

FOR LEASE OR SALE

Flexible retail space for lease or sale

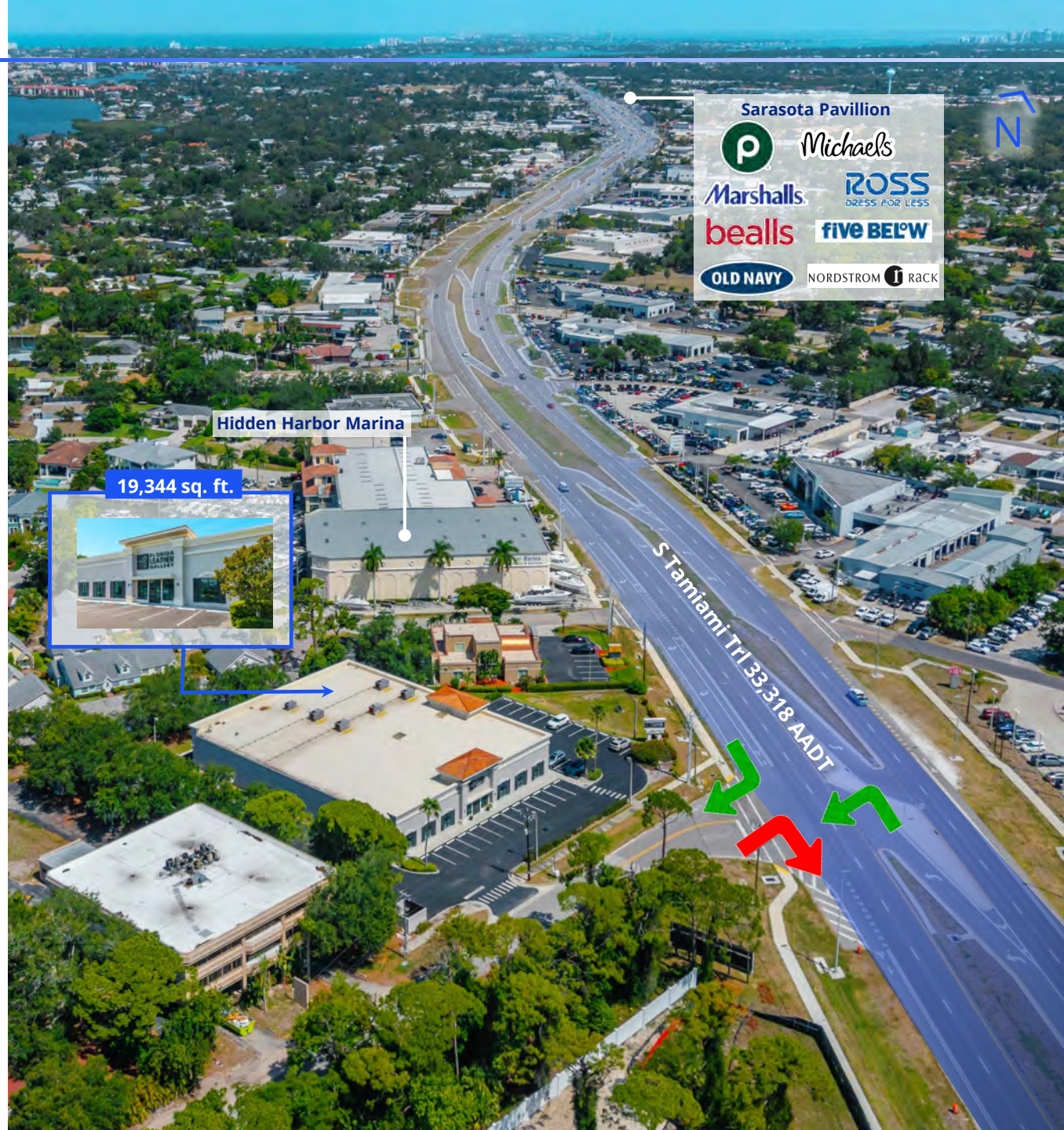
7766 South Tamiami Trail,
Sarasota, Florida 34231

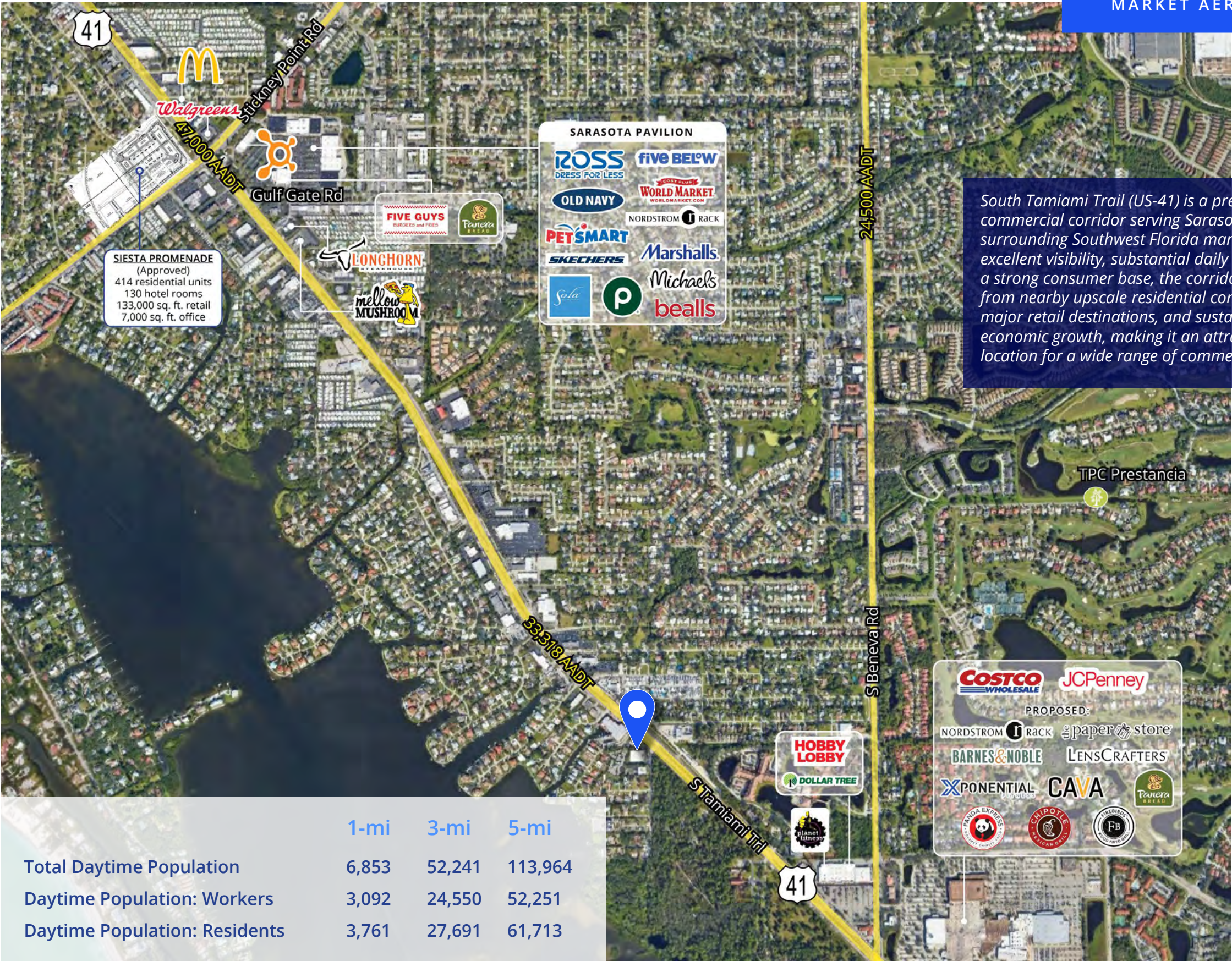
1.55 AC
19,344 sq. ft.



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Commercial Opportunity on Sarasota's High-Visibility US-41 Corridor

Property Highlights

- ⊗ Prime frontage on South Tamiami Trail (US-41) Excellent redevelopment, investment, or owner-user opportunity
- ⊗ Strong visibility and prominent signage exposure
- ⊗ On-site parking – 38 spaces
- ⊗ 33,318 AADT with exceptional consumer exposure
- ⊗ Located within a rapidly growing trade area serving Sarasota
- ⊗ Ideal for medical, retail, restaurant, or professional office use
- ⊗ Surrounded by established residential communities, retail destinations, and major employment centers

Site and improvements may be leased or sold as-is, modified, or redeveloped for alternative uses by current ownership, or ground leased and redeveloped by end-user.

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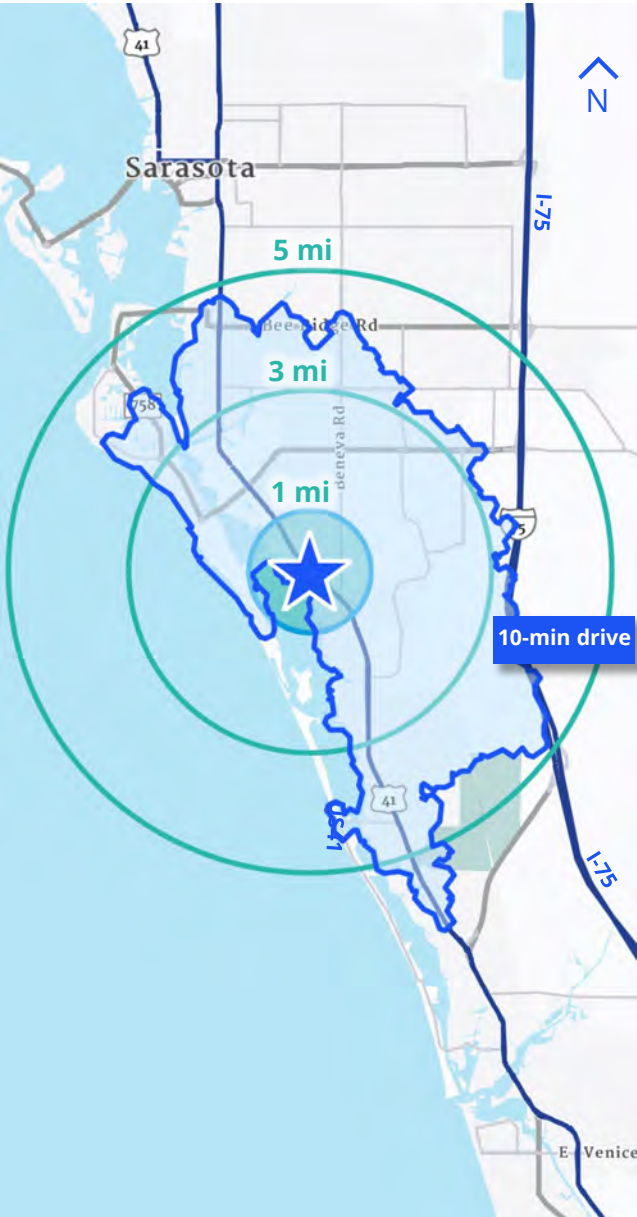
Demographics

	3-mi	10-min
Population	44,218	62,249
Total Households	22,770	31,145
Average Household Income	\$145,472	\$145,650
Total Daytime Population	52,241	74,202

Distance

University Town Center	28-min 10.76 miles
Downtown Sarasota	21-min 6.72 miles
Venice	20-min 9.70 miles

Located along the highly trafficked US-41 (Tamiami Trail) corridor in South Sarasota, this highly visible property offers excellent accessibility to surrounding residential communities, major employment centers, and key retail destinations. Its prominent frontage provides strong exposure, convenient access, and excellent signage and branding opportunities.



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