

For Lease

BAYFRONT SARASOTA'S LAST FREESTANDING STOREFRONT

211 N Tamiami Trl, Sarasota, FL 34236



OFFERING SUMMARY

Lease Rate:	\$50 NNN
Building Size:	2,000 SF
Lot Size:	6,044 SF
Zoning:	DTB

PROPERTY OVERVIEW

A rare freestanding building on US-41 at the gateway to St. Armands Circle and Longboat Key. Surrounded by the Ritz-Carlton, Westin, Bayso, and Embassy Suites, the location captures 42,900 vehicles per day and the walking traffic of Sarasota's wealthiest residential corridor – where the average household income exceeds \$157,000 within one mile. Ready for an incoming wealth management, medical aesthetics, hospitality, or specialty retail tenant."

PROPERTY HIGHLIGHTS

- - Bayfront/Downtown gateway
- - Versatile and customizable floor plan
- - Ample parking for tenants and visitors
- - High visibility for enhanced business presence
- - "\$157,470 average HH income / \$1.15M average home value within 1 mile (2023 ACS)
- - 42,900 AADT on US-41 + ~15M annual visitors to St. Armands/Longboat passing the door

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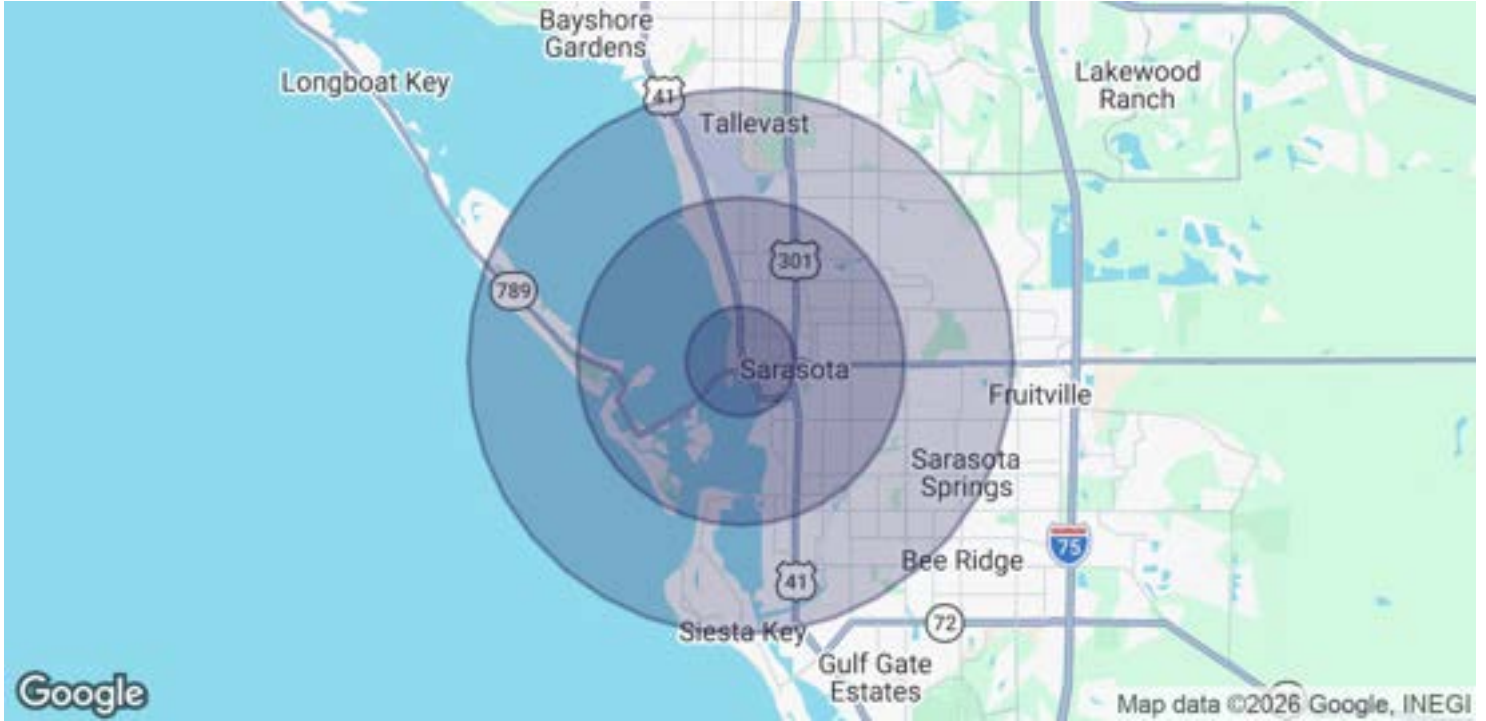
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,564	60,832	135,764
Average Age	60.1	48.4	50.8
Average Age (Male)	57.5	46.2	48.5
Average Age (Female)	61.4	49.9	52.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,434	27,249	61,873
# of Persons per HH	1.8	2.2	2.2
Average HH Income	\$157,470	\$128,458	\$122,512
Average House Value	\$1,151,276	\$749,030	\$610,983

2023 American Community Survey (ACS)

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