

HOSPITAL-ADJACENT, HIGH-INCOME CORRIDOR BUILD-TO-SUIT RETAIL FRONTING US 41

1427 S. TAMiami TRAIL, SARASOTA, FL 34239

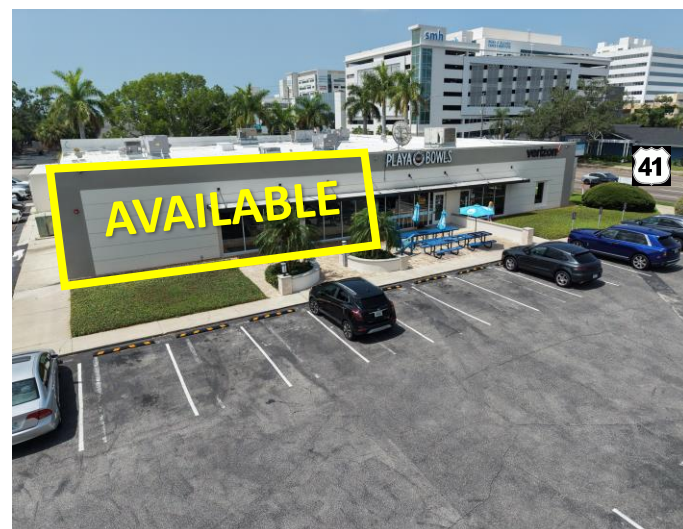


FOR LEASE: 3,060± SF at \$35.00 PSF NNN

Located along the highly visible South Tamiami Trail corridor, this prime retail leasing opportunity is within one of Sarasota's most active and sought-after commercial locations. The property is positioned adjacent to Sarasota Memorial Hospital and just minutes from Downtown Sarasota, placing it in the path of a steady daily flow of employees, patients, visitors, residents, and downtown-bound traffic.

PROPERTY FEATURES

- Corner unit available immediately.
- Gray shell condition - build-out to your specifications.
- Tenant Improvement Allowance negotiable.
- Pylon signage included.
- Ample on-site parking.
- Prime location fronting S. Tamiami Trail with high traffic counts.
- Zoning: CG – Commercial General.
- Adjacent to Sarasota Memorial Hospital and close to Downtown Sarasota.



CONTACT:

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2503 Del Prado Blvd. S., Ste. 101
Cape Coral, FL 33904

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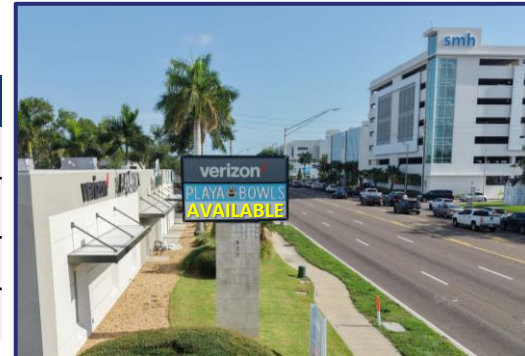
BUILD-TO-SUITE RETAIL SPACE FRONTING US 41

\$35.00 PSF NNN

1427 S. TAMIAMI TRAIL, SARASOTA, FL 34239

DEMOGRAPHICS

2025	1 Mile	3 Miles	5 Miles
Population	9,299	53,508	128,163
Median HH Income	\$138,032	\$151,244	\$155,626
Households	3,975	21,824	53,226
Traffic Count (AADT)	59,500		



Join National Retail Tenants:



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