



BLACKBURN POINT PLAZA RETAIL SPACE

1076-1078 SOUTH TAMiami TRAIL
OSPREY, FLORIDA 34229

PROPERTY HIGHLIGHTS

- Two retail units available separately or combined
- Flexible sizes from $\pm 1,450$ to $\pm 3,205$ SF
- High-visibility location on S Tamiami Trail
- Located within established Blackburn Point Plaza
- Suitable for retail, professional, or service-based users
- Convenient access throughout Osprey, Nokomis, and Sarasota County



DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	319	795	2,061
Total Population	638	1,647	4,263
Average HH Income	\$132,294	\$135,844	\$140,993

For More Information

ADAM SEIDEL

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OFFERING SUMMARY

Lease Rate:	\$19.50 SF/yr (NNN)
Building Size:	3,205 SF
Available SF:	1,450 - 3,205 SF

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 1076-1078 S Tamiami Trl, Osprey, FL.

Property Type: Retail Space for Lease

Available Sizes:
1076 S Tamiami Trail: ±1,755 SF
1078 S Tamiami Trail: ±1,450 SF
Combined: ±3,205 SF

Now available at Blackburn Point Plaza, a vibrant retail center along highly visible S Tamiami Trail in Osprey. The space may be leased as two individual units or combined to provide ±3,205 SF, offering flexibility for a variety of retail, professional, or service-based businesses.

The units feature functional layouts and benefit from strong visibility within an established commercial plaza surrounded by active businesses. This is an excellent opportunity to establish or expand your presence along one of Osprey's primary commercial corridors.

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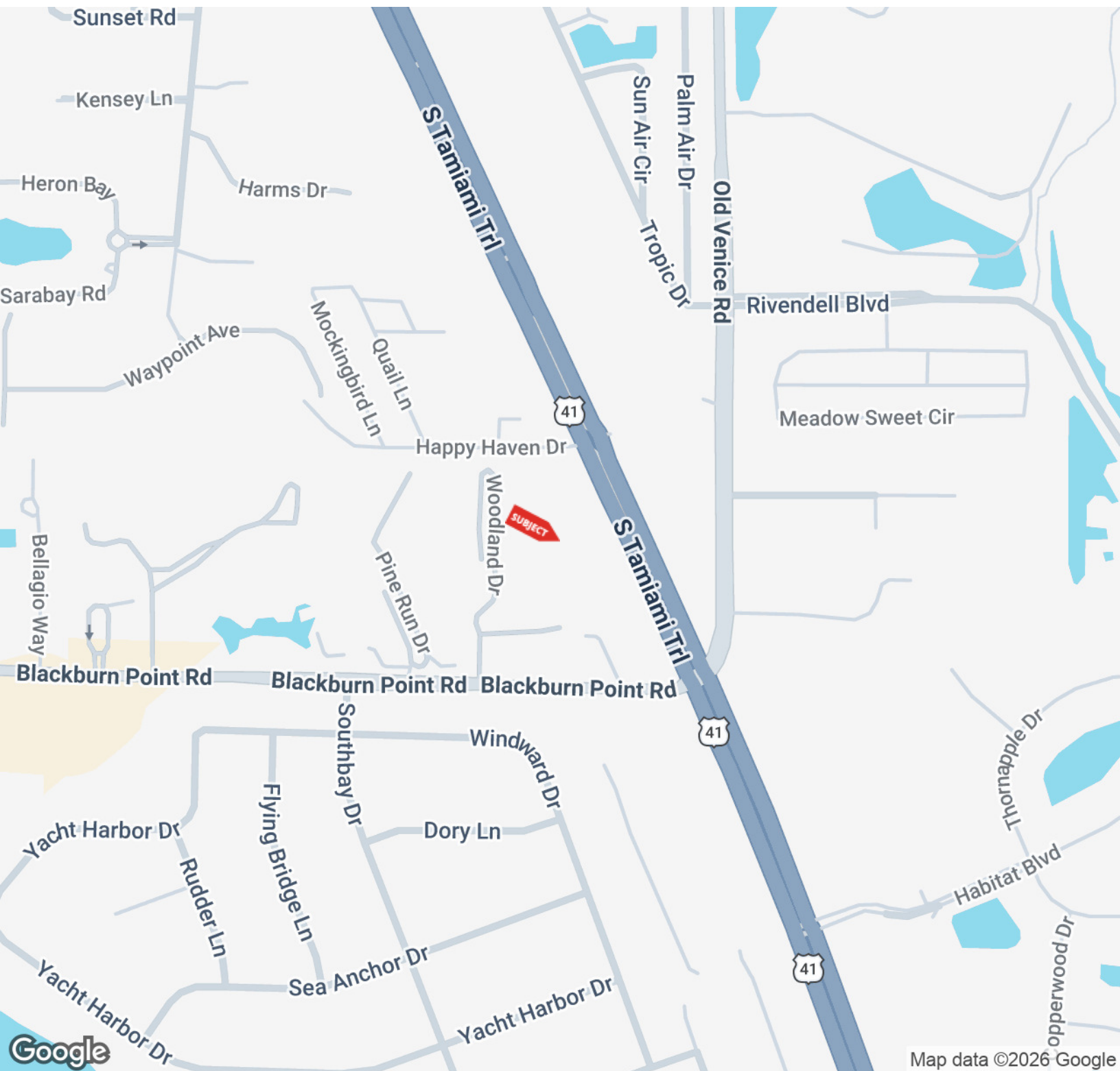
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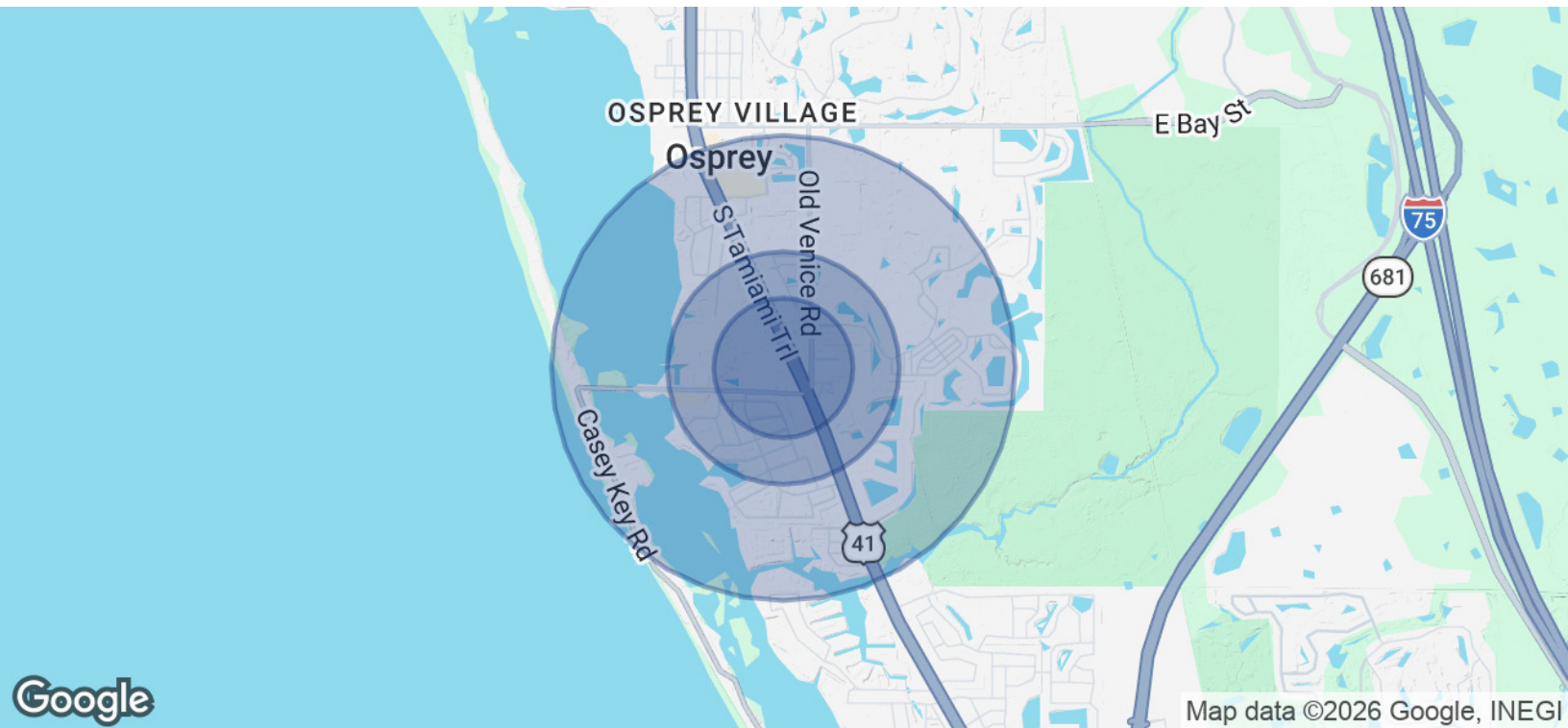
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	638	1,647	4,263
Average Age	61	60	60
Average Age (Male)	61	60	60
Average Age (Female)	61	61	61

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	319	795	2,061
# of Persons per HH	2	2.1	2.1
Average HH Income	\$132,294	\$135,844	\$140,993
Average House Value	\$728,325	\$762,871	\$759,622

2020 American Community Survey (ACS)

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