



US 41 FRONTAGE

3131 S TAMIAMI TRAIL
SARASOTA, FL 34239

Diane Lawson, CCIM
Senior Advisor
O: 941.780.6136
diane.lawson@svn.com



Property Summary



OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NNN)
Building Size:	9,200 SF
Available SF:	3,338 SF
Lot Size:	26,376 SF
Year Built:	1977
Renovated:	2021
Zoning:	OPB
APN:	0057050001

PROPERTY OVERVIEW

Awesome central location on US 41 near Sarasota Memorial Hospital. Beautifully built out medical office. Two large signs available on US 41.

PROPERTY HIGHLIGHTS

3131 S TAMIAMI TRAIL SARASOTA, FL 34239

SVN | Commercial Advisory Group | Page 2

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Additional Photos



Available Spaces

LEASE RATE: \$18.00 SF/YR

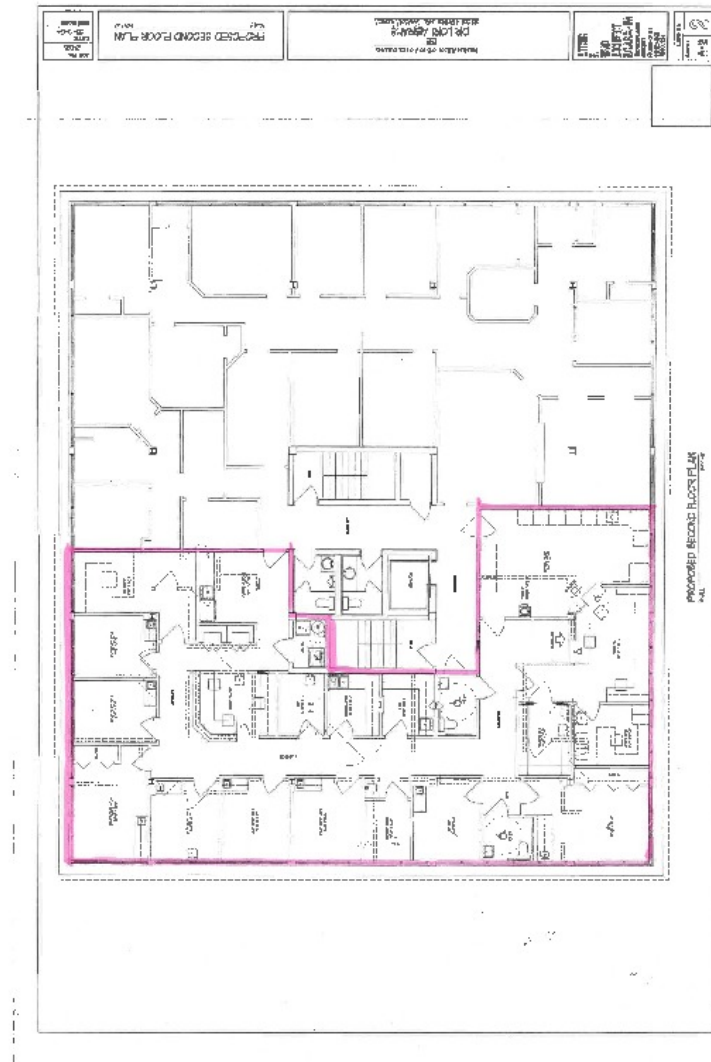
LEASE TYPE: NNN

TOTAL SPACE: 3,338 SF

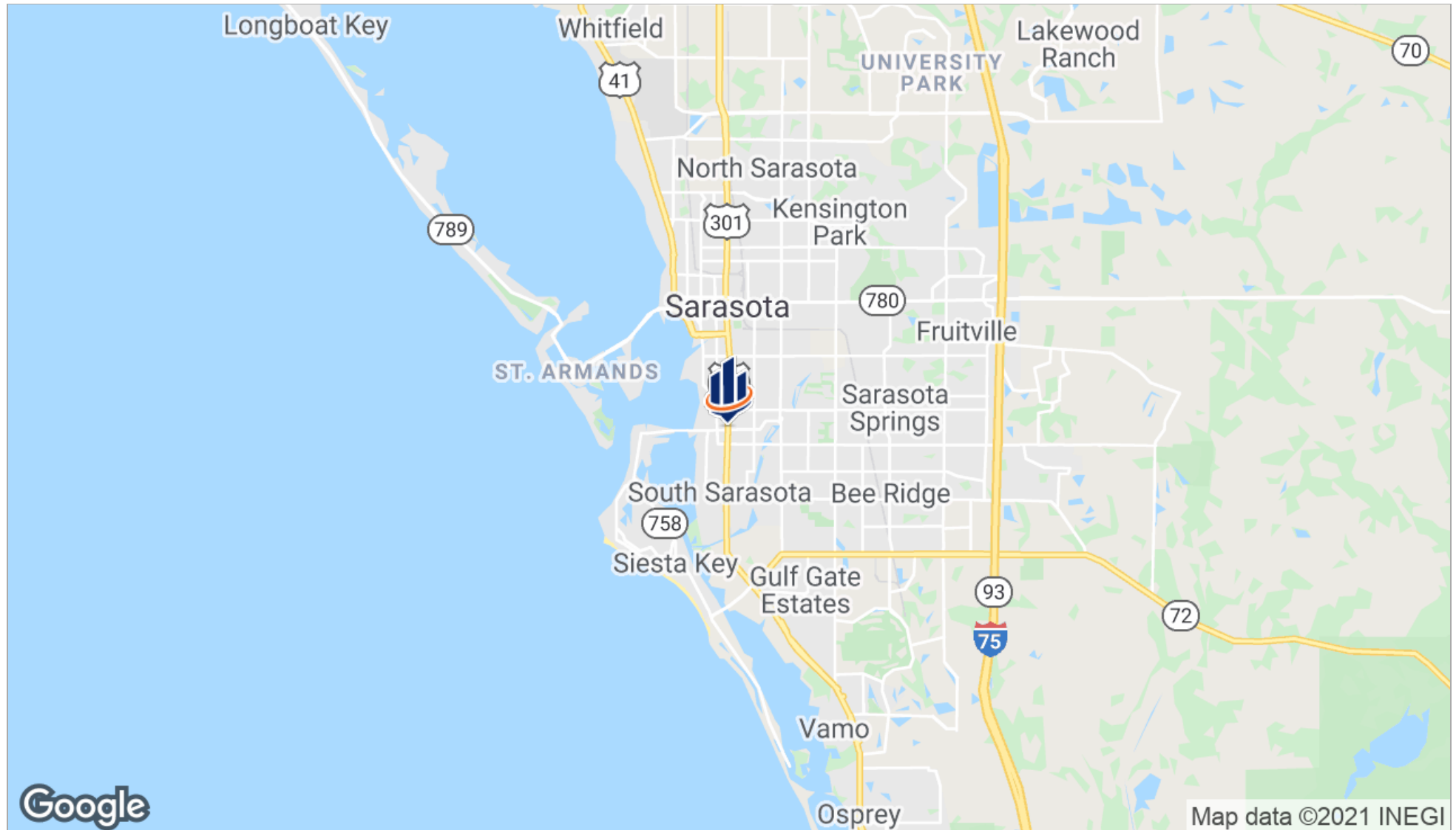
LEASE TERM: 60 months

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
Suite 202	Medical	\$18.00 SF/yr	NNN	3,338 SF	60 months	Medical office suite with direct frontage and signage on US 41. 8 exam rooms, 3 offices, waiting/reception, business area, file room, nurses station, 2 restrooms and more. Surface parking.

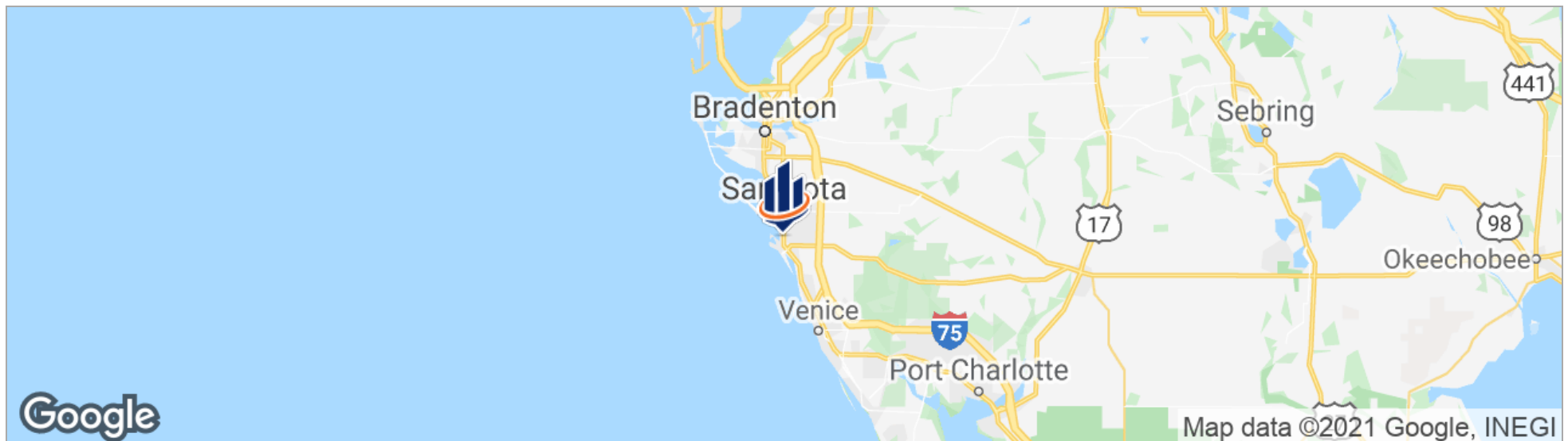
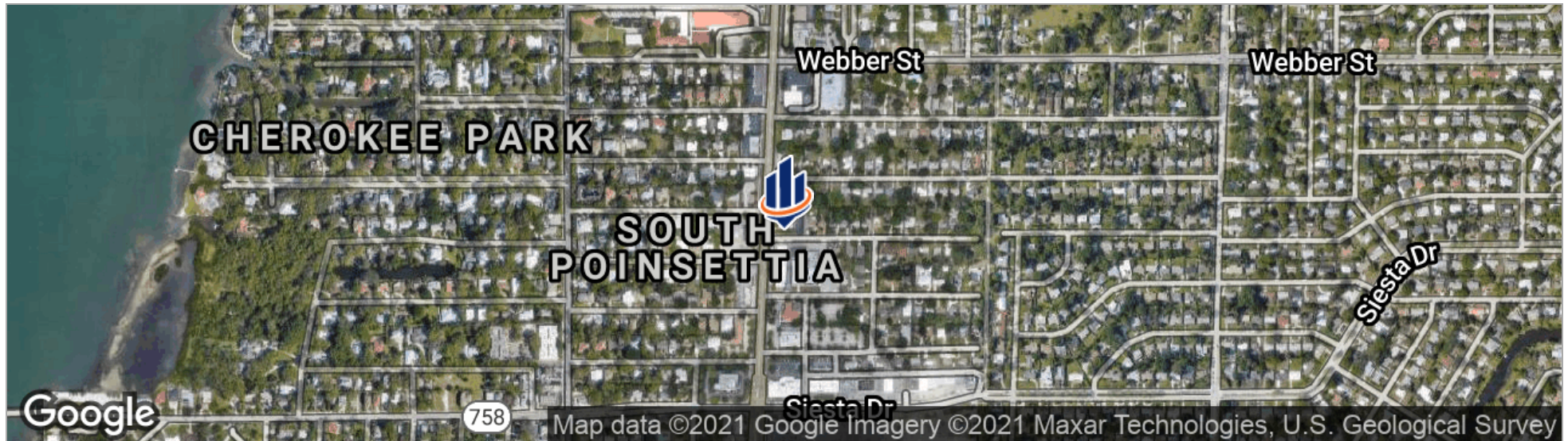
Floor Plans



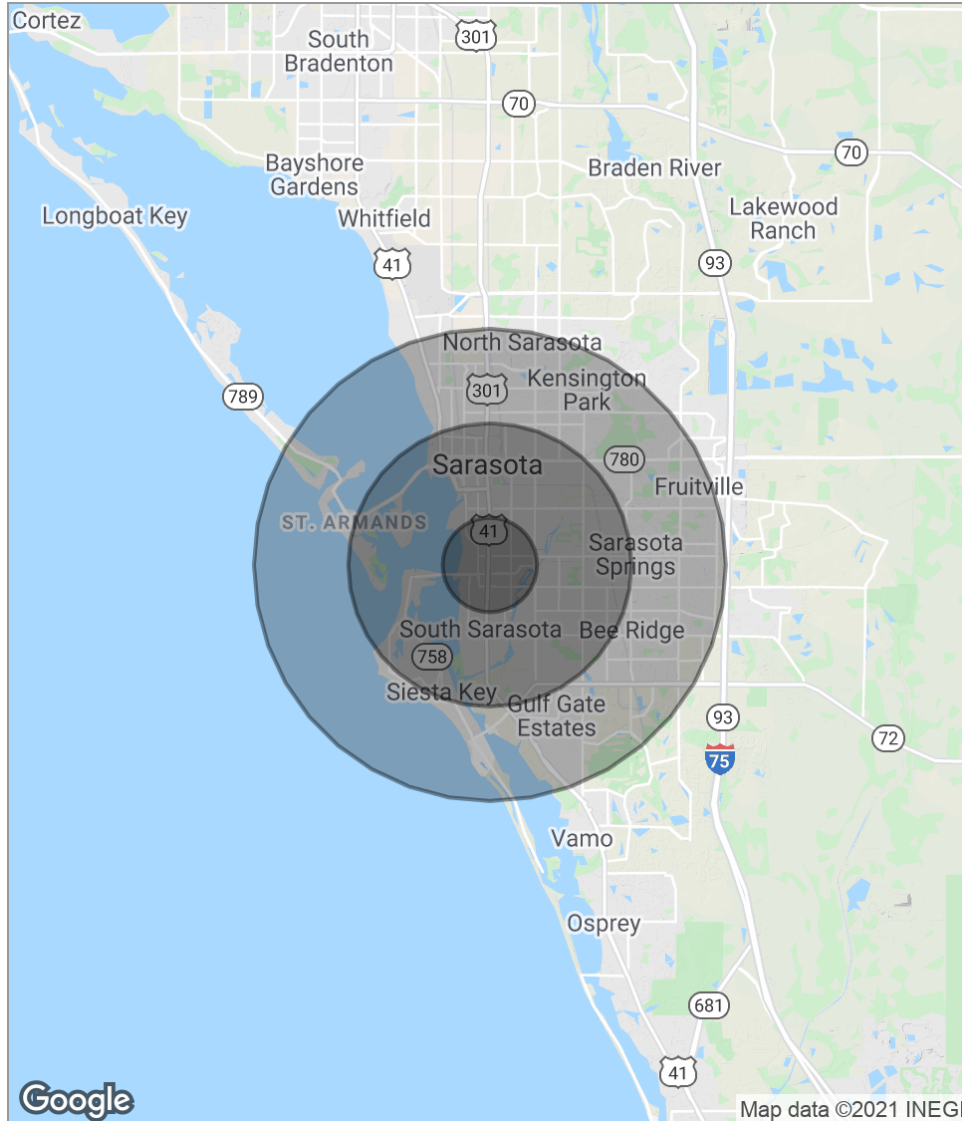
Location Maps



Location Maps



Demographics Map



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	8,394	71,239	155,806
Median age	46.6	48.2	47.1
Median age [Male]	47.3	46.3	45.2
Median age [Female]	45.6	50.4	48.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,722	32,599	69,050
# of persons per HH	2.3	2.2	2.3
Average HH income	\$82,527	\$73,476	\$69,771
Average house value	\$437,652	\$334,525	\$317,178

* Demographic data derived from 2010 US Census

Advisor Bio 1



DIANE LAWSON, CCIM

Senior Advisor

diane.lawson@svn.com

Direct: 941.780.6136 | **Cell:** 941.780.6136

FL #BK581055

PROFESSIONAL BACKGROUND

Diane Lawson has been in the commercial real estate industry for over 27 years, specializing in the sales and leasing of office and retail space. Starting out in property management and leasing she has extensive experience in managing over 750,000 sf of office space and closed over 500 lease transactions. In 2005 she was recognized as one of Gulf Coast Business Review's Top 40 under 40 for her expertise in this industry in Sarasota and Manatee counties. She holds a broker's license and is one of only 6% of commercial brokers nationwide to be honored as a Certified Commercial Investment Member [CCIM] designee.

Diane received her Bachelor's of Arts degree from Eckerd College in 2002. Diane is also committed to the community and regularly volunteers her time. A board member from 2001-2008, in 2007 Diane served as President of the Commercial Investment Division of the Sarasota Association of Realtors. She has also served from 2006 – 2008 as President of the Crowley Museum and Nature Center. She was also a member of the Sarasota Leadership Class of 2009/2010 and continues to volunteer her time with the Greater Sarasota Chamber of Commerce Leadership Program. Diane is also a Wish Granter for the Make-a-Wish Foundation.

Diane lives in Bradenton with her two daughters, Julia and Mackenzie.

EDUCATION

Eckerd College, BA

Certified Commercial Investment Member

SVN | Commercial Advisory Group

1626 Ringling Boulevard, Suite 500

Sarasota, FL 34236

941.387.1200