

ADDRESS

**7972 North Tamiami Trail
Sarasota, FL 34243**

PROPERTY FEATURES

- 1.65 acres - Frontage on US 41 - 300+ ft
- High Traffic Volume -40,000+ traffic count
- Adjacent to Sarasota - Bradenton International Airport
- Pad Ready
- Central location on the border of Sarasota and Bradenton
- Hotel, Office, Retail, Marijuana Dispensary

	1 Mile	5 Miles	10 Miles
Total Households:	1,075	57,802	184,394
Total Population:	2,610	135,258	433,641
Average HH Income:	\$52,203	\$58,807	\$65,885

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It or other conditions, prior sale, lease or financing, or withdrawal without notice.



PRESENTED BY:

GAIL BOWDEN

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Commercial

7972 NORTH TAMIAMI TRAIL LAND

7972 NORTH TAMIAMI TRAIL, SARASOTA, FL



OFFERING SUMMARY

Sale Price: \$899,000

Price / Acre: \$544,848

Lot Size: 1.65 Acres

Zoning: GC/WR/AI-GC/AI

Market: Sarasota

Submarket: Bradenton

Traffic Count: 40,500

PROPERTY OVERVIEW

1.65 acres of cleared land on US-41 with all utilities on site and ready to build. Adjacent to the Sarasota - Bradenton International Airport, The University of South Florida, Ringling College, New College, and The Ringling Museum. Perfect location for boutique hotel, office, retail, restaurant, nightclub, zoned for marijuana dispensary- the possibilities are endless. 40,000 + daily traffic count.

Property sits in the "Urban Zone" as well as the newly created "SW TIF District" and is eligible for redevelopment and infill grant monies.

https://www.mymanatee.org/departments/redevelopment___economic_opportunity/economic_development/southwest_district

LOCATION OVERVIEW

Property is located on the corner of Suwanee Avenue and North Tamiami Trail on 41 at the border of Sarasota and Manatee Counties, adjacent to Sarasota Bradenton International Airport, the University of Florida Ringling College, New College, and the Ringling Museum.

Michael Saunders & Company
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REAL ESTATE SERVICES
Licensed Real Estate Broker

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941.957.3730 | MSCcommercial.com

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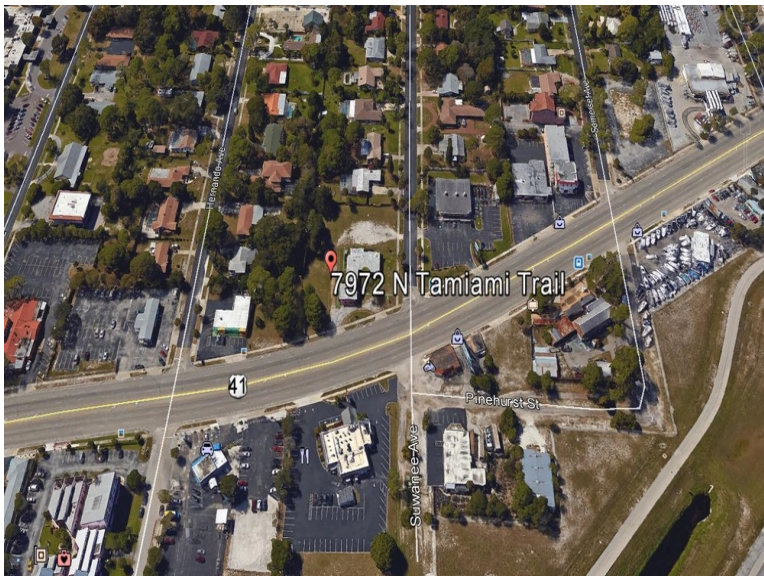
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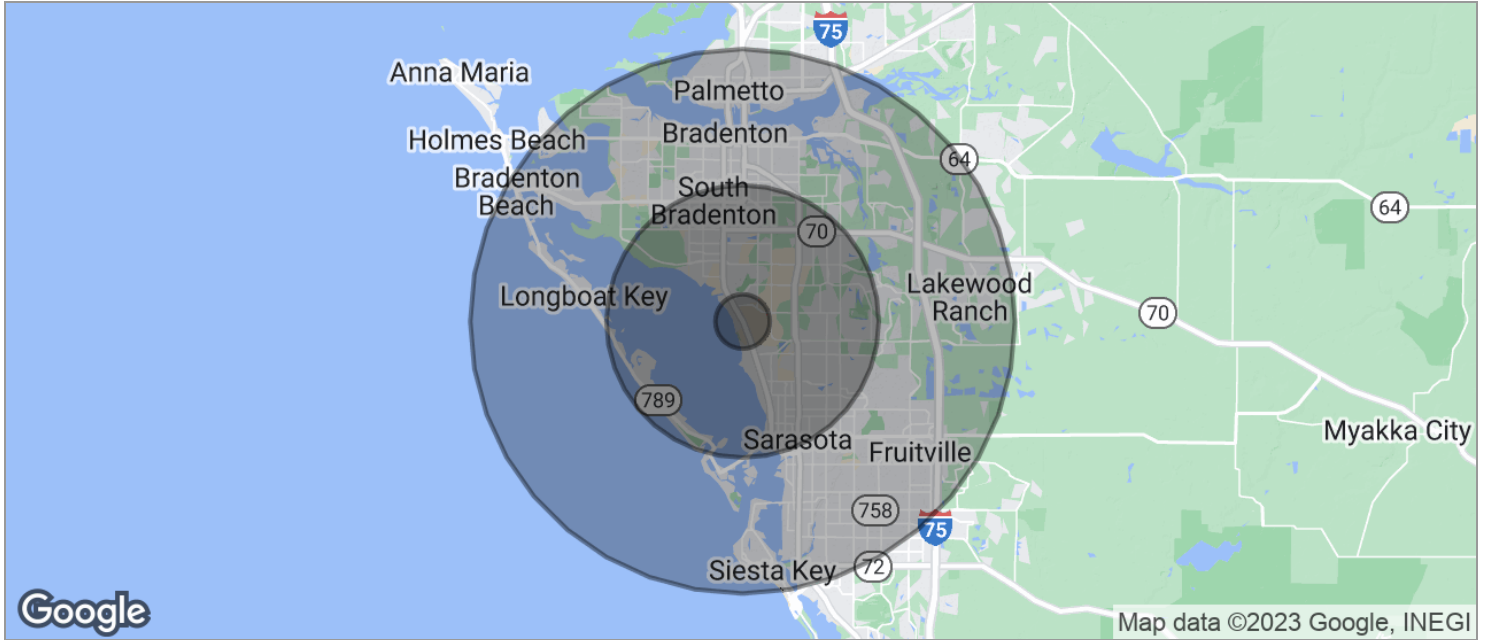
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POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	2,610	135,258	433,641
MEDIAN AGE	41.3	43.3	45.2
MEDIAN AGE (MALE)	43.4	42.3	44.0
MEDIAN AGE (FEMALE)	40.7	44.4	46.5

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,075	57,802	184,394
# OF PERSONS PER HH	2.4	2.3	2.4
AVERAGE HH INCOME	\$52,203	\$58,807	\$65,885
AVERAGE HOUSE VALUE	\$209,797	\$270,642	\$302,679

* Demographic data derived from 2020 ACS - US Census

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Professional Background

Gail Bowden brings a unique blend of strategic creativity and expertise to the Michael Saunders & Company team. Drawing on more than thirty years of experience, Bowden is well known for her business ingenuity and ability to navigate the complexities of venture capital, project finance, construction, and development. Her project list is extensive as well as her list of accomplishments as an expert and industry leader.

Bowden was named one of Real Estate Forum's 2016 Women of Influence and was included in Michael Saunders & Company's 2018 & 2017 Presidents Circle, MSC Commercial Top Team and Outstanding Performance-sales units for 2018. Prior to joining the MS&C Commercial Division, she was SVN's Top Producer in 2016, following a worldwide ranking as #3 (#1 statewide) in 2015. Bowden also achieved one of SVN's most prestigious honors "Partners Circle" in 2015 and 2014, several of SVN's most esteemed honors, including her fourth "Top Commercial Real Estate Advisor of the Year", "Top Producer" and "Top Sale Transaction" awards.

Ms. Bowden is well-known for closing complex and varied commercial investment projects, specializing in medical office, multifamily, and industrial properties from \$500,000 to \$60 million +. Gail's propensity for guiding clients to appropriate financing coupled with her skill for identifying the most suitable investors for each deal has contributed to her career sales total of over \$200 million.

From contract to closing, Gail handles each client with exceptional care, ensuring that every element of a transaction is presented in a clear and logical manner. Known for thorough research, stamina, and patience, Gail's ability to communicate clearly with all sides in any negotiation has established her as a true professional in the field. A passion for travel has enhanced Gail's ability to develop and cultivate long-standing relationships with real estate and development professionals all over the world.



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