



7972 N TAMAMI TRL
SARASOTA, FL 34243

**Vacant Land
For Sale**

MSC | COMMERCIAL
REAL ESTATE

LEE DELIETO JR
Senior Commercial Advisor
(941) 323-0060
leedelietojr@msccommercial.com
BK702292, Florida

WILLIAM MARTIN
Commercial Advisor
(941) 302-9990
willmartin@msccommercial.com
SL3373206, FL

SPENCER BRANNEN
Commercial Advisor
(941) 822-7473
spencerbrannen@msccommercial.com

PROPERTY SUMMARY

7972 NORTH TAMIAMI TRAIL | SARASOTA, FL 34243



Property Summary

Price:	\$2,000,000
Lot Size:	1.65 Acres
Price / Acre:	\$1,212,121
Cross Streets:	US-41/Suwanee Ave
Permitted Uses:	Wide Variety of Commercial Uses
Frontage:	305.00
Traffic Count:	39,000 AADT
Zoning:	GC
APN:	6802400009

Property Overview

Exceptional 1.65-acre commercial opportunity featuring approximately 305 feet of prime frontage along U.S. 41 (Tamiami Trail). Zoned GC - General Commercial in Manatee County, this property allows for a wide array of business uses, from retail and service operations to mixed-use development. The generous frontage delivers strong visibility and access along one of Sarasota's busiest north-south corridors. Ideal for developers or end-users seeking a high-traffic location with strong surrounding demographics and proximity to regional hubs.

Location Overview

Strategically positioned directly across from Sarasota Bradenton International Airport, this property sits at a gateway location between Sarasota and Bradenton. The site benefits from continuous traffic flow along Tamiami Trail, connecting visitors, commuters, and residents throughout the region. To the west lies an established residential neighborhood, supporting neighborhood-serving retail and service potential. The area is a blend of commercial activity, hospitality, and transportation services - perfect for ventures seeking exposure and connectivity in Sarasota's growing northern corridor.

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PROPERTY PHOTOS

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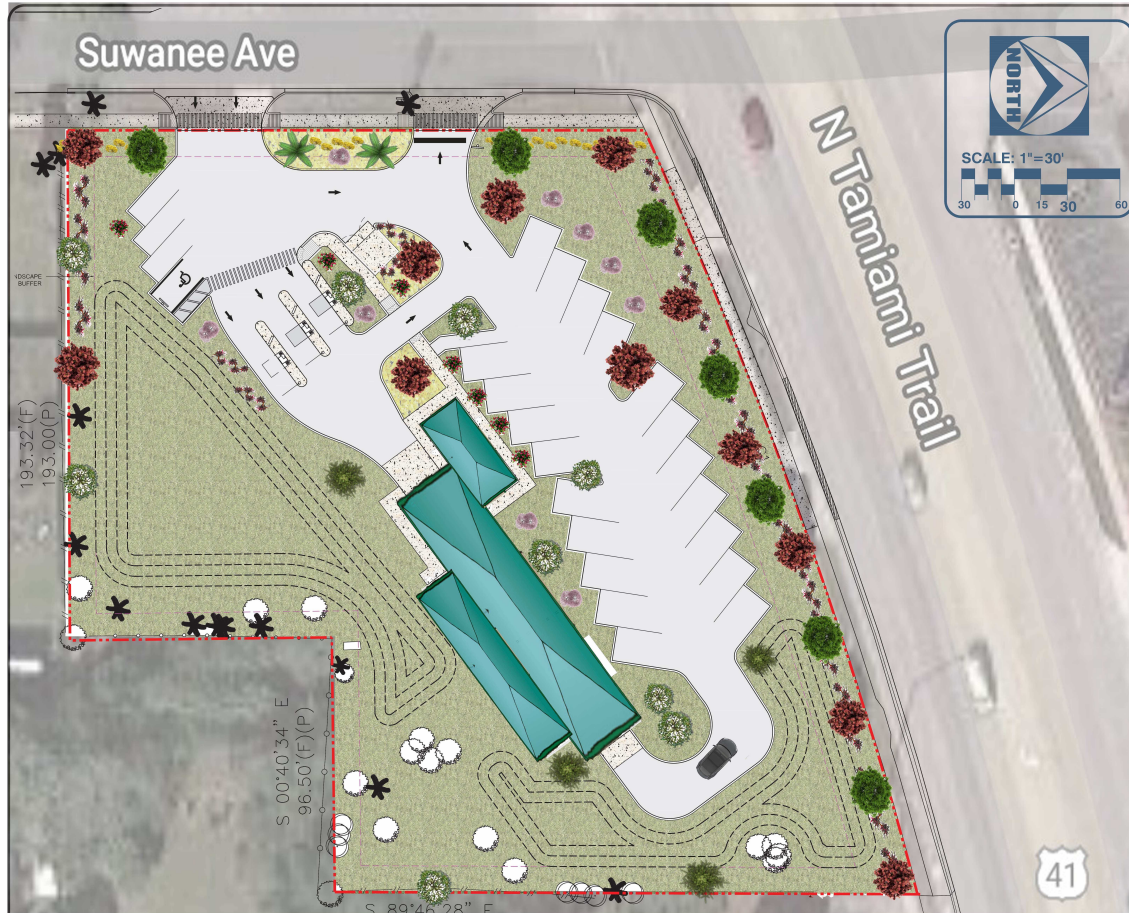
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PLANT LEGEND AND SPECIFICATIONS

TREES	Symbol	No.	Common Name	Scientific Name	Size Requirements/Notes	Native	Shrubs/Tolerant
		2	CUBAN ROYAL PALM	<i>Roystonea regia</i>	Min. 12" clear trunk	YES	YES
		12	RED MAPLE "FLORIDA FLAME"	<i>Acer Rubrum</i>	Min. 2" caliper, 6'H	YES	YES
		7	LITTLE GEM MAGNOLIA	<i>Magnolia grandis 'Little Gem'</i>	Min. 2" caliper, 6'H	YES	YES
		4	SLASH PINE	<i>Pinus elliotii</i>	Min. 2" caliper, 6'H	YES	YES
		9	CRAPE MYRTLE	<i>Lagerstroemia indica</i>	Min. 1.5" caliper, 8'H	NO	YES
		7	EAST PALATKA HOLLY	<i>Ilex x attenuata</i>	Min. 1.5" cal. 8'H, male + female	YES	YES
		9	AMERICAN ELM	<i>Ulmus americana</i>	Min. 2" caliper, 6'H	YES	YES
SHRUBS	Symbol	No.	Common Name	Scientific Name	Size Requirements/Notes	Native	Shrubs/Tolerant
		152	FIRECRACKER PLANT	<i>Ruellia sammentosa</i>	Min 3 gal., 24" h. - 36" o.c.	NO	YES
		51	GOLDEN THYALLIS	<i>Galphimia glauca</i>	Min 3 gal., 24" h. - 36" o.c.	NO	YES
GROUND COVER	Symbol	No.	Common Name	Scientific Name	Size Requirements/Notes	Native	Shrubs/Tolerant
		1	PERENNIAL PEANUT	<i>Arachis glabrata, Berth</i>	1 gal., spaced 18" o.c.	NO	YES
		1	BAHIA GRASS	<i>Paspalum notatum</i>	As sod on pond slopes	YES	YES
ANNUAL BED PLANT LIST	Symbol	No.	Common Name	Scientific Name	Size Requirements/Notes	Native	Shrubs/Tolerant
			COELEBS	CALADIUMS	Bedding to be determined by owner and season	4" min. spaced as desired	
			BESONITA	BUSH DAISY		4" min. spaced as desired	
			IMPATIENS	SALVIA		4" min. spaced as desired	
			AJUGA	HERBS - MILKWEED		4" min. spaced as desired	
MULCH	Symbol	No.	Common Name	Scientific Name	Size Requirements/Notes	Native	Shrubs/Tolerant
			IN ALL AREAS NOT SOD OR GROUND COVER, AROUND ALL SHRUBS	PINE BARK NUGGETS OR OTHER AS SELECTED BY OWNER	3" deep, all plants to be encircled with mulch bed		

NOTE: IF QUANTITIES DIFFER BETWEEN PLAN AND LEGEND, PLAN COUNT WINS.

EXISTING TREES TO REMAIN (SEE SURVEY FOR DETAILS)
SEE SHEET C3.2 FOR TREE BARRICADE LOCATIONS
SEE SHEET L1.2 FOR BARRICADE AND PLANTING DETAILS

- The following plant material standards shall be considered the minimum requirements for complying with the Landscaping Regulations, unless specified differently elsewhere in these regulations.
- Quality. Plant material shall conform to the standards for Grade #1 or better as given in the latest "Grades and Standards for Nursery Plants, Plants and/or Florida Department of Agriculture and Consumer Services or to the standards as given in the latest "American Standard for Nursery Stock," American National Standards Institute.
 - Installation. All landscaping shall be installed according to sound nursery practices. Plants grown in containers prior to installation shall be removed from their containers before they are planted in the ground. A layer of mulch to a minimum depth of five inches shall be specified in plant beds and around individual trees in turf areas. Organic mulches are preferred. Mulch shall not be required in annual beds.
 - Trees. At the time of planting, a tree shall have a minimum height of six feet. The use of overpruned tree species to meet the requirements of the landscaping regulations shall be prohibited.
 - Palms. Where palms are used, three palms shall constitute one tree, except multi-stem palms and species in the genus *Phoenix* (excluding *robinsonii*). Single specimens of these exceptions shall each constitute one tree. At the time of planting, a palm shall have a minimum six feet of clear trunk.
 - Shrubs. When used for screening purposes, shrubs shall be cold tolerant and non-deciduous and have a minimum height of 24 inches at the time of planting and shall be spaced a maximum of three feet on center.
 - Vines. At the time of planting, vines shall have a minimum of three runners, each with a minimum length of approximately one foot.
 - Ground Cover Plants. Ground cover plants shall be spaced so as to present a finished appearance and have reasonably complete coverage within one year after planting. The use of any non-living ground cover such as mulch, gravel, rocks, etc. shall be in conjunction with living plants so as to cover exposed soil.
 - Grassed Areas. Site Development Projects. No more than 50 percent of the landscaped area may be planted with shallow-rooted turfgrass varieties. These turfgrass varieties shall be established in and limited to areas that are provided with central automatic irrigation systems. The balance of the landscaped area shall be vegetated with water conserving varieties of trees, shrubs, ground covers, turfgrasses, and/or mulches. Stormwater ponds, parks, recreational facilities, and steep-sloped areas are excluded from this requirement.
- Maintenance and Protection of Landscaping
- The property owner shall be responsible for the maintenance of all landscaped areas which shall be maintained in good condition so as to present a healthy, neat and orderly appearance, free of refuse, debris and weeds.
 - To maintain the landscaping in a healthy condition, all landscaped areas shall be provided with an irrigation system that supplies 100 percent coverage to all required landscaping plant material. The irrigation system may consist of an automatic or manual underground system, drip system, quick coupling valves, or hose bibbs located within 50 feet of all landscaping plant material.
 - The landscape and irrigation system shall be maintained and managed to ensure water efficiency and prevent wasteful practices. This should include, but not be limited to, resetting the automatic controller according to the season, fixing the filter, testing the rain sensor device, monitoring, adjusting and repairing irrigation equipment such that the efficiency of the system is maintained, replenishing mulch, utilizing turf and landscape best management practices.
 - Where necessary to prevent encroachment by parked or moving vehicles into landscaped areas, wheel stops or curbs shall be used and shall measure a minimum of six inches in height and six inches in width.



Issue Date: 12 DEC 2019

Revisions:

No.	Description

LANDSCAPE PLAN
SUN & SUDS CAR WASH
7972 N. TAMIAMI TRAIL
SARASOTA, FLORIDA 342343

L1.1

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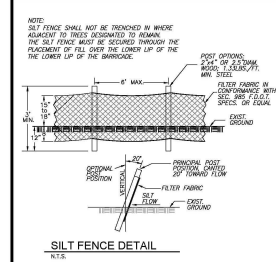
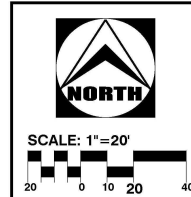
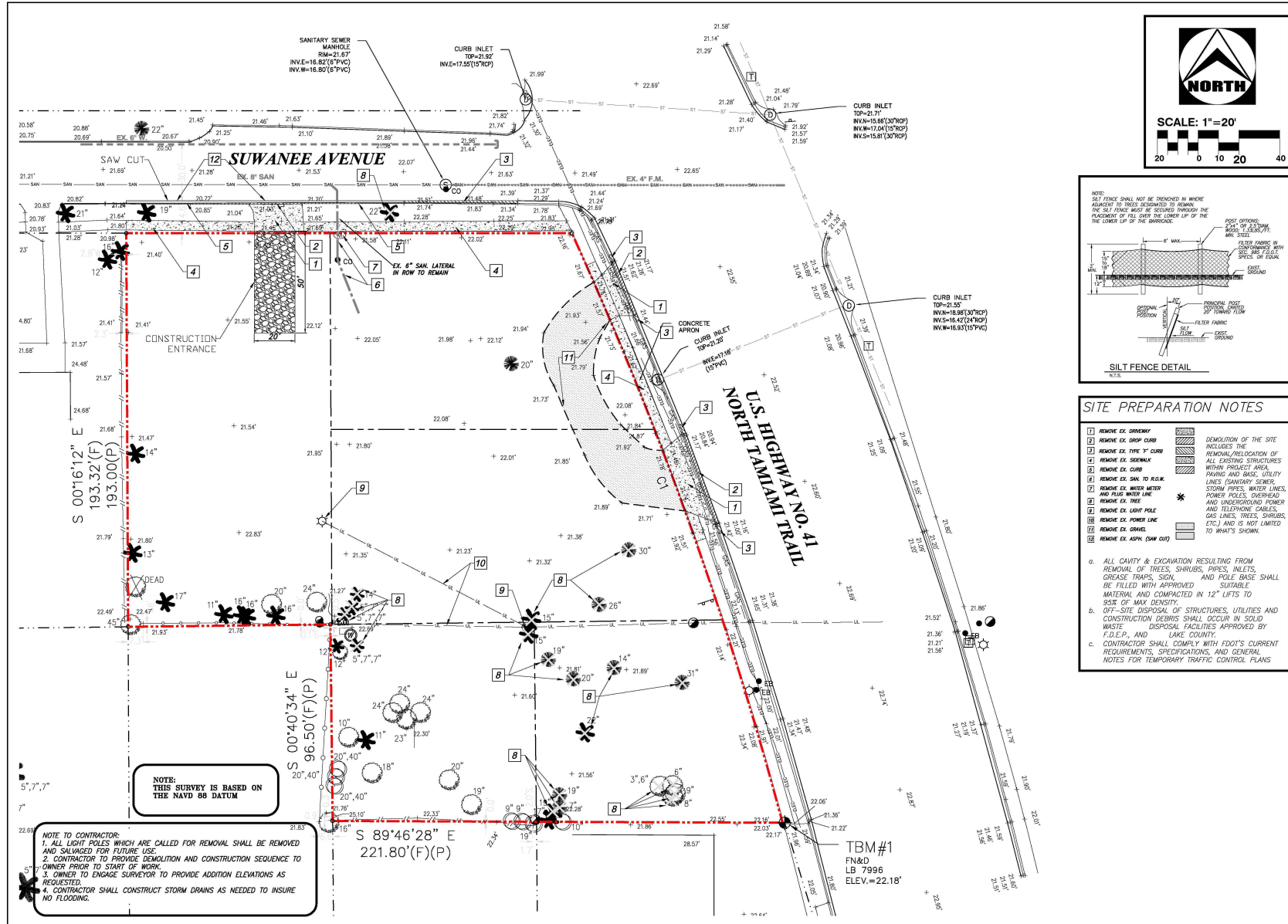
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PROPERTY PHOTOS

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SITE PREPARATION NOTES

1 REMOVE EX. DRIVEWAY	DEMOLITION OF THE SITE INCLUDES THE REMOVAL/RELOCATION OF ALL EXISTING STRUCTURES WITHIN PROJECT AREA.
2 REMOVE EX. DRIP CURB	SPRING AND BASE UTILITY LINES (SANITARY SEWER, STORM PIPES, WATER LINES, POWER POLES, OVERHEADS) AND UNDERGROUND POWER AND TELEPHONE CABLES, GAS LINES, TREES, SHRUBS, ETC.) AND IS NOT LIMITED TO WHAT'S SHOWN.
3 REMOVE EX. SIDEWALK	
4 REMOVE EX. CURB	
5 REMOVE EX. SAN. TO R.O.W.	
6 REMOVE EX. WATER METER AND PLUMB WATER LINE	
7 REMOVE EX. TREE	
8 REMOVE EX. SLOTTED POLE	
9 REMOVE EX. POWER LINE	
10 REMOVE EX. GROUND	
11 REMOVE EX. ASPH. (SAW CUT)	

a. ALL CAVITY & EXCAVATION RESULTING FROM REMOVAL OF TREES, SHRUBS, PIPES, INLETS, GREASE TRAPS, SIGN, AND POLE BASE SHALL BE FILLED WITH APPROVED SUITABLE MATERIAL AND COMPACTED IN 12\"

b. OFF-SITE DISPOSAL OF STRUCTURES, UTILITIES AND CONSTRUCTION DEBRIS SHALL OCCUR IN SOLID WASTE DISPOSAL FACILITIES APPROVED BY F.D.E.P. AND LAKE COUNTY.

c. CONTRACTOR SHALL COMPLY WITH FDOT'S CURRENT REQUIREMENTS, SPECIFICATIONS, AND GENERAL NOTES FOR TEMPORARY TRAFFIC CONTROL PLANS

Northside Engineering, Inc.
 300 South Beecher Road, Clearwater, Florida 34706
 Tel: 727.463.2888 Fax: 727.463.8899
 www.northsideeng.com
 Professional Engineer
 License No. 12150
 State of Florida

David B. Fitzsim, P.E. #141971
 CIVIL ENGINEER

Project # 1937
 Issue Date: 12/11/19

Revisions:	Date	Description

SITE PREPARATION

SUN & SUDS CAR WASH
 7972 NORTH TAMiami TRAIL
 SARASOTA, FL. 32343

Northside Engineering, Inc.
C2.1

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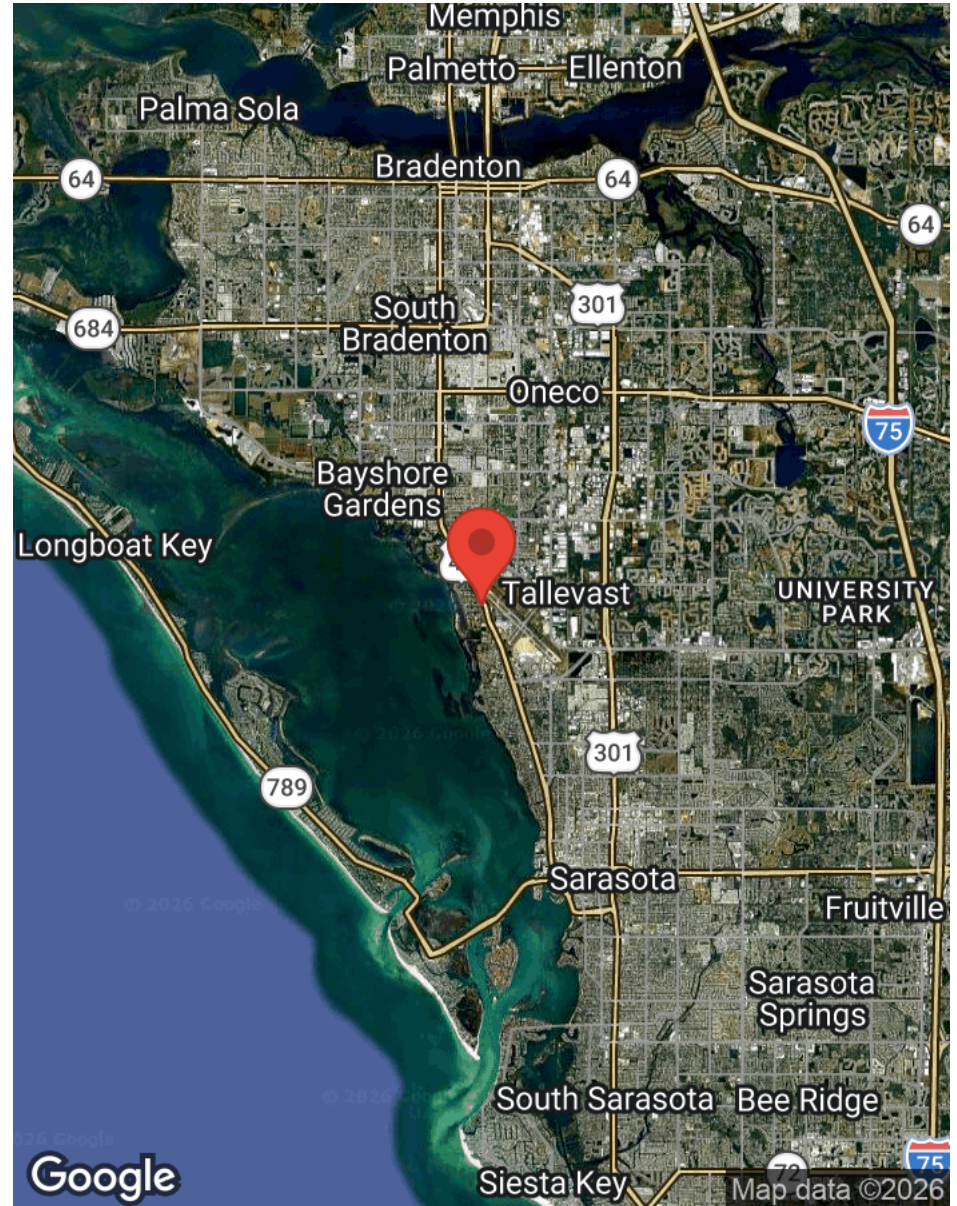
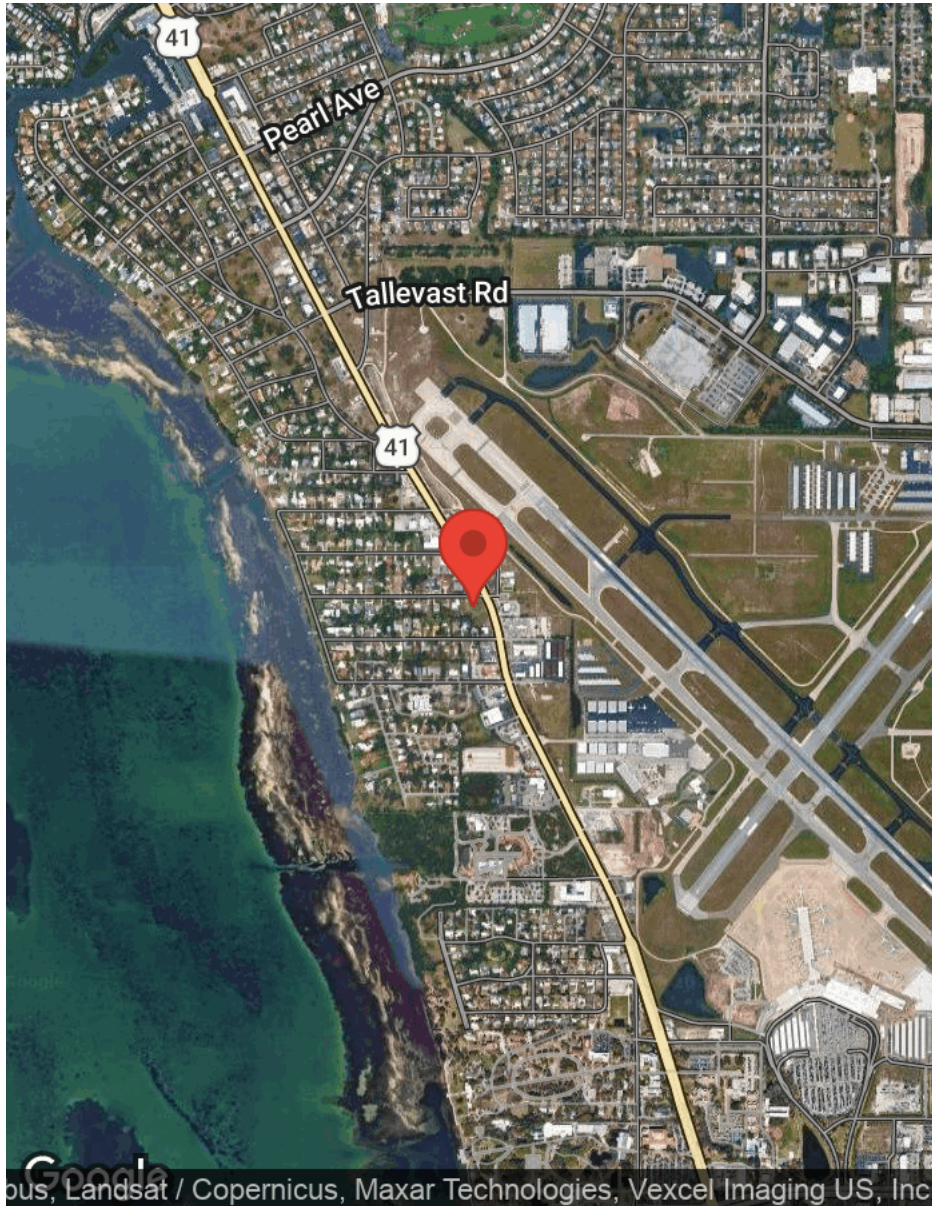
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AutoCAD Project:1937 - Sun & Suds Car Wash Design Drawings:085 12 19 Current Site Plan and Site, Civil Working, 12/23/2019 12:58:43 PM, DWG to PDF.acd

LOCATION MAPS

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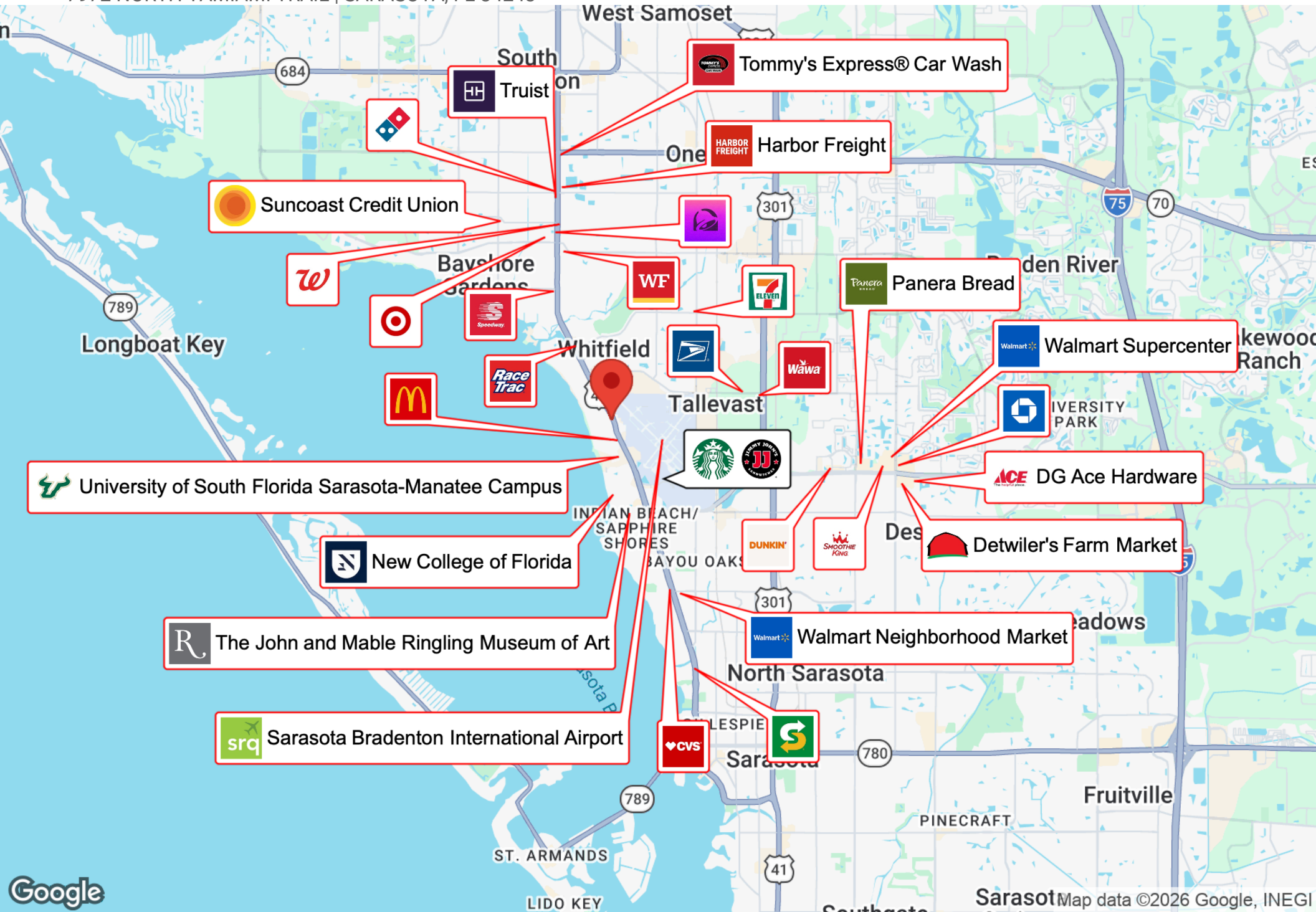
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BUSINESS MAP

7972 NORTH TAMIAMI TRAIL | SARASOTA, FL 34243



University of South Florida Sarasota-Manatee Campus

New College of Florida

The John and Mable Ringling Museum of Art

Sarasota Bradenton International Airport

Tommy's Express® Car Wash

Harbor Freight

Suncoast Credit Union

Truist

W

Target

Speedway

Race Trac

McDonald's

WF

USPS

7-Eleven

Panera Bread

Wawa

Panera Bread

Walmart Supercenter

UNIVERSITY PARK

ACE DG Ace Hardware

Detwiler's Farm Market

Starbucks

DUNKIN'

SMOOTHIE KING

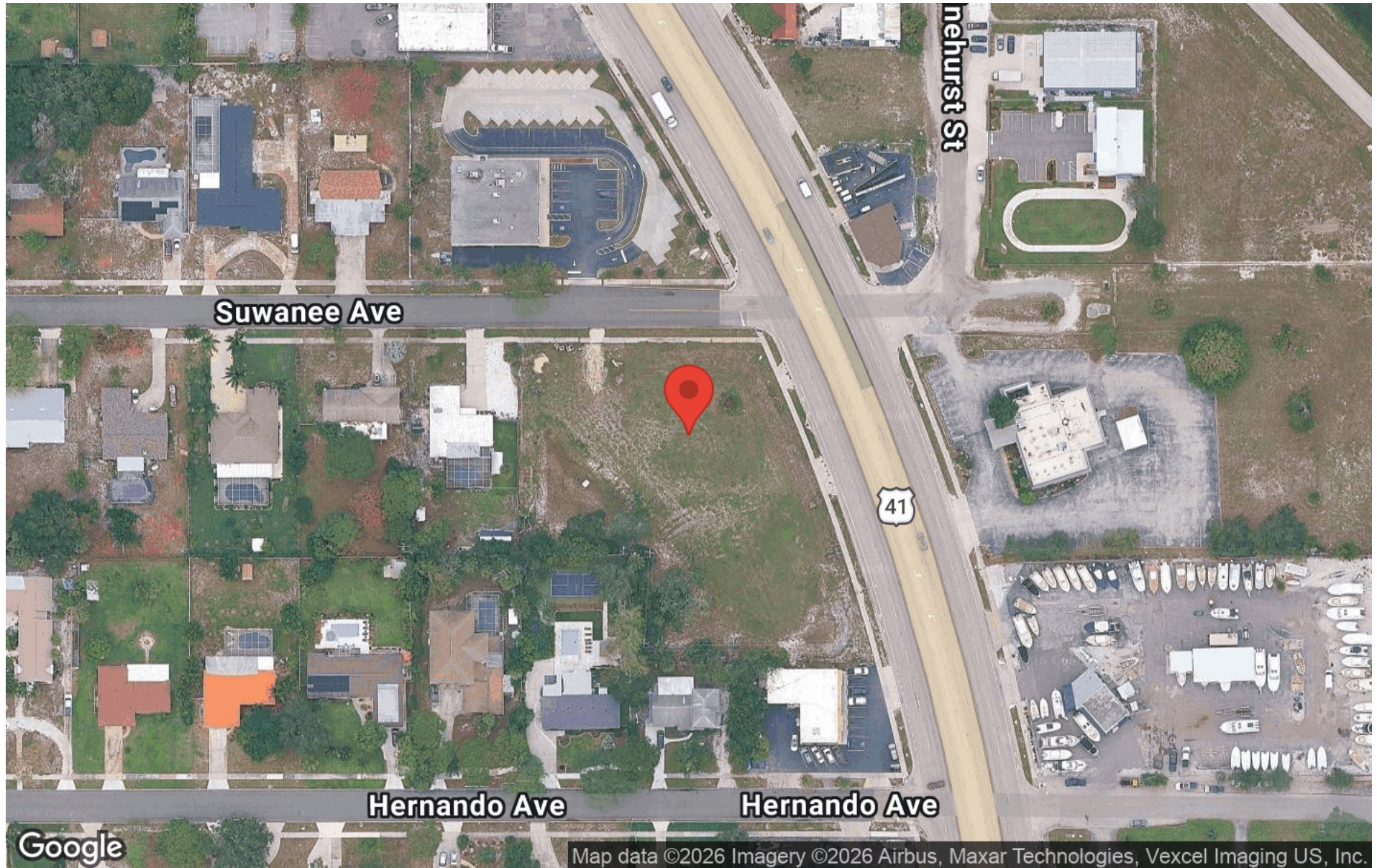
Walmart Neighborhood Market

CVS

Walmart

AERIAL MAP

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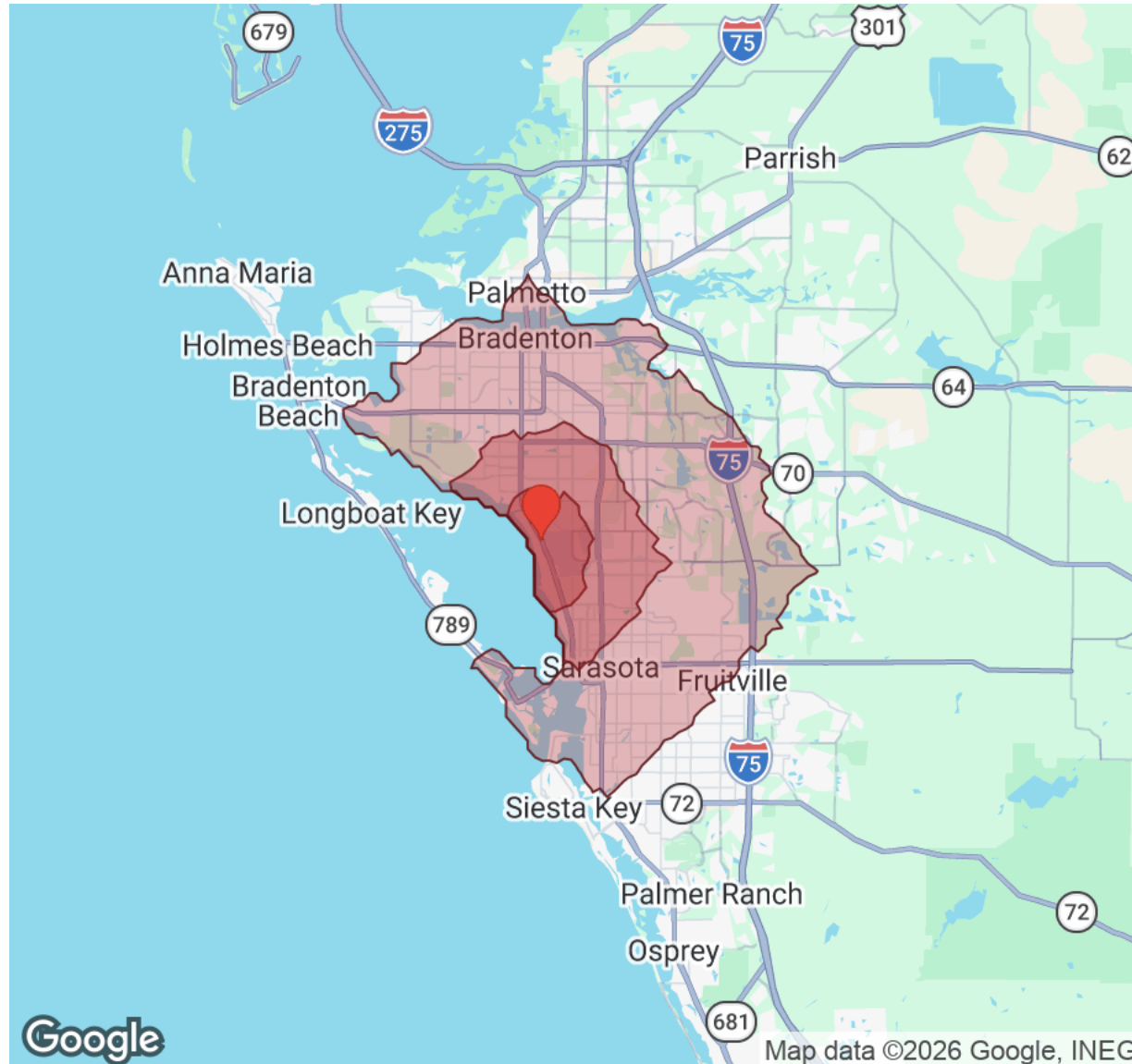
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DEMOGRAPHICS

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Driving Time: ■ 5 Mins ■ 10 Mins ■ 20 Mins

Population	5 Mins	10 Mins	20 Mins
Male	6,179	42,511	170,681
Female	5,798	43,403	175,855
Total Population	11,977	85,914	346,536

Race / Ethnicity	5 Mins	10 Mins	20 Mins
White	7,699	51,394	229,961
Black	1,185	11,504	33,579
Am In/AK Nat	11	103	381
Hawaiian	1	17	104
Hispanic	2,222	18,901	67,782
Asian	616	2,483	8,663
Multiracial	219	1,383	5,614
Other	24	129	450

Housing	5 Mins	10 Mins	20 Mins
Total Units	6,443	48,127	196,075
Occupied	5,178	38,544	156,979
Owner Occupied	3,311	21,616	95,650
Renter Occupied	1,867	16,928	61,329
Vacant	1,264	9,584	39,096

Age	5 Mins	10 Mins	20 Mins
Ages 0 - 14	1,500	12,117	46,071
Ages 15 - 24	1,739	10,016	35,365
Ages 25 - 54	4,012	29,385	115,538
Ages 55 - 64	1,759	11,302	47,506
Ages 65+	2,968	23,093	102,055

Income	5 Mins	10 Mins	20 Mins
Median	\$72,525	\$61,316	\$71,120
Under \$15k	638	3,828	12,610
\$15k - \$25k	448	3,689	11,124
\$25k - \$35k	314	3,194	12,206
\$35k - \$50k	581	5,802	20,336
\$50k - \$75k	702	5,907	26,047
\$75k - \$100k	775	5,275	20,981
\$100k - \$150k	881	5,720	26,822
\$150k - \$200k	430	2,168	11,158
Over \$200k	408	2,959	15,695

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PROFESSIONAL BIO

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A commercial real estate sales and leasing specialist for 20 + years, Lee DeLieto Jr. offers a uniquely informed perspective on the Sarasota market, helping clients to make the right decisions about their investment strategies. In 2005, Lee joined his father, a seasoned Michael Saunders associate, to form the Company's top producing Commercial team. To date, this exceptional duo has closed on millions of dollars of commercial property, working diligently to achieve the objectives of clients and investors.

Lee's Commercial real estate services include commercial investment property, land development, site and land acquisition, office space and retail leasing, 1031 exchanges, and asset disposition. The DeLieto Team has the proven ability to make every investment, lease, acquisition/sale a profitable experience. Committed to the community they serve, both Lee Jr. and Sr. are actively involved in local organizations both civic and charitable. Lee Jr has recently finished a 6-year term as a Board of Trustees member of Plymouth Harbor.

A graduate of the University of Florida, Lee has lived in Sarasota since 2005. Married to Valarie Wadsworth-DeLieto, the newest member of the DeLieto Team, together they enjoy traveling across the United States on Lee's 2008 Harley Davidson.

Awards

2014 President's Award Recipient
2015 Founders Award Recipient
2016 Presidents Award Recipient
2017 Legacy Award Recipient
2019 Legacy Award Recipient
2020 Presidents Award Recipient
2021 Legacy Award Recipient
2022 Legacy Award Recipient

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PRESENTED BY:

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