

For Lease

7231 SOUTH TAMIAMI TRAIL



PROPERTY DESCRIPTION

Elevate your business in this standalone 2,880 SF office space at 7231 South Tamiami Trail, available for lease at \$27/SF NNN. Boasting a commanding street-facing presence and an inviting lobby, the building features adaptable floor plates that effortlessly accommodate both collaborative and private work settings. This property balances prestige and practical functionality within Sarasota's dynamic South Tamiami corridor.

PROPERTY HIGHLIGHTS

- High visibility on a major retail artery with traffic counts of approximately 43,000 AADT.
- OPEX is \$10.48 PSF.
- 30 onsite parking spaces, new bullet 528 SF canopy (former bank drive-thru).
- Zoned CG/Commercial, General, suitable for office, medical, retail, or restaurant operations.

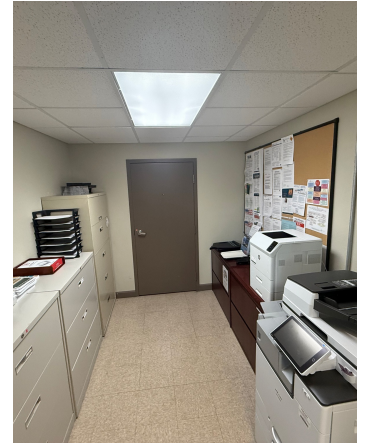
OFFERING SUMMARY

Lease Rate:	\$27 SF/yr (NNN)
Available SF:	2,880 SF
Building Size:	2,880 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	244	981	4,038
Total Population	491	1,934	8,009
Average HH Income	\$134,122	\$124,845	\$108,809

For Lease

ADDITIONAL PHOTOS



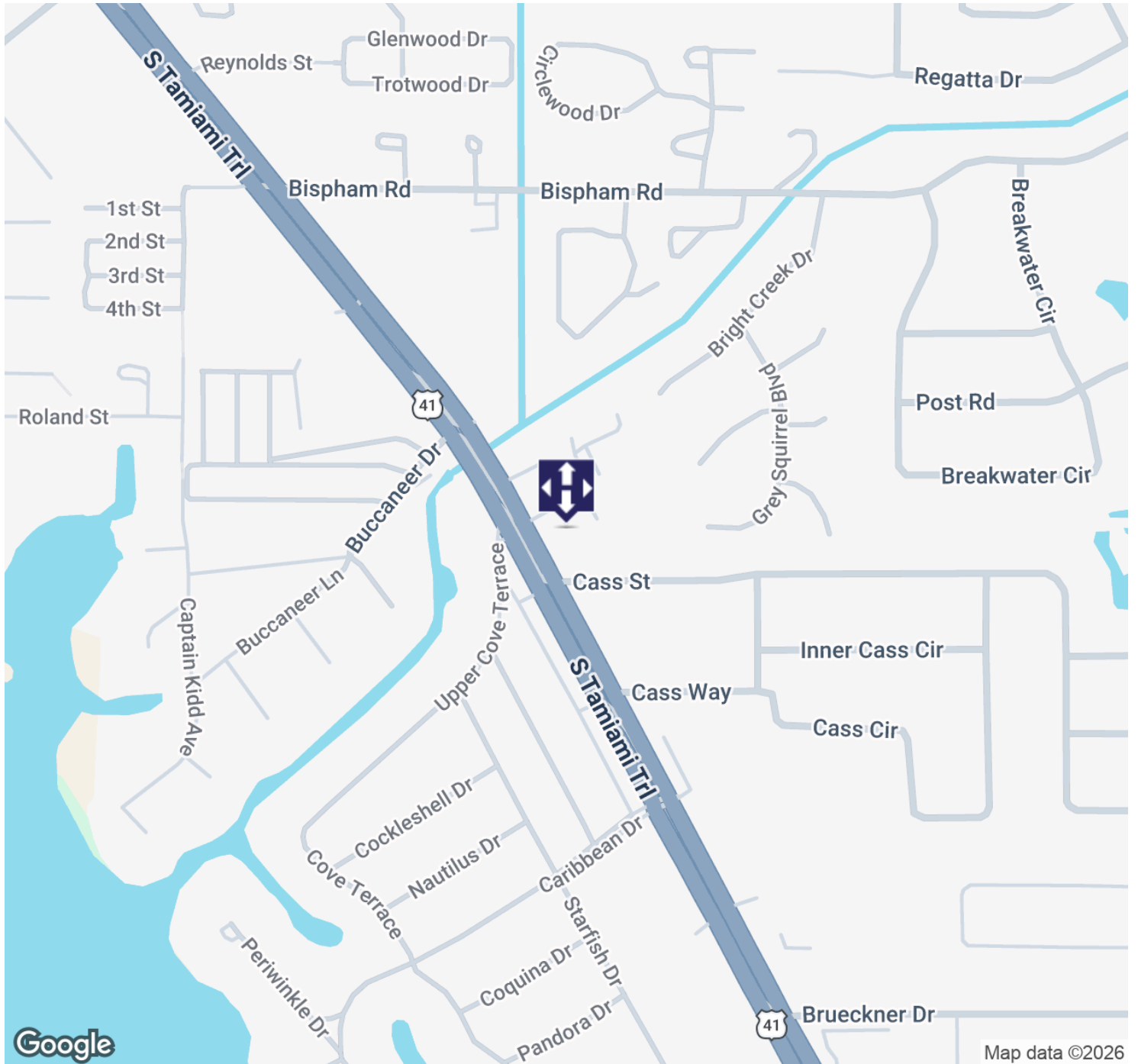
For Lease

REGIONAL MAP



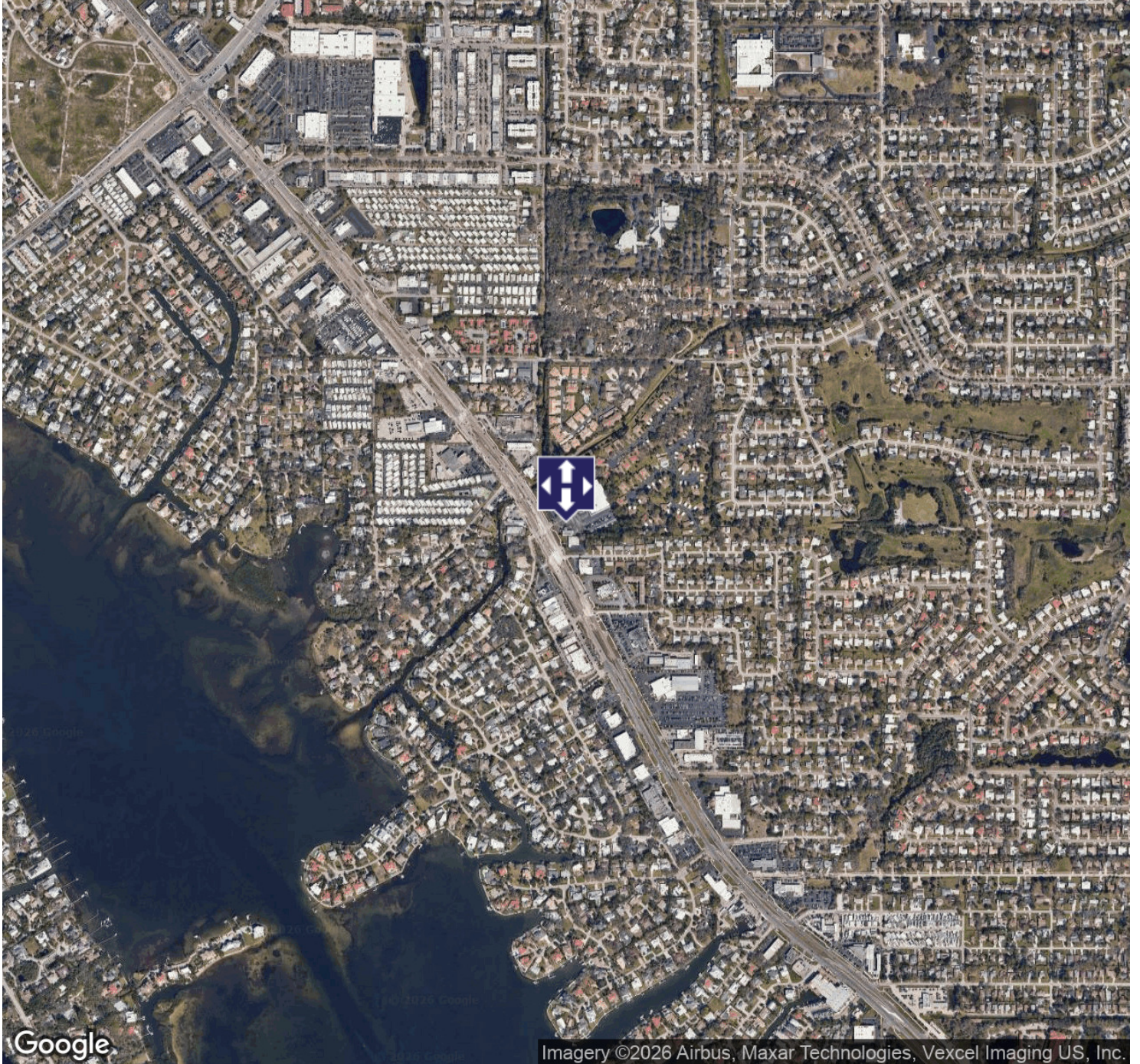
For Lease

LOCATION MAP

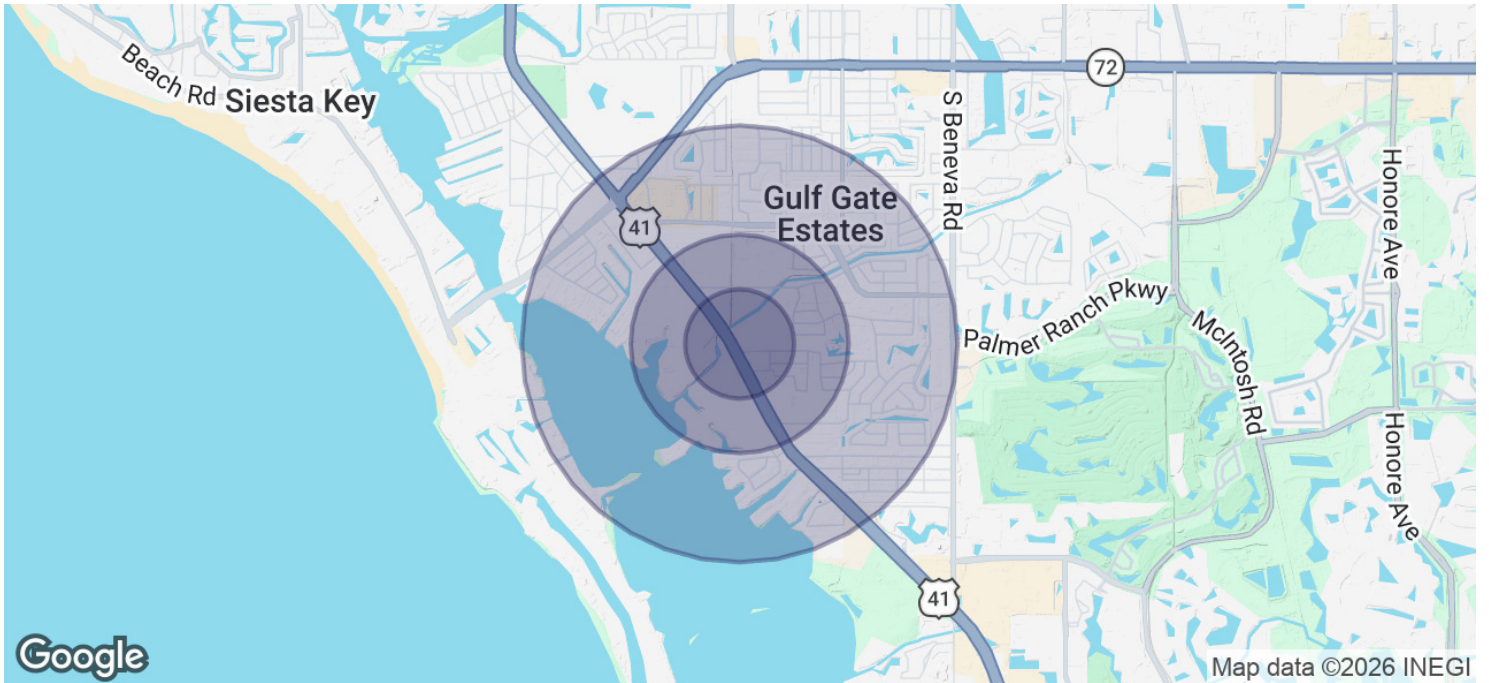


For Lease

AERIAL MAP



DEMOGRAPHICS MAP & REP



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	491	1,934	8,009
Average Age	53.5	55.7	52.8
Average Age (Male)	45.8	49.6	48.5
Average Age (Female)	55.1	57.3	55.7
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	244	981	4,038
# of Persons per HH	2.0	2.0	2.0
Average HH Income	\$134,122	\$124,845	\$108,809
Average House Value	\$353,875	\$326,504	\$378,547

2023 American Community Survey (ACS)