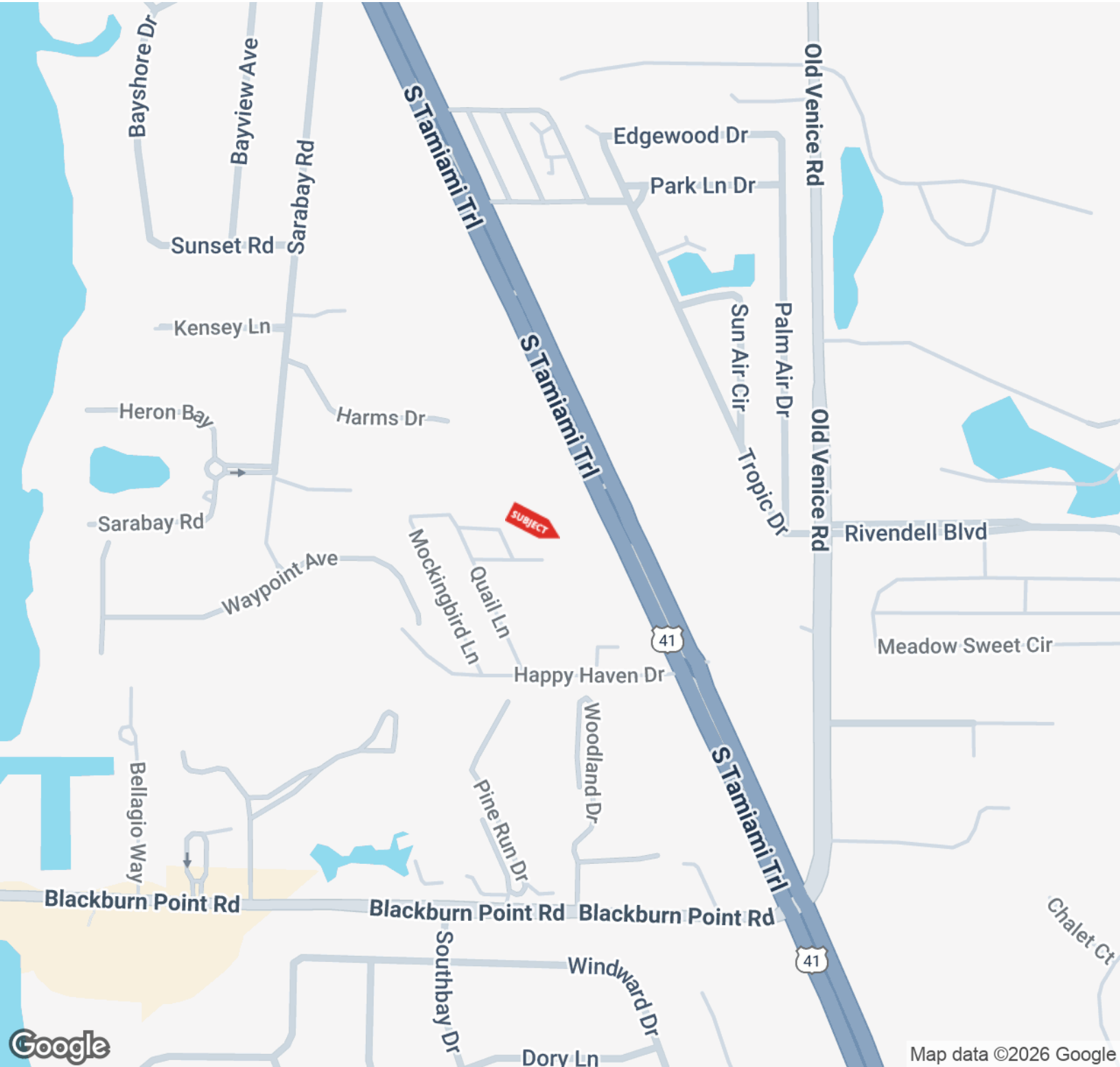


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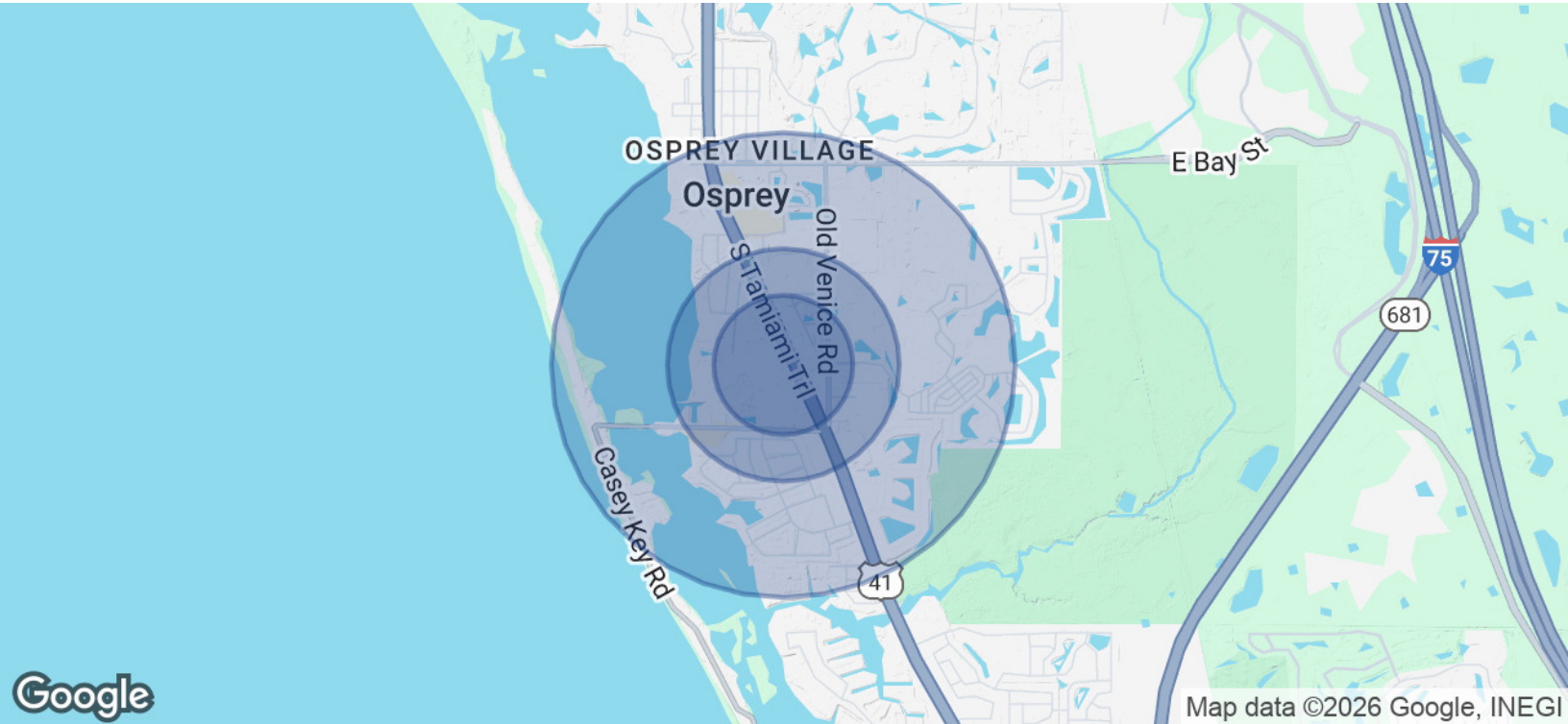
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OSPREY PLAZA



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	586	1,617	4,142
Average Age	63	62	61
Average Age (Male)	63	62	61
Average Age (Female)	63	62	61

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	314	825	2,026
# of Persons per HH	1.9	2	2
Average HH Income	\$122,081	\$128,655	\$140,384
Average House Value	\$665,878	\$711,154	\$754,441

Demographics data derived from AlphaMap

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