

Free Standing Retail Building

Retail
Property
For Lease

1155 S Tamiami Trl, Sarasota, FL 34236



Property Description

Position your business at one of Sarasota's busiest intersections with this 1,540 SF freestanding retail building available for lease at the corner of US-41 and Bahia Vista Street. Formerly occupied by Amscot, the property offers exceptional visibility, easy access, and ample on-site parking in a central Sarasota location just minutes from downtown, Southside Village, Sarasota Memorial Hospital, and Siesta Key. The building features an open floor plan with two private restrooms and multiple storage rooms, allowing for a wide range of retail, office, showroom, service, or creative uses.

This opportunity is especially well suited for a short-term user seeking a maximum three-year lease. Ideal tenants may include a pop-up retailer, startup company, temporary office or showroom, seasonal business, campaign headquarters, contractor staging office, or other business needing a prime Sarasota location without a long-term commitment. With future redevelopment planned for the plaza, this is a rare chance to secure a prominent, freestanding location and establish a presence in the market for the next several years.

OFFERING SUMMARY

Lease Rate:	\$4,950.00 per month (NNN)
Building Size:	1,540 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,914	36,268	75,245
Total Population	10,300	79,071	164,450
Average HH Income	\$139,067	\$121,493	\$118,199



Loyd Robbins

Principal Broker
(941)-356-9659
loyd@rerobbins.com



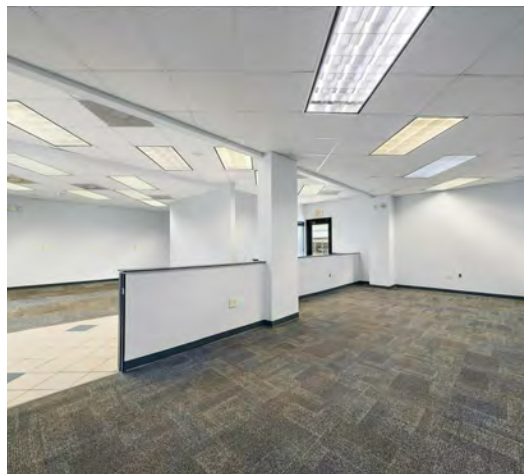
3580 S. Tuttle Ave
Sarasota FL 34239

www.rerobbins.com

Maximum Visibility

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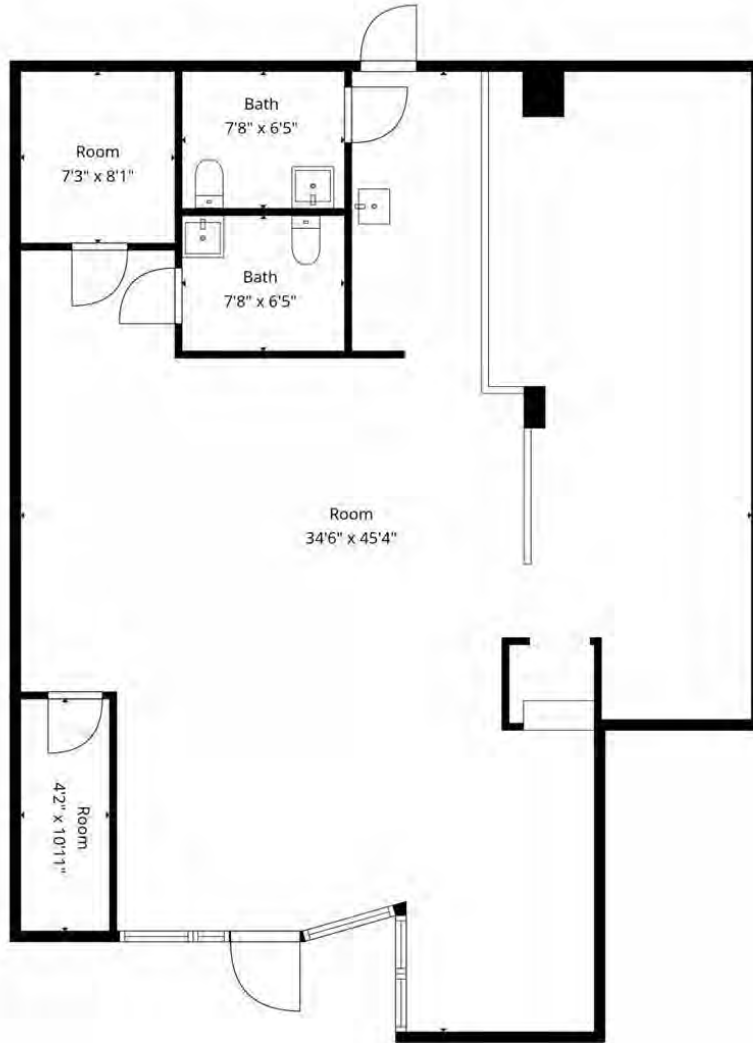


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Open Floor Plan

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Floor Plan Created By FI Media Solutions, Measurements Deemed Highly Reliable But Not Guaranteed.



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Exposure to 65,000+ Vehicles Per Day

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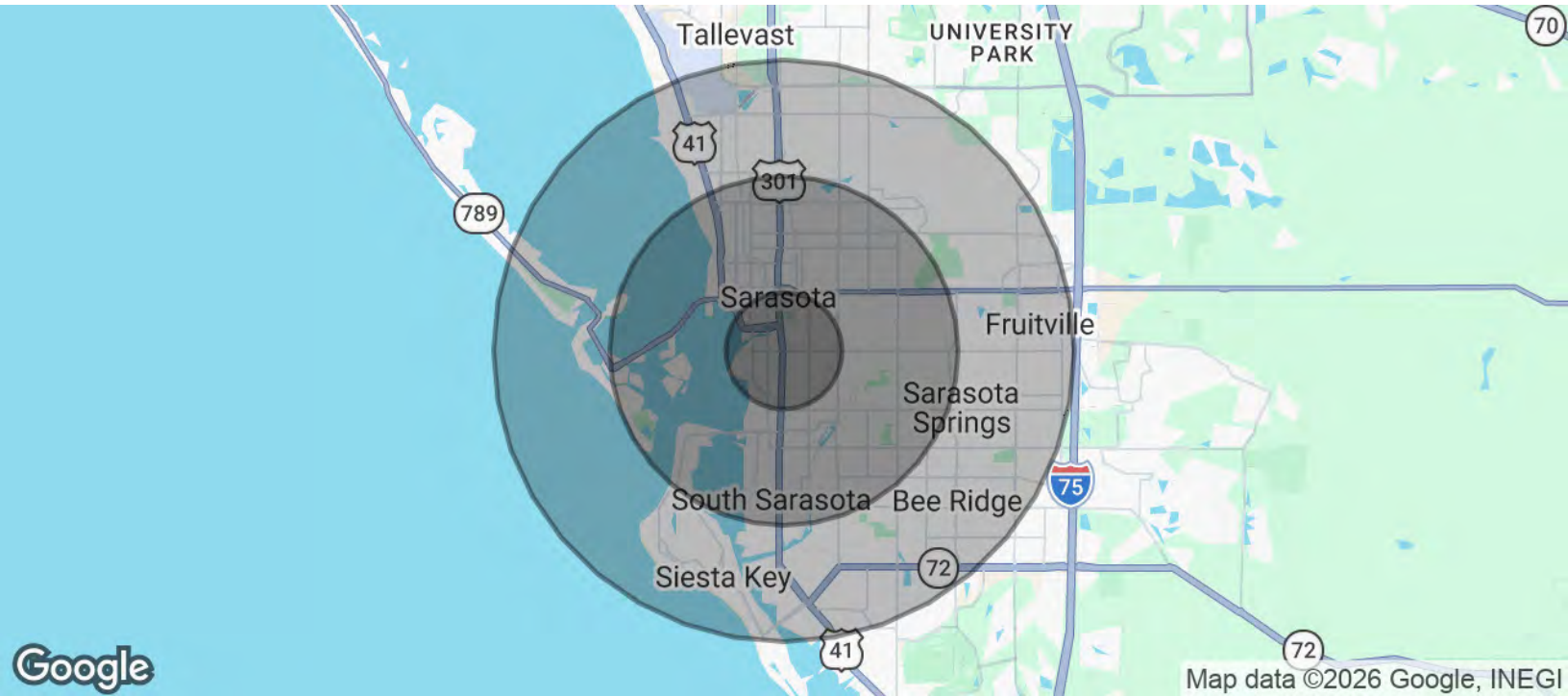
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High Growth Corridor

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,300	79,071	164,450
Average Age	54.4	49.5	50.8
Average Age (Male)	50.5	47.3	48.4
Average Age (Female)	58.3	51.3	52.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,914	36,268	75,245
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$139,067	\$121,493	\$118,199
Average House Value	\$737,606	\$634,686	\$560,576

2023 American Community Survey (ACS)



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