



BLACKBURN POINT PLAZA RETAIL SPACE

1076-1078 SOUTH TAMIAMI TRAIL
OSPREY, FLORIDA 34229

PROPERTY HIGHLIGHTS

- Excellent frontage on S Tamiami Trail (US-41)
- 3,205 SF with open layout
- 2 private offices
- 2 restrooms
- Located in Blackburn Point Plaza with a strong mix of health, fitness, dining, retail, and beauty service tenants



DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	319	795	2,061
Total Population	638	1,647	4,263
Average HH Income	\$132,294	\$135,844	\$140,993

For More Information

ADAM SEIDEL

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OFFERING SUMMARY

Lease Rate:	\$19.50 SF/yr (NNN)
Building Size:	3,205 SF
Available SF:	3,205 SF

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 1076-1078 S Tamiami Trail, Osprey, FL

Property Type: Retail Space for Lease

Now available at Blackburn Point Plaza — a vibrant retail center on high-visibility S Tamiami Trail in Osprey, FL. This 3,205 SF retail unit offers a spacious open floor plan, ideal for a variety of retail or service-based businesses. Positioned in a busy plaza with strong foot traffic and established neighboring tenants.

Be part of a thriving commercial hub in one of Osprey's most active corridors.

Visit us online at AmericanPropertyGroup.com to explore this listing and more.

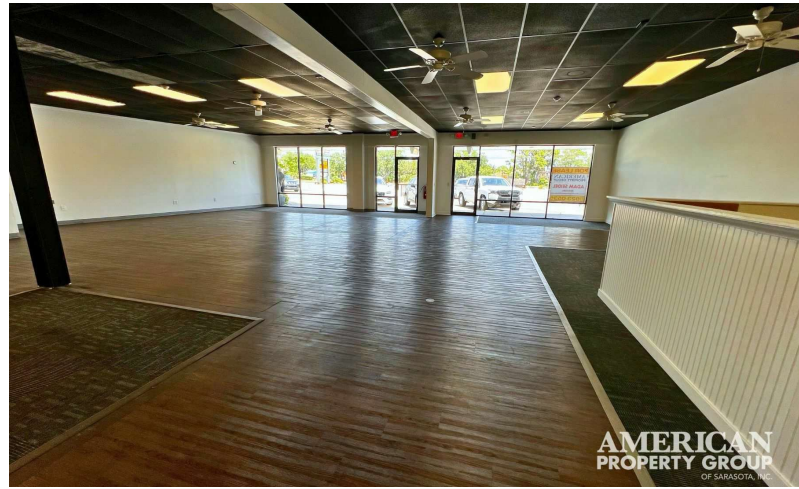


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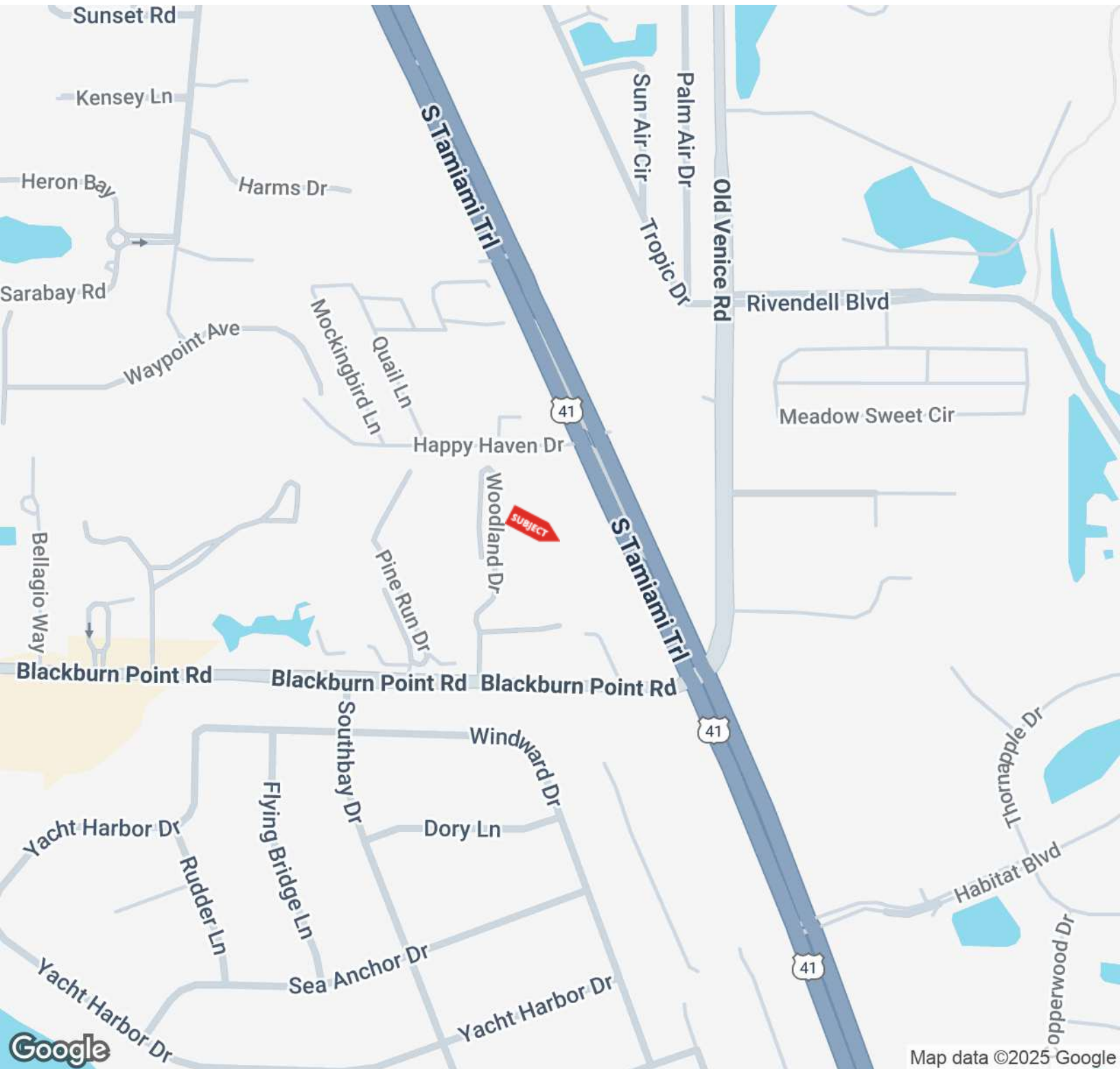
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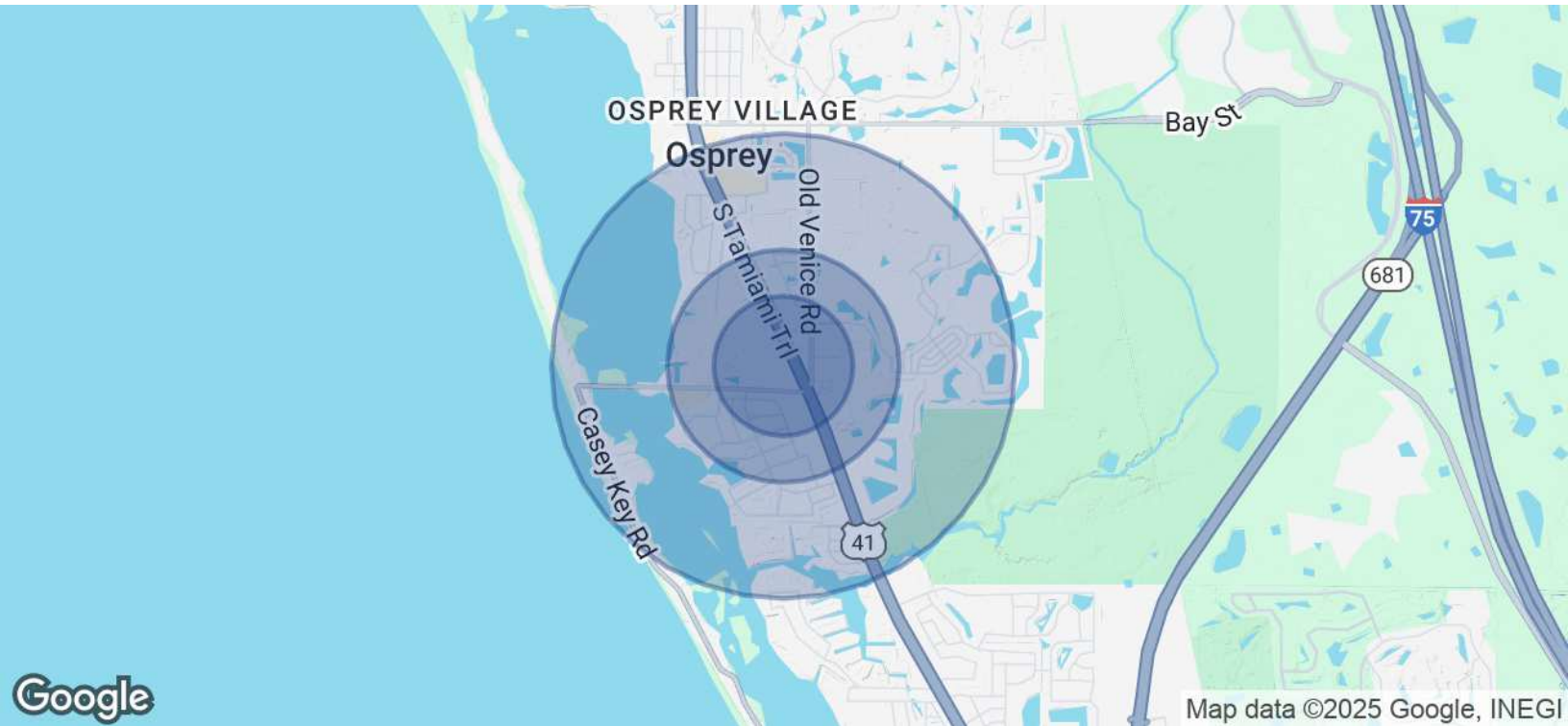
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	638	1,647	4,263
Average Age	61	60	60
Average Age (Male)	61	60	60
Average Age (Female)	61	61	61
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	319	795	2,061
# of Persons per HH	2	2.1	2.1
Average HH Income	\$132,294	\$135,844	\$140,993
Average House Value	\$728,325	\$762,871	\$759,622

Demographics data derived from AlphaMap

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