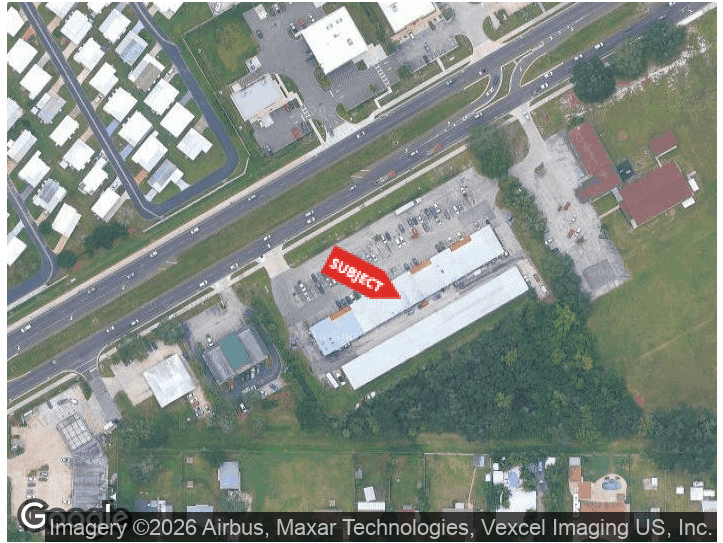




**8227 U.S. 301**  
PARRISH, FLORIDA 34219

**PROPERTY HIGHLIGHTS**

- 900 SF retail/office space
- Excellent US Highway 301 frontage
- Ample on-site parking
- Ideal for retail, office, or service users
- High-visibility location in growing Parrish market



**DEMOGRAPHICS 0.25 MILES 0.5 MILES 1 MILE**

	0.25 MILES	0.5 MILES	1 MILE
Total Households	174	731	2,884
Total Population	324	1,386	5,517
Average HH Income	\$70,608	\$71,180	\$75,563

For More Information

**TYLER SLUMAN**

Commercial Specialist

941 840 3954

tyler@americanpropertygroup.com

# PARRISH, FL 34219



## OFFERING SUMMARY

Lease Rate:	\$42 SF/yr (NNN)
Building Size:	31,950 SF
Available SF:	900 SF
Lot Size:	0.95 Acres
Zoning:	GC

## PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 8227 US Highway 301, Parrish, FL

Property Type: Retail / Office Space for Lease  
Available Size: 900 SF

Position your business in this highly visible commercial plaza located directly along US Highway 301 in the growing Parrish market. This versatile retail/office space offers excellent frontage, convenient access, and strong exposure along a well-traveled corridor, making it ideal for a variety of retail, office, or service-oriented users.

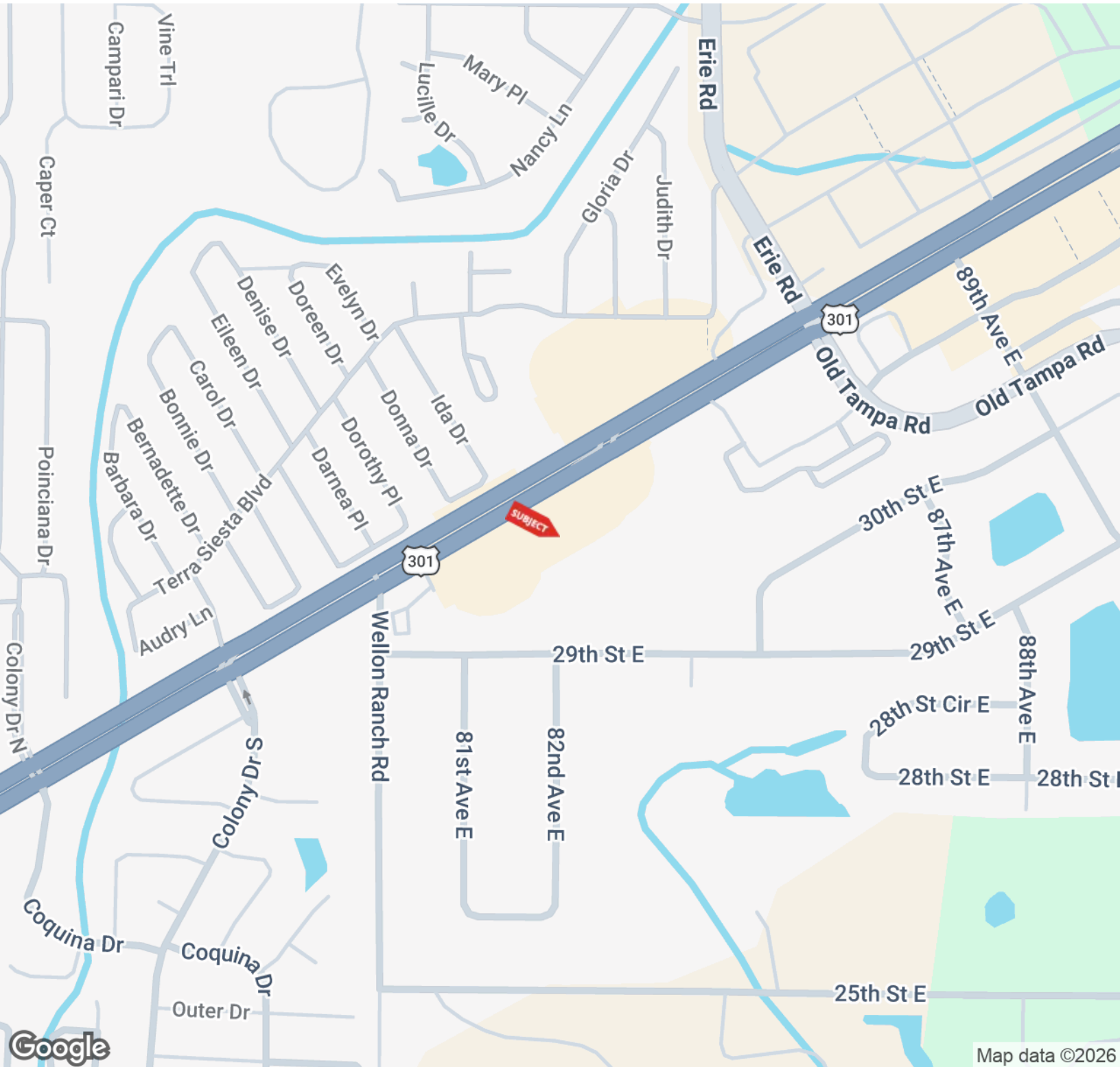
AVAILABLE: July 1, 2026. Please do not disturb current tenant. Ownership will not lease to any prospective tenant who contacts the current tenant directly.

### TYLER SLUMAN

Commercial Specialist  
941.840.3954  
tyler@americanpropertygroup.com



# PARRISH, FL 34219

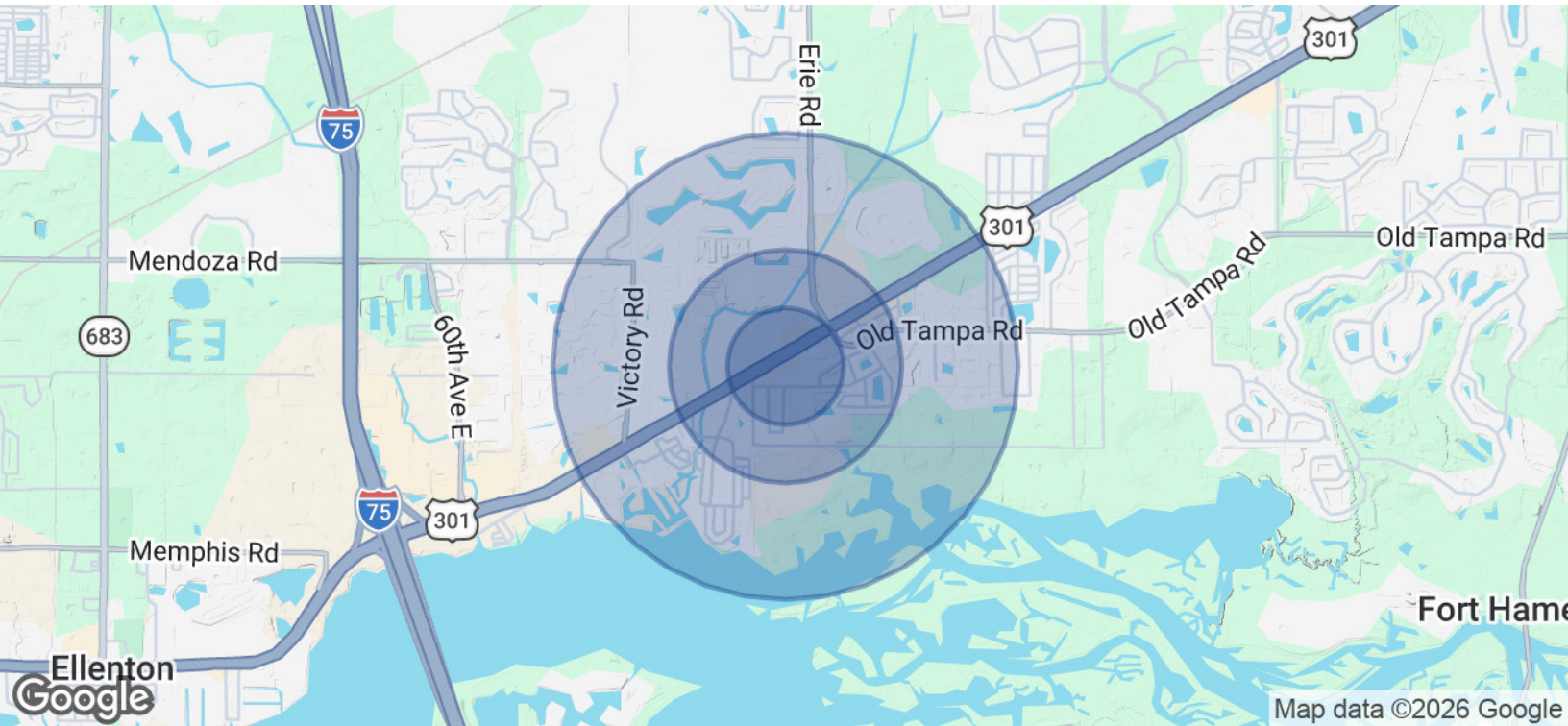


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**AMERICAN  
PROPERTY GROUP**  
OF SARASOTA, INC.

# PARRISH, FL 34219



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	324	1,386	5,517
Average Age	68.5	66.7	65.5
Average Age (Male)	70.4	68.1	66.3
Average Age (Female)	65.2	64.0	63.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	174	731	2,884
# of Persons per HH	1.9	1.9	1.9
Average HH Income	\$70,608	\$71,180	\$75,563
Average House Value	\$136,052	\$144,943	\$181,160

2023 American Community Survey (ACS)

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