



FOR SALE: \$599,000

This free-standing, professional office building is strategically located on the Northwest corner of Tamiami Trail S. and Baffin Drive. Situated in a high traffic business corridor surrounded by many medical and retail providers as well as restaurants and shopping. This location is perfect for a multitude of medical or retail uses as there is a high demand for these service types in this area.

2018 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	9,784	43,394	80,333
# Households	4,378	21,527	40,681
Median HH Income	\$51,630	\$52,176	\$53,621
Median Age	51.6	63.1	65.6



PROPERTY DETAILS

Building Size: 3,250± SF
Land Area: 0.38 AC
Uses: Professional Office
Construction: Masonry
Year Built : 1975
Zoning: OPI (Sarasota County)
Parcel ID: 0449-12-0082

AMENITIES

Parking: 6.51/1,000 SF (16 Surface Spaces)
Utilities: Well and Septic
Signage: Monument
Taxes: \$5,647.19 (2018)
Traffic Count: 48,000 AADT
Access: From US 41 - Right In/Right Out
 Northbound Access - Left In to Baffin Dr.



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