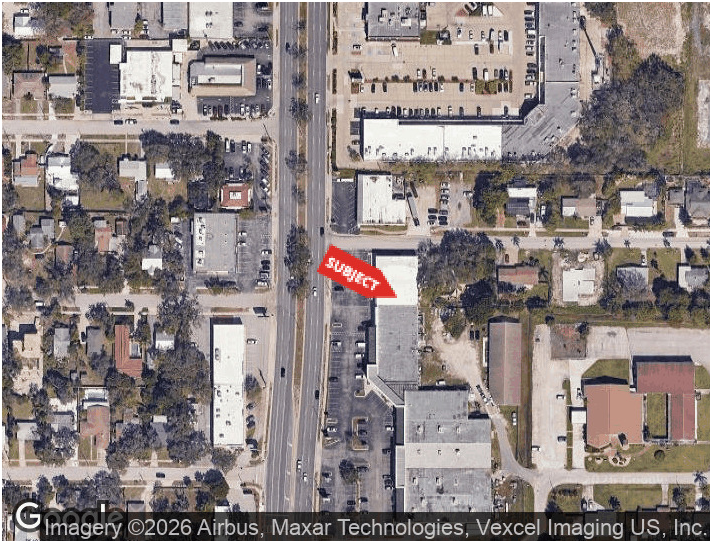




**4205 S TAMiami TRAIL**  
SARASOTA, FLORIDA 34231

**PROPERTY HIGHLIGHTS**

- 1,431 SF retail space
- High visibility on S Tamiami Trail
- Open floor plan layout
- Rear storage and prep area
- Rear exit access
- Ample parking



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DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	213	835	3,372
Total Population	500	1,947	7,464
Average HH Income	\$121,523	\$127,039	\$139,886

For More Information  
**MARCIA CUTTLER**  
 Agent/Associate  
 941 923 0535 x308  
 marcia@americanpropertygroup.com

# SARASOTA, FL 34231



## OFFERING SUMMARY

Lease Rate:	\$22 SF/yr (NNN)
Building Size:	6,048 SF
Available SF:	1,431 SF
Renovated:	2022
Zoning:	CG

## PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 4205 S Tamiami Trail, Sarasota, FL

Property Type: Retail Space  
Available Space: 1,431 SF

Position your business along one of Sarasota's most active commercial corridors with this highly visible retail space on S Tamiami Trail. The space features an open floor plan with a large open workspace area, service counter, restroom, and a rear back-of-house area with additional storage, prep space, sinks, and rear exit access.

### MARCIA CUTTLER

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

4205 S Tamiami Trail

# SARASOTA, FL 34231

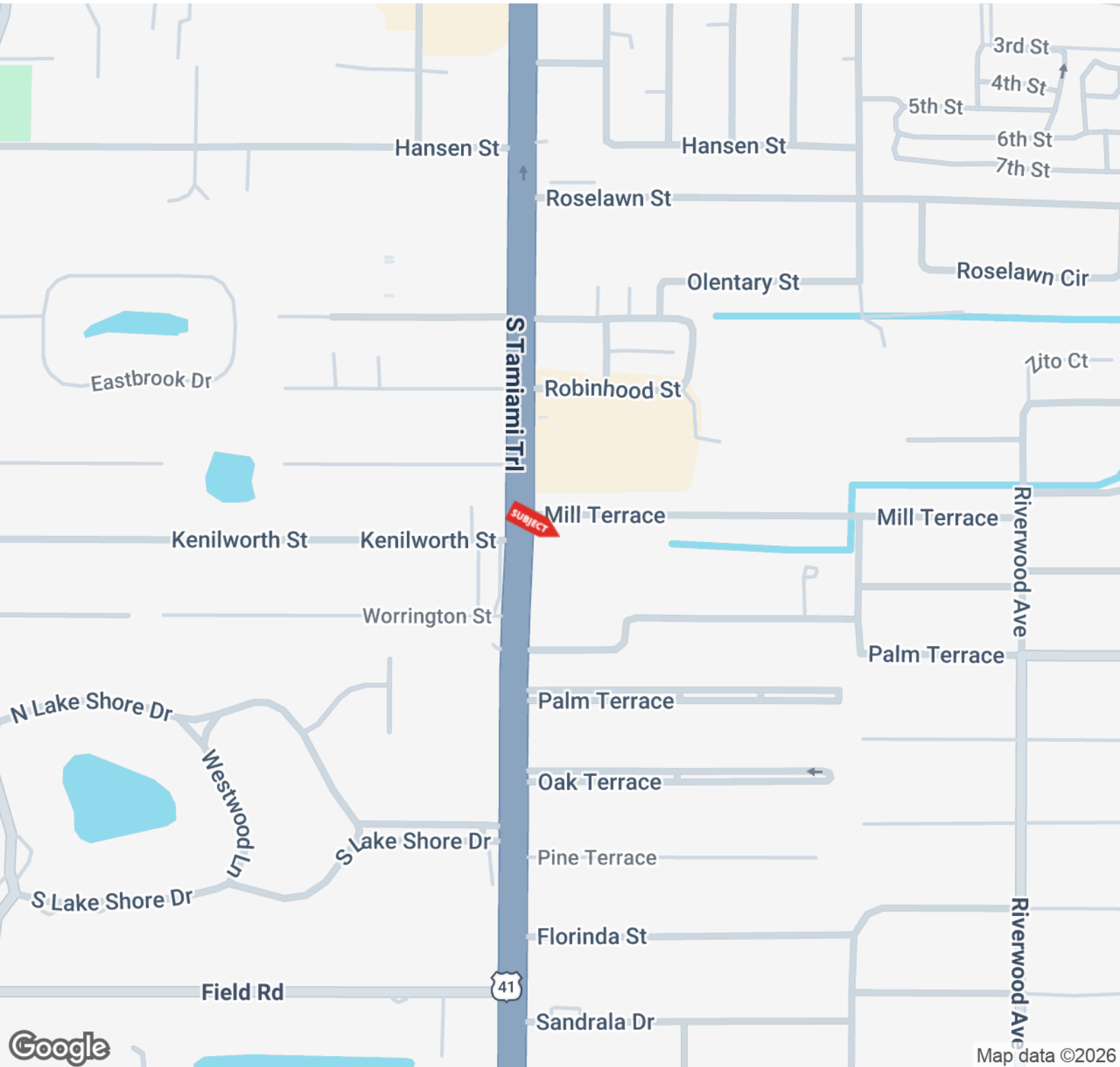


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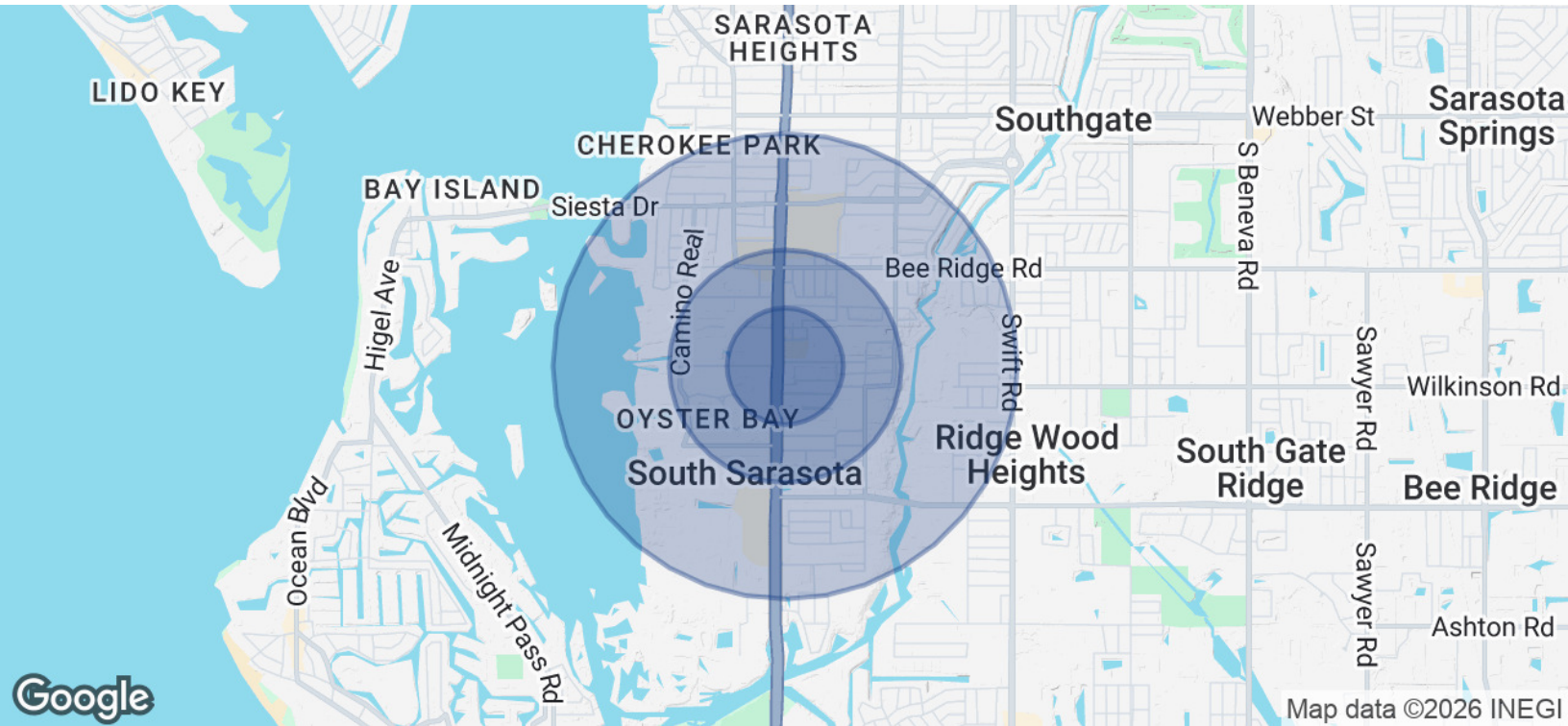


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	500	1,947	7,464
Average Age	44.7	45.6	49.7
Average Age (Male)	45.8	46.7	49.7
Average Age (Female)	43.5	44.4	50.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	213	835	3,372
# of Persons per HH	2.3	2.3	2.2
Average HH Income	\$121,523	\$127,039	\$139,886
Average House Value	\$773,611	\$791,911	\$754,952

2023 American Community Survey (ACS)

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# SARASOTA, FL 34231



## MARCIA CUTTLER

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FL #SL3011453

## PROFESSIONAL BACKGROUND

Marcia Cuttler has been a resident of Sarasota since 1974. She has owned several successful business ventures and has personally purchased many commercial investment properties over the past 35 years. She knows first-hand the stress associated with buying and selling property and uses that experience in assisting both Buyers and Sellers with their transactions. With her ever-growing long list of successful closings, Marcia has earned much respect and recognition in the Sarasota Area Commercial Real Estate Community. Coupled with resourcefulness, tenacity, dedication to detail, integrity, energy and enthusiasm, quality customer service and being a good listener, Marcia will give you 100% effort and outstanding results! "I consider it a privilege to work with my clients on a decision as pivotal as Buying, Selling and Leasing a prized property." - Marcia Cuttler

### American Property Group of Sarasota Inc

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