

North Trail Office Building

Office
Building
For Lease

3942 N Tamiami Trl, Sarasota, FL 34234



Property Description

Free-standing office building with 104 feet of frontage on heavily traveled US-41/N Tamiami Trail. Situated on a corner lot with a full-access intersection, this property offers excellent visibility and accessibility. The layout includes a welcoming storefront entry into a spacious reception area, five private offices, a large flexible-use room ready for build-out, two private restrooms, an IT/storage room, and a fully enclosed 900 SF private patio. Ample on-site parking accommodates both clients and staff, with convenient ingress and egress.

Property Highlights

- High Traffic Area
- Close to the Airport
- Large Flexible Floor Plan
- Ample Parking

OFFERING SUMMARY

Lease Rate:	\$6,200.00 per month (NNN)
Available SF:	2,672 SF
Lot Size:	23,824 SF
Building Size:	2,856 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,454	21,372	64,328
Total Population	8,668	46,756	142,221
Average HH Income	\$81,614	\$89,955	\$96,151



Loyd Robbins

Principal Broker
(941)-356-9659
loyd@rerobbins.com



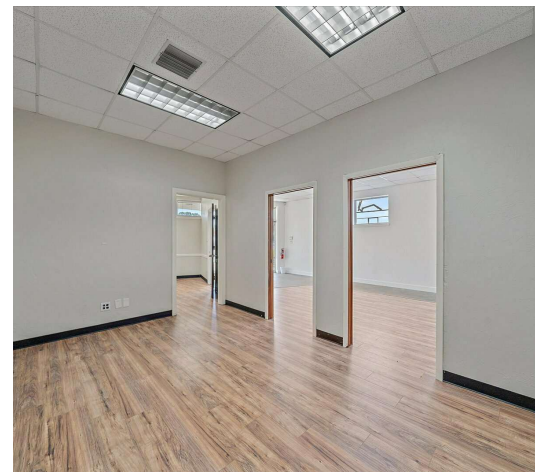
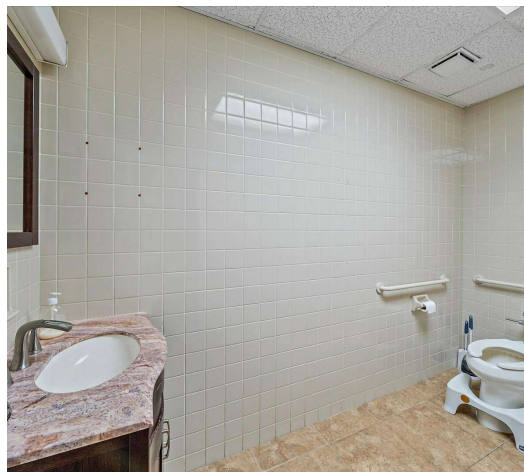
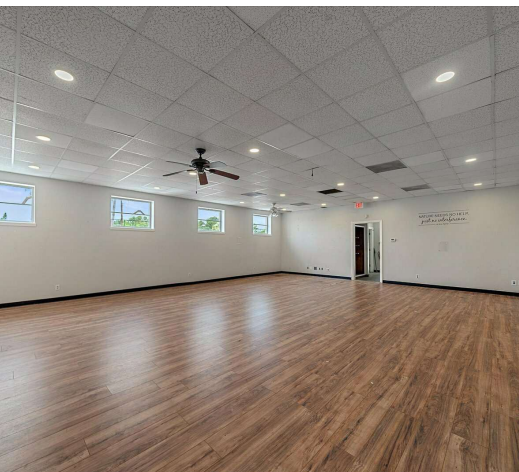
3580 S. Tuttle Ave
Sarasota FL 34239

www.rerobbins.com

High Visibility & Exposure

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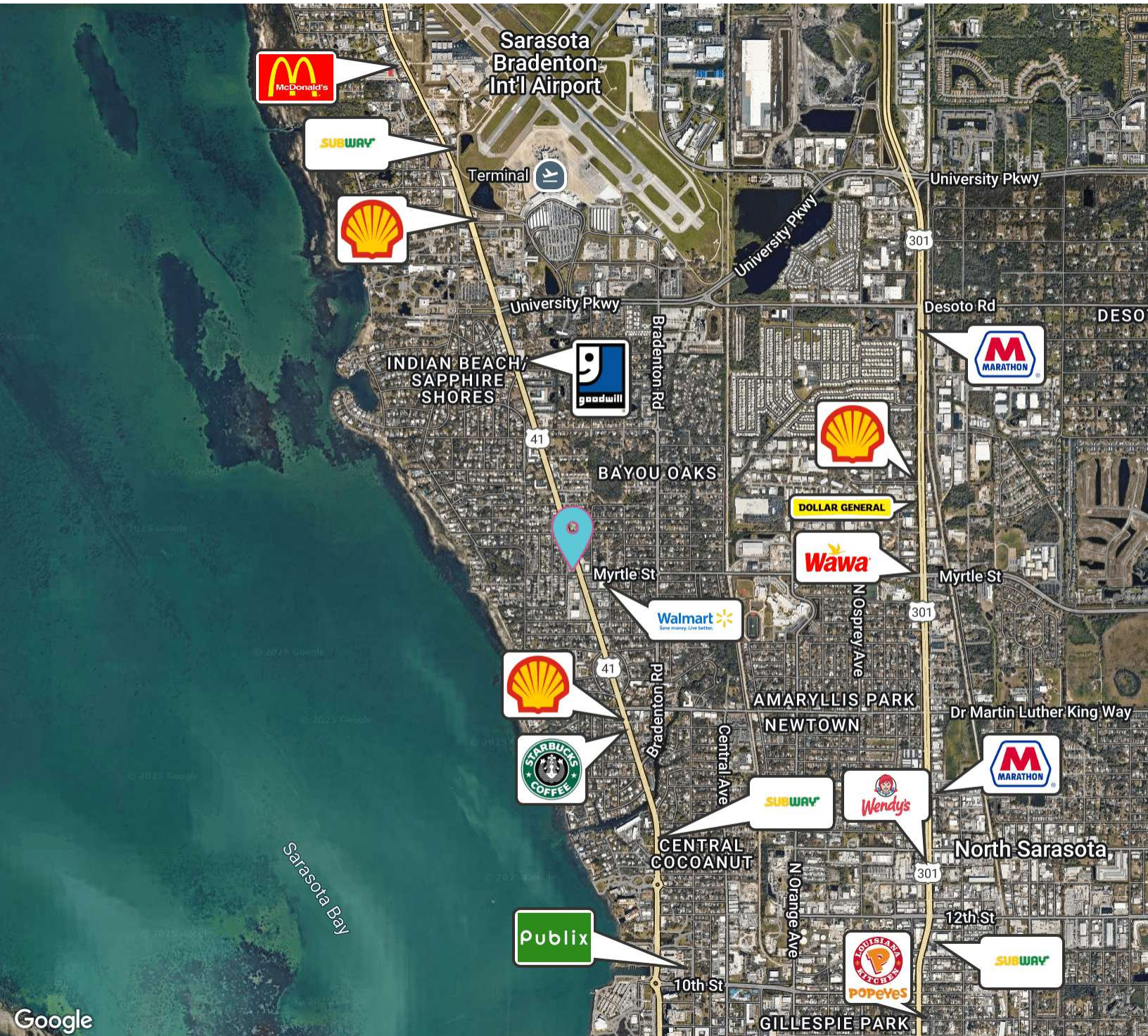


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Centrally Located Between Sarasota & Bradenton

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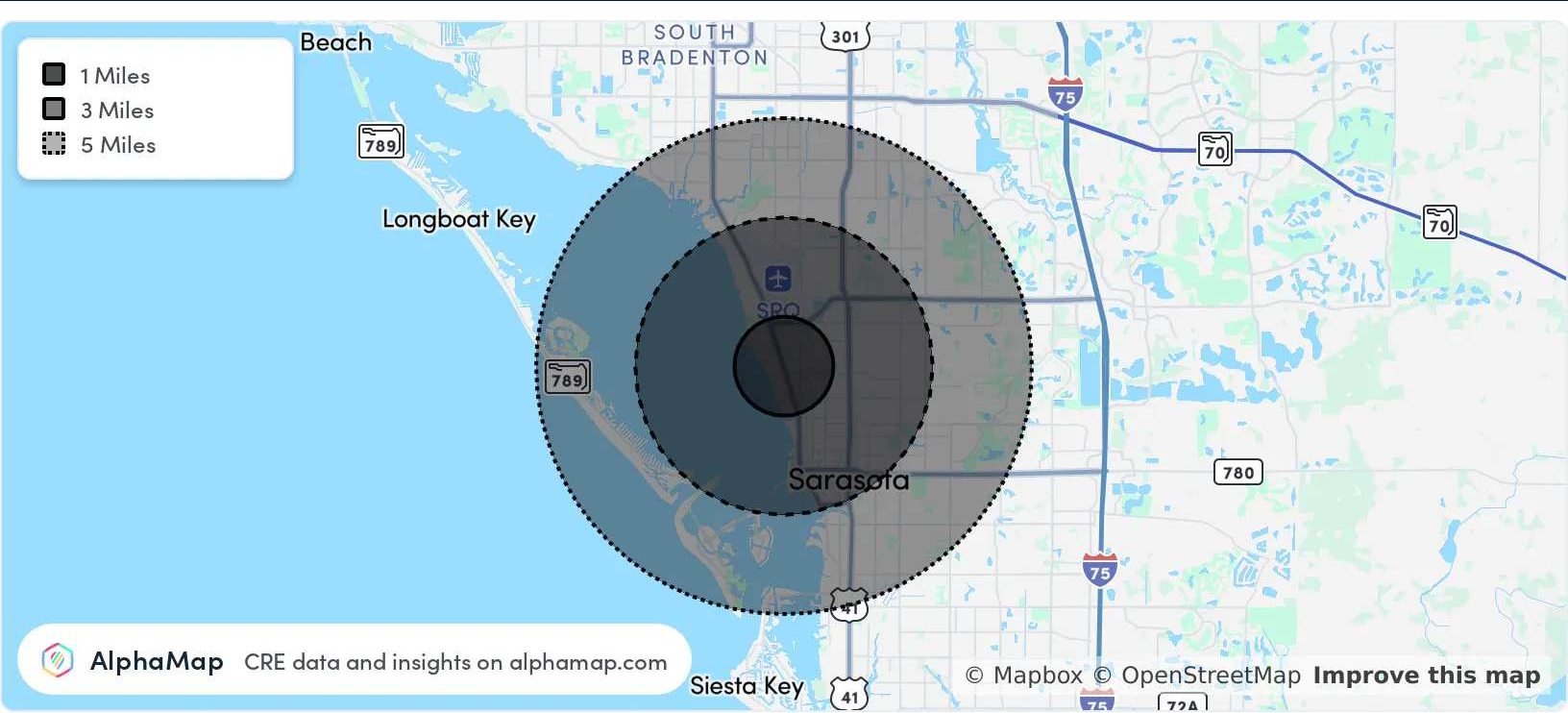


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Rapidly Growing Market

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AlphaMap CRE data and insights on [alphamap.com](https://www.alphamap.com)

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,668	46,756	142,221
Average Age	43	48	49
Average Age (Male)	42	47	48
Average Age (Female)	43	49	50
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,454	21,372	64,328
Persons per HH	2.5	2.2	2.2
Average HH Income	\$81,614	\$89,955	\$96,151
Average House Value	\$411,476	\$499,372	\$472,175
Per Capita Income	\$32,645	\$40,888	\$43,705

Map and demographics data derived from AlphaMap



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