



OFFERING MEMORANDUM | MULTI-TENANT OFFICE INVESTMENT

2520 Tamiami Trl N

Nokomis, FL 34275

Offered at \$2,850,000

11,038± SF | \$258 PSF | 95% Leased | Direct US 41 Frontage

Diane Lawson, CCIM

941.780.6136
diane.lawson@corecommercial.us
FL #581055

Ryan Edwards

847.800.2282
ryan.edwards@corecommercial.us



Executive Summary

OFFERING MEMORANDUM
2520 Tamiami Trl N, Nokomis, FL 34275



PROPERTY DESCRIPTION

Core Commercial Group is pleased to present 2520 Tamiami Trl N, a multi-tenant office investment opportunity with direct frontage on US 41 in Nokomis. The property is 95% leased to three tenants on two-year terms, generating strong in-place net operating income while preserving near-term flexibility for value-add or owner-user buyers. Current tenancy includes a seller lease-back on a portion of the space at a market-supporting rental rate, providing immediate income stability from day one.

The office underwent a full interior renovation in 2025 — including new flooring, paint, and HVAC — and a new roof is scheduled for installation in September 2026, giving buyers a well-maintained asset with minimal near-term capital exposure. Positioned along the Tamiami Trail corridor between Sarasota and Venice, the property benefits from strong daily traffic counts and proximity to Sarasota Memorial Hospital's Venice campus and the rapidly growing Nokomis/Laurel submarket.

LOCATION

Prominently positioned on US 41 (N Tamiami Trail), the property offers immediate connectivity to Sarasota and Venice, with the Laurel Road interchange at I-75 minutes away. The surrounding one-mile trade area supports average household incomes above \$127,000.

OFFERING SUMMARY

Sale Price	\$2,850,000
Price / SF	\$258
Building Size	11,038± SF
Lot Size	43,264± SF (0.99± AC)
Occupancy	95%
Tenancy	Three Tenants
Lease Terms	2-Year Terms
Frontage	US 41 / N Tamiami Trl

CAPITAL IMPROVEMENTS

Interior Renovation	2025
Flooring / Paint	New — 2025
HVAC	New — 2025
Roof	New — Sept 2026

DEMOGRAPHICS (1 MILE)

Population	3,860
Households	1,891
Avg HH Income	\$127,746

Investment Highlights

OFFERING MEMORANDUM
2520 Tamiami Trl N, Nokomis, FL 34275

- **11,038± SF office building** with direct frontage and visibility on US 41 (N Tamiami Trail)
- **95% leased to three tenants** on two-year terms — strong in-place NOI with near-term flexibility
- **Seller lease-back** on a portion of the space delivers day-one income stability
- **2025 full interior renovation** — new flooring, paint, and HVAC throughout the office
- **New roof scheduled September 2026** — minimal near-term capital exposure
- Flexible positioning for **value-add, owner-user, or 1031 exchange** buyers
- High-growth **Nokomis/Laurel corridor** between Sarasota and Venice
- Minutes from **Sarasota Memorial Hospital's Venice campus** and the Laurel Rd / I-75 interchange



Property Photos

OFFERING MEMORANDUM
2520 Tamiami Trl N, Nokomis, FL 34275



RECEPTION & LOBBY



WAITING AREA



CORRIDOR



EXAM ROOM



EXAM ROOM



CONFERENCE / BREAK ROOM



PRIVATE OFFICE



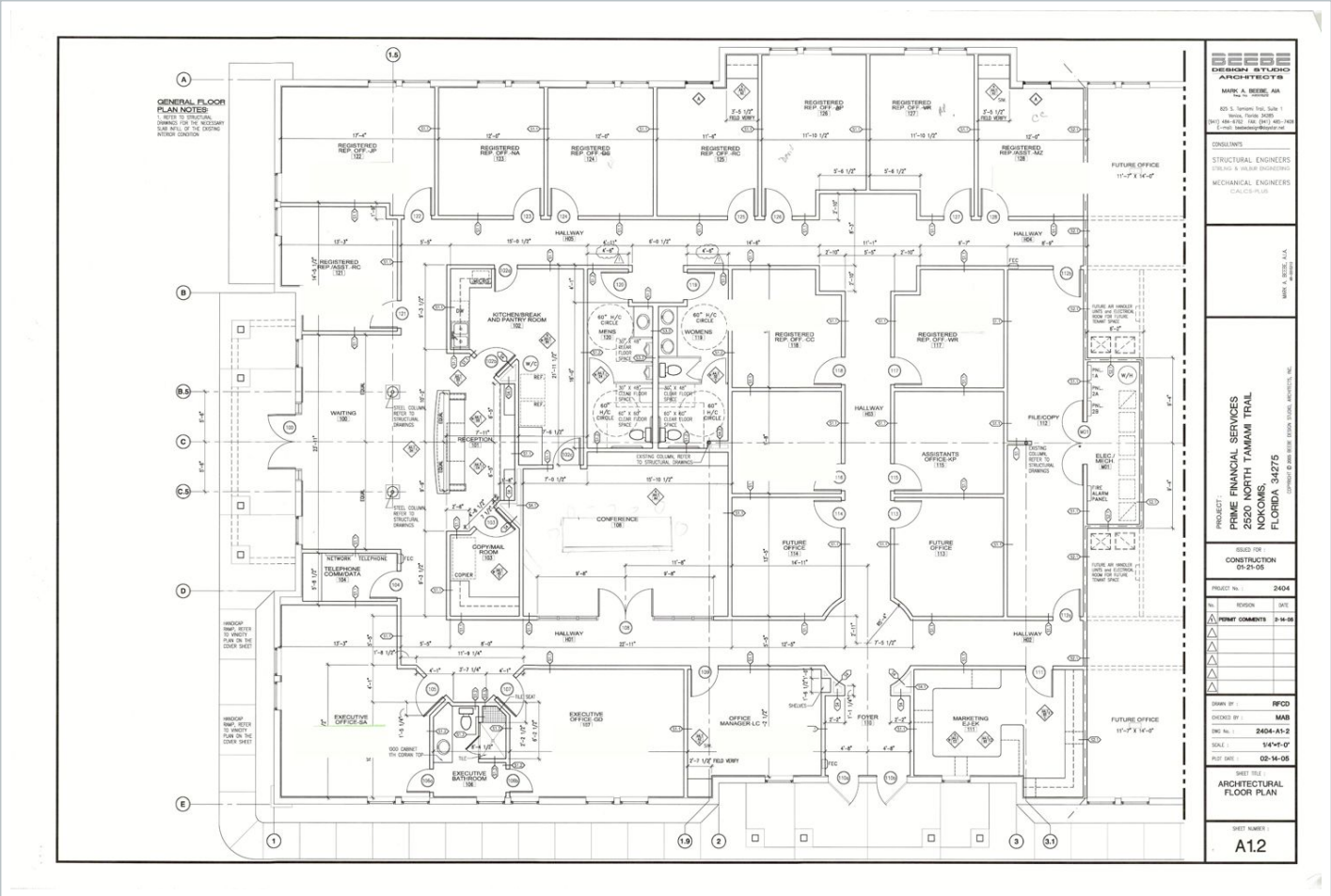
OPEN OFFICE



EXTERIOR

Floor Plan

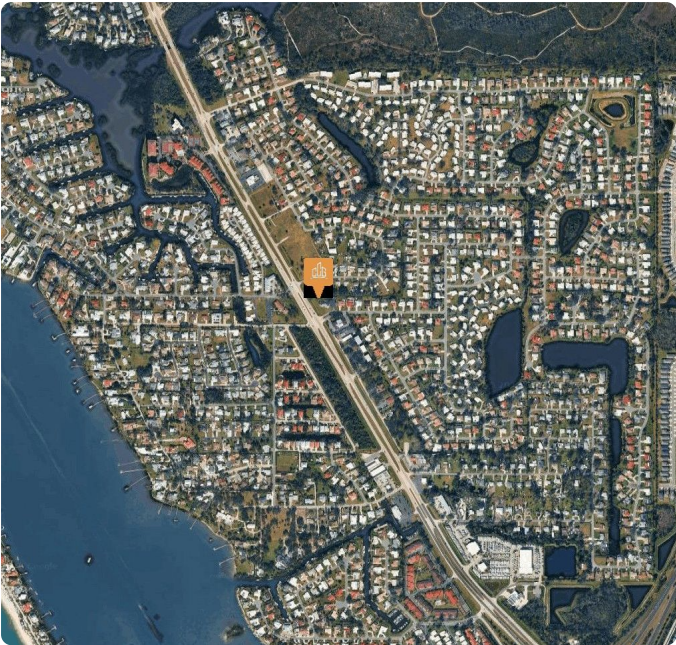
OFFERING MEMORANDUM
2520 Tamiami Trl N, Nokomis, FL 34275



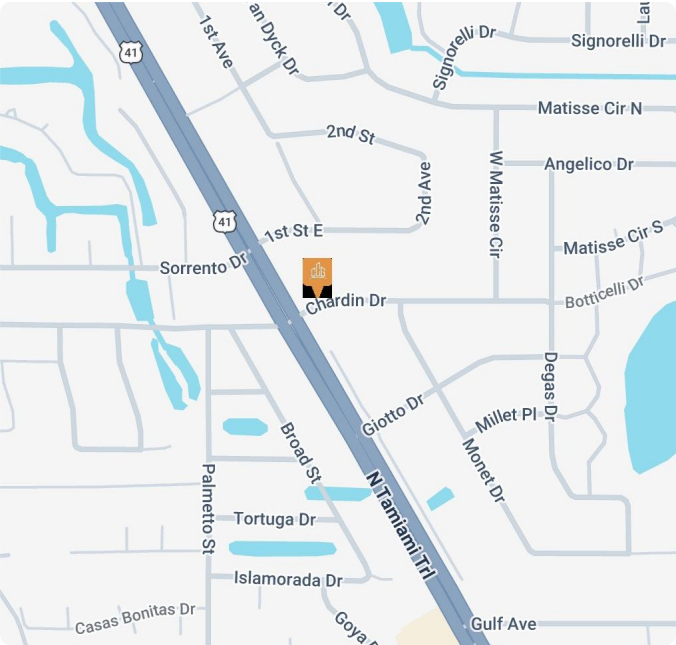
Floor plan shown for reference only; not to scale. Buyer to verify all measurements.

Location & Demographics

OFFERING MEMORANDUM
2520 Tamiami Trl N, Nokomis, FL 34275



AERIAL



LOCATION MAP

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,891	9,769	26,288
Total Population	3,860	19,741	50,632
Average HH Income	\$127,746	\$132,233	\$139,855

Source: 2023 American Community Survey (ACS)

Advisors & Contact

OFFERING MEMORANDUM
2520 Tamiami Trl N, Nokomis, FL 34275

DIANE LAWSON, CCIM

941.780.6136 | diane.lawson@corecommercial.us | FL #581055

BROKER OF RECORD

Diane Lawson has been in the commercial real estate industry for 35 years, specializing in the sales and leasing of office and retail space. Starting out in property management and leasing, she has extensive experience in the office market, providing counsel to both buyers and sellers on their acquisition and disposition requirements. Diane takes a forensic approach to her analysis while keeping a keen eye on the big picture. She holds a broker's license and is among the 6% of commercial brokers nationwide honored as a Certified Commercial Investment Member (CCIM) designee.

RYAN EDWARDS

847.800.2282 | ryan.edwards@corecommercial.us

ADVISOR

Ryan Edwards is an Advisor with Core Commercial Group in Sarasota, FL, specializing in the sale and leasing of retail, office, medical, and industrial properties throughout Southwest Florida. Over the past four years, Ryan has represented a diverse range of landlords, tenants, buyers, and sellers — consistently helping clients maximize value through strategic marketing, data-driven insights, and hands-on deal execution, guiding transactions from initial strategy through closing.

CONFIDENTIALITY & DISCLAIMER

This material is furnished solely for the purpose of evaluating a potential real estate transaction and may not be reproduced or disclosed to any third party without prior written consent. Information has been obtained from sources deemed reliable but is not guaranteed as to accuracy or completeness. No representation or warranty, express or implied, is made regarding the property, financial performance, projections, or future results, and estimates and assumptions may not prove to be accurate. The Broker and property owner disclaim any liability for errors, omissions, or statements contained herein or made orally. Recipients must rely solely on their own investigations and professional advisors. This material is not an offer to sell. The property owner may reject any offer, terminate negotiations, or withdraw the property at any time; no obligation exists unless and until a fully executed purchase and sale agreement is delivered. The Broker does not provide legal, tax, or accounting advice; consultation with qualified professionals is strongly recommended.

