

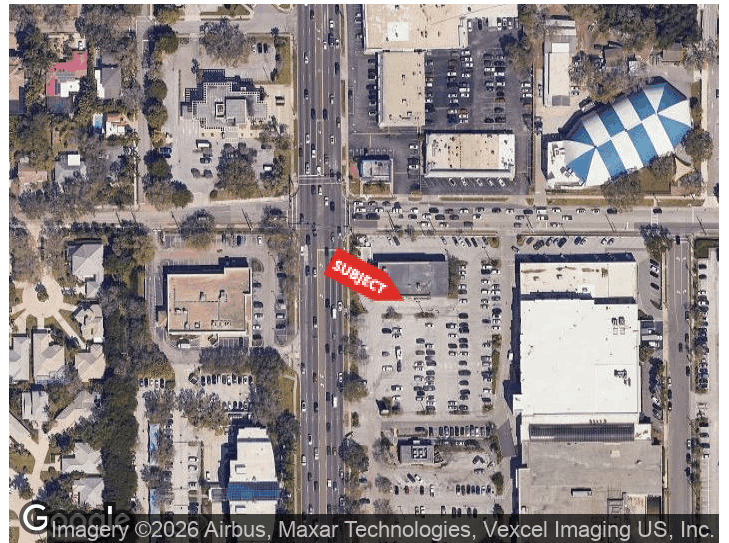


FORMER PANERA AT MIDTOWN PLAZA

1201 SOUTH TAMIAMI TRAIL
SARASOTA, FLORIDA 34239

PROPERTY HIGHLIGHTS

- ±4,025 SF former Panera Bread with existing restaurant infrastructure
- Prime corner location with frontage on Bahia Vista St & US-41 (Tamiami Trail)
- Signalized intersection with high traffic counts
- Directly across from Sarasota Memorial Hospital
- Near Sarasota High School (strong daytime & student traffic)
- Less than 1 mile to Downtown Sarasota
- Ample on-site parking with easy ingress/egress
- Surrounded by strong national and local tenants



For More Information

TYLER SLUMAN

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OFFERING SUMMARY

Lease Rate:	\$40 SF/yr (NNN)
Building Size:	164,494 SF
Available SF:	4,025 SF
Zoning:	CGD

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents Midtown Plaza – 1201 S Tamiami Trail, Sarasota, FL 34239

Position your business in one of Sarasota’s most high-profile retail corridors. Located at the signalized intersection of Bahia Vista Street and Tamiami Trail, Midtown Plaza offers exceptional visibility, strong daily traffic counts, and immediate access to Downtown Sarasota and surrounding neighborhoods. Directly across from Sarasota Memorial Hospital and just minutes from Sarasota High School, this location benefits from consistent daytime population, student traffic, and long-term growth in the surrounding area.

Anchored by established national and regional tenants including Starbucks, Massage Envy, and Michael’s On East, Midtown Plaza is a proven destination for both locals and visitors.

Featured Availability – Former Panera Space

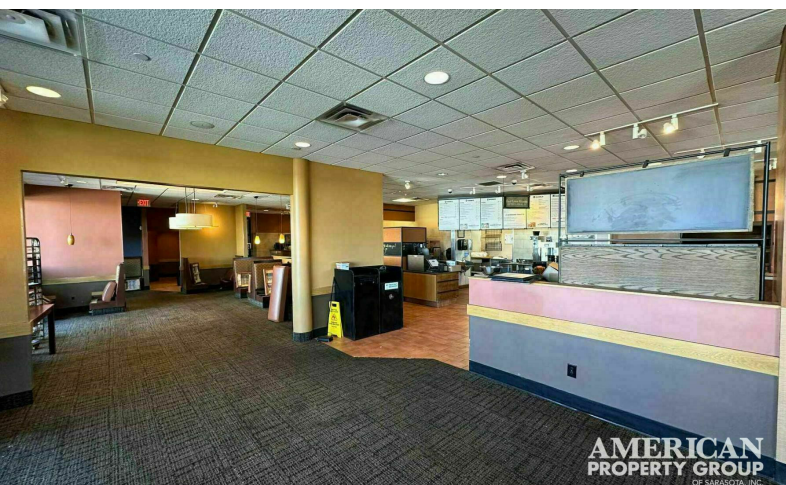
This highly recognizable ±4,025 SF former Panera Bread location offers a rare opportunity to secure a premier corner presence with dual frontage on both Bahia Vista Street and Tamiami Trail. The space provides unmatched exposure, making it ideal for restaurant, café, or high-visibility retail concepts seeking strong branding and accessibility.

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**AMERICAN
PROPERTY GROUP**
OF SARASOTA, INC.

S TAMIA MI TRAIL

AADT COUNT 58,000

S TAMIA MI TRAIL

BAHIA VISTA RD

LOCAL TENANTS

NORTH OF PLAZA

- Sarasota Art Museum
- Sarasota High School
- Sailor Circus
- Jersey Mike's

MIDTOWN PLAZA

- Starbucks
- Michael's on East
- Massage Envy

WEST OF PLAZA

- Walgreens
- Sarasota Memorial Health Care System

SOUTH OF PLAZA

- Playa Bowls
- Wendy's
- Chipotle
- Potbelly Sandwich Shop
- Buffalo Wild Wings 'GO'
- Men's Warehouse



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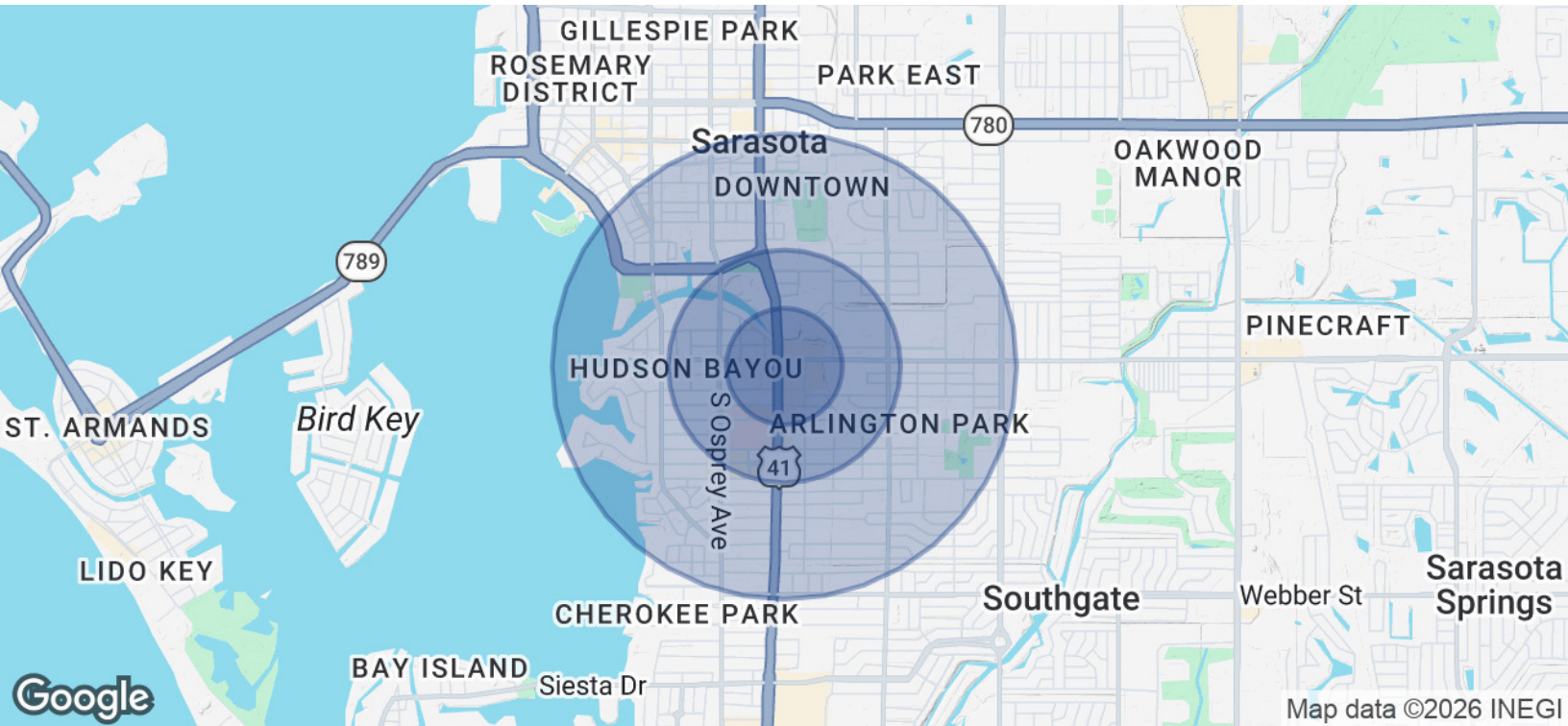


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OF SARASOTA, INC.

FORMER PANERA AT MIDTOWN PLAZA



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	664	2,681	10,186
Average Age	58.5	57.5	54.5
Average Age (Male)	54.2	53.2	50.5
Average Age (Female)	61.3	60.7	58.3
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	338	1,345	4,850
# of Persons per HH	2.0	2.0	2.1
Average HH Income	\$93,333	\$98,469	\$138,129
Average House Value	\$484,328	\$505,413	\$729,148

2023 American Community Survey (ACS)

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