



OFFERING MEMORANDUM

For Sale | Re-Development

Tamiami Trail Re-Development Site

677 N Tamiami Trl, Nokomis, FL 34275

Michael Saunders & Company



Licensed Real Estate Broker

1605 Main Street Suite 500 | Sarasota, FL
941.957.3730 | MSCcommercial.com

PRESENTED BY:

Ben Graham

Senior Commercial Advisor

941.928.1546

bengraham@michaelsaunders.com

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	Howard Sadwin	
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SECTION I

Property Information



1605 MAIN STREET SUITE 500 | SARASOTA, FL | 941.957.3730



OFFERING SUMMARY

Sale Price: \$1,700,000

Price / SF: \$13.10

Lot Size: 2.98 Acres

Zoning: RSF-2/Commercial

Market: Sarasota

Submarket: South Sarasota

Traffic Count: 40,000

PROPERTY OVERVIEW

3 Acre Redevelopment Opportunity on Tamiami Trail. Zoning is RSF-2 and Commercial.

PROPERTY HIGHLIGHTS

- 1 mile to Beaches
- Walk to shops, restaurants and retail
- Tamiami Trail Frontage
- Almost 3 Acres of Land



Commercial

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SECTION 2

Location Information

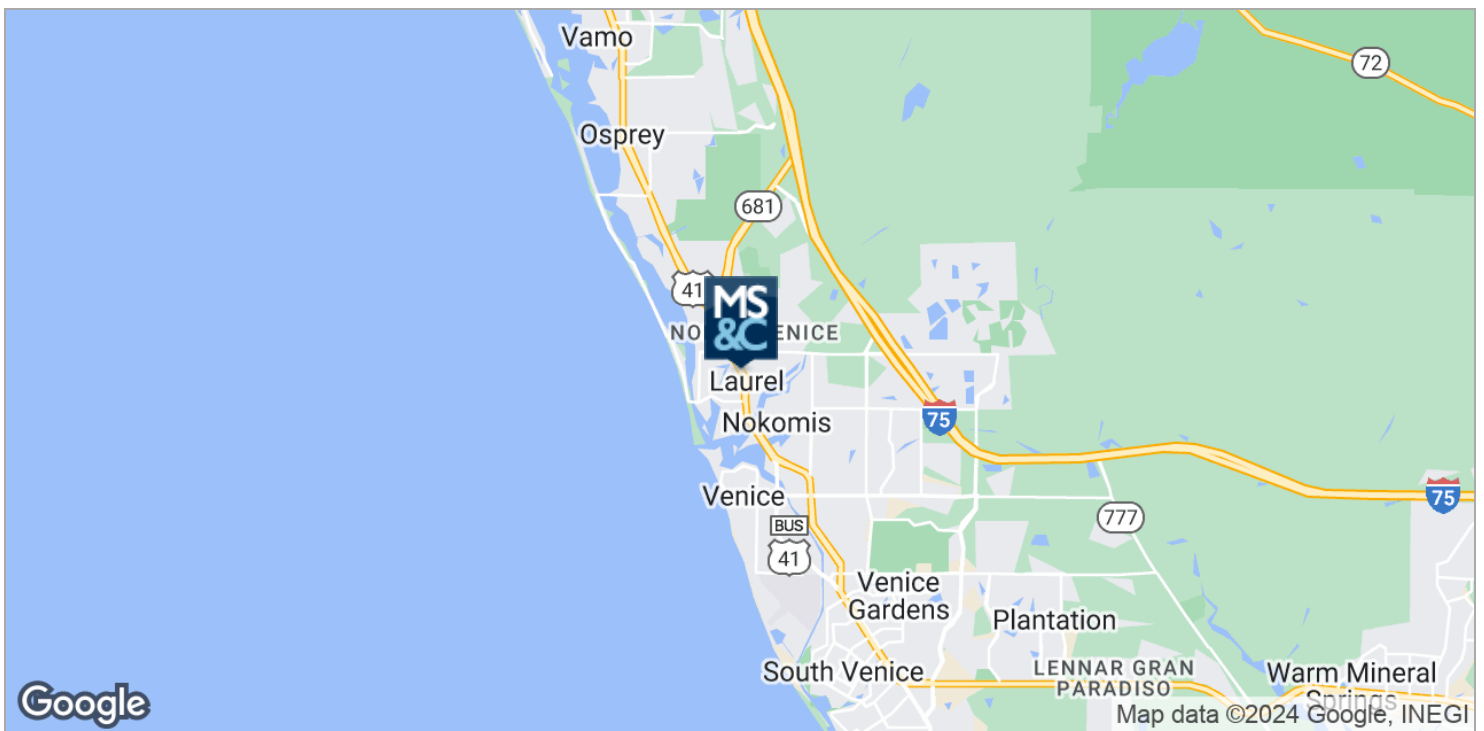
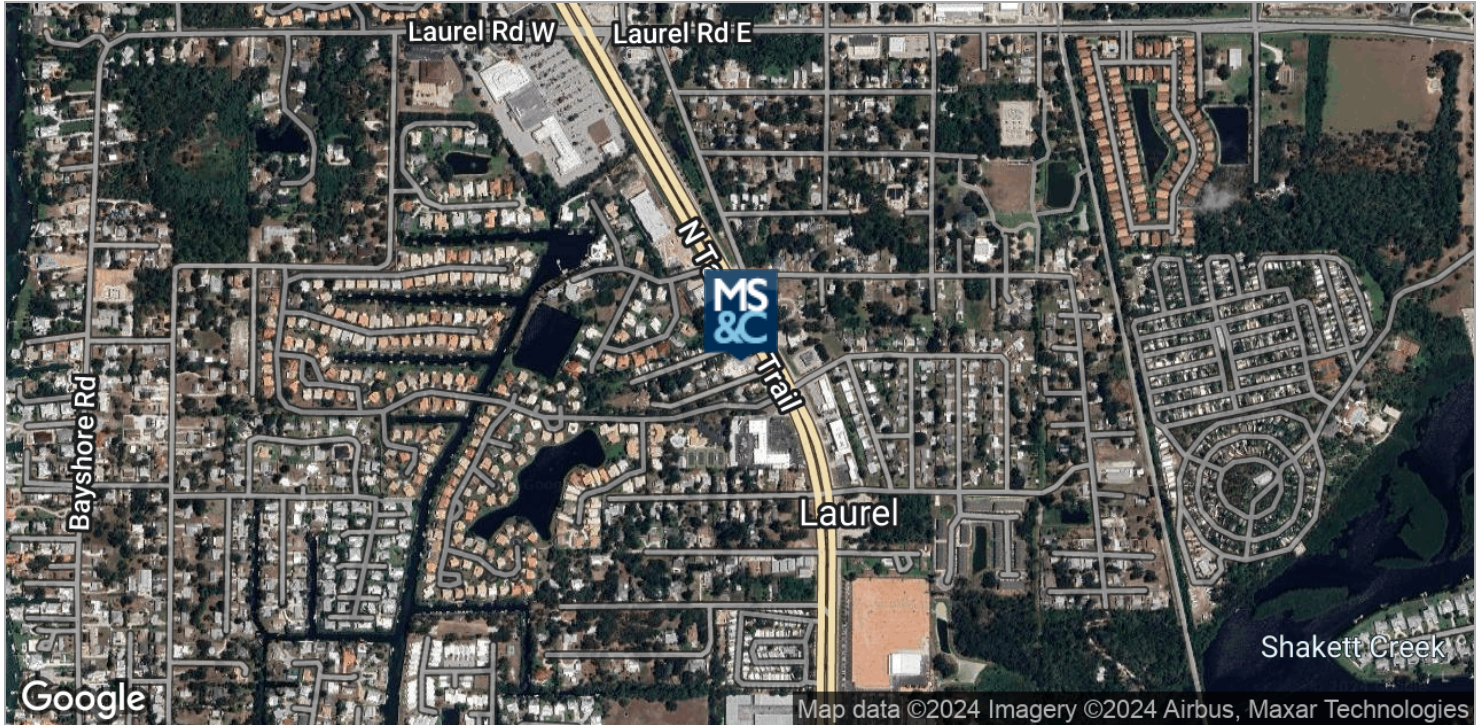




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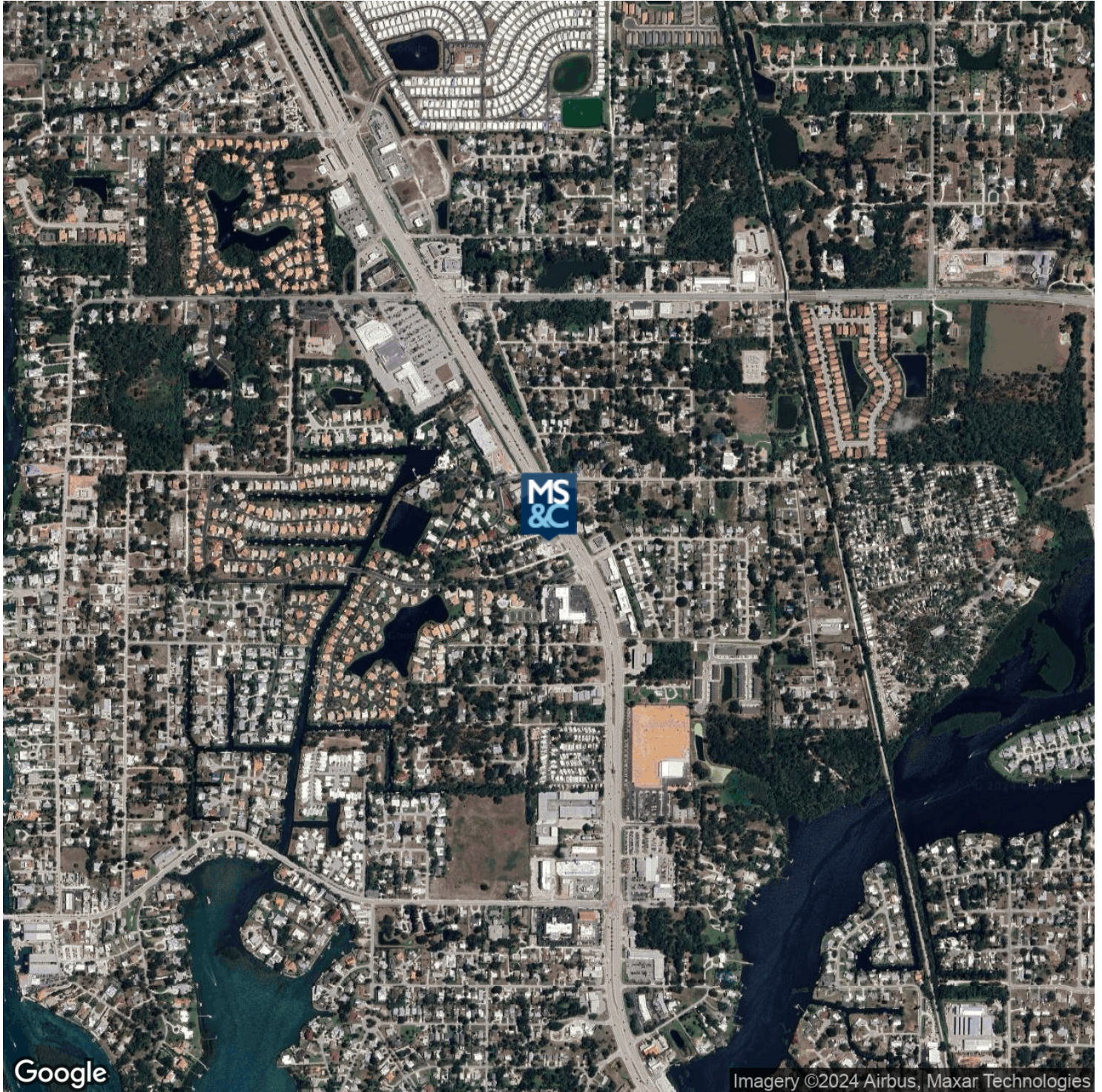
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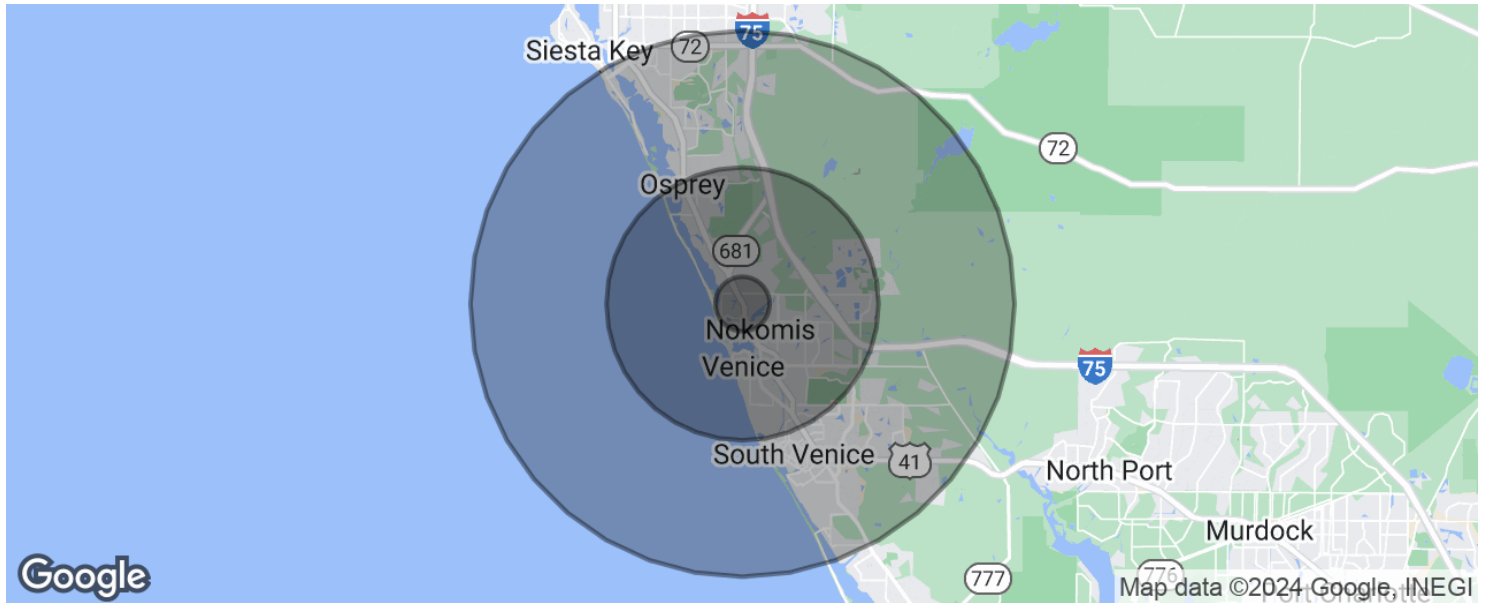
SECTION 3

Demographics



TAMIAMI TRAIL RE-DEVELOPMENT SITE RE-DEVELOPMENT

677 N TAMIAMI TRL, NOKOMIS, FL



POPULATION

	1 MILE	5 MILES	10 MILES
Total population	3,654	50,502	131,592
Median age	54.3	61.4	59.1
Median age (Male)	55.4	61.2	58.6
Median age (Female)	54.1	61.6	59.4

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,709	25,476	64,361
# of persons per HH	2.1	2.0	2.0
Average HH income	\$63,571	\$69,363	\$72,222
Average house value	\$290,885	\$332,674	\$340,935

* Demographic data derived from 2020 ACS - US Census

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SECTION 4

Advisor Bios





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677 N TAMIAMI TRL, NOKOMIS, FL

BEN GRAHAM

Senior Commercial Advisor



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PROFESSIONAL BACKGROUND

As a United States Marine, Ben, learned the value of honor, courage and commitment early in life and these core values have translated into all aspects of his business career. His passion for client care and providing the highest levels of service create a genuine trust in his relationships that go beyond simply “doing the deal”.

In addition to his service in the military, Ben has enjoyed positions and excelled in several of Sarasota’s top firms. The Ritz Carlton, PGA Fed-Ex Tour Sponsorship sales and SRQ Magazine are where he learned and polished the fundamentals of customer service and the art of the sale. His easy going yet professional approach to the clientele he works with creates a sense of confidence that translates into continued business and a mutually beneficial relationship.

Travel, friends, volunteering, golf, beaches and musical entertainment are a few of his favorite pastimes.



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