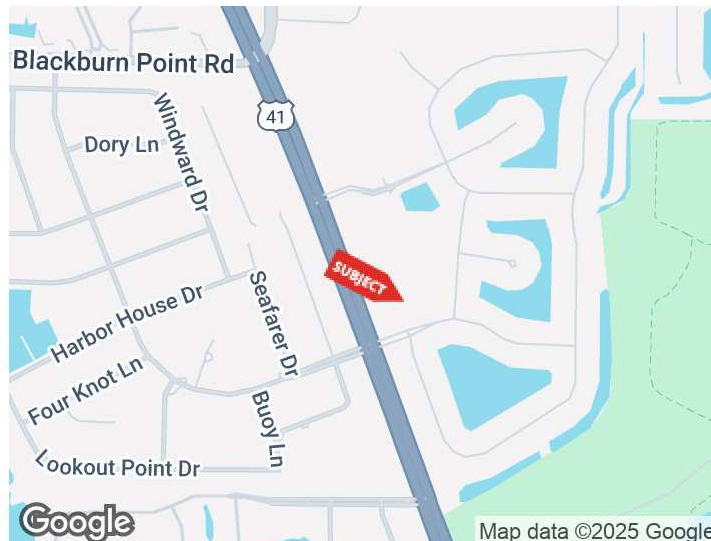




FREESTANDING OFFICE BUILDING IN OSPREY, FL

1449 S TAMIAMI TRAIL

OSPREY, FLORIDA 34229



DEMOGRAPHICS 1 MILE 5 MILES 10 MILES

Total Households	1,293	20,380	91,085
Total Population	2,767	41,595	194,578
Average HH Income	\$104,159	\$83,876	\$74,492

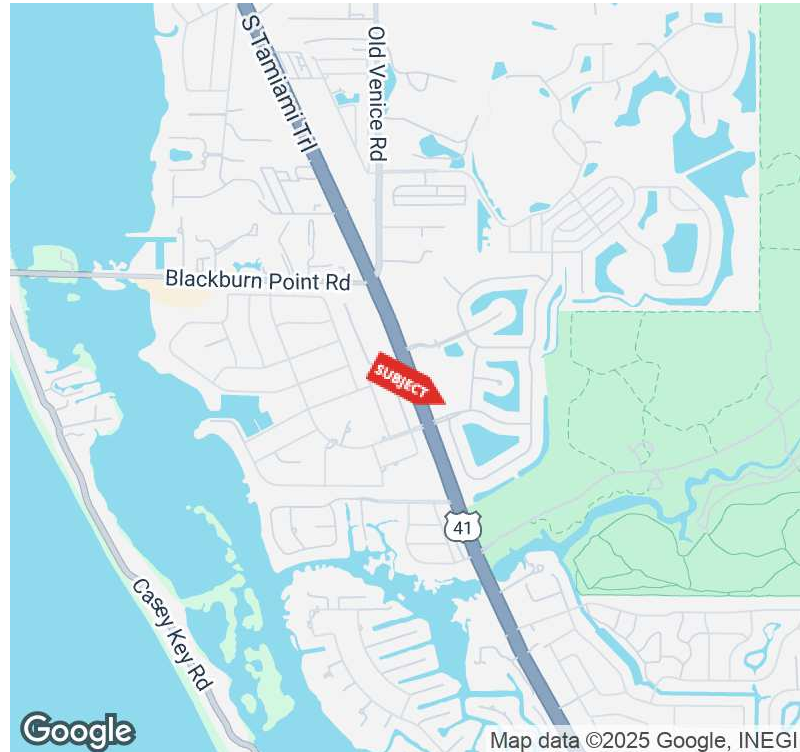
For More Information

ADAM SEIDEL

941 923 0535

adam@americanpropertygroup.com

FREESTANDING OFFICE BUILDING IN OSPREY, FL



OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Building Size:	4,000 SF
Available SF:	2,000 - 4,000 SF
Zoning:	OPI
Market:	Sarasota/Bradenton/Venice

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc is proud to present, 1449 S Tamiami Trail, Osprey, FL 34229:

Type: Office/Medical/Professional Shell Space - Ready for buildout!

Highlights: Currently an open floor plan shell space with plumbing in place for restrooms or sinks in the rooms, private surface parking lot, and excellent exterior finishes with impact glass. Osprey, Florida, nestled between Sarasota and Venice along the Gulf Coast, has experienced large scale growth and development in recent years. This charming community is renowned for its rich history, scenic beauty, and a blend of residential and commercial advancements.

Osprey has seen a surge in new residential projects, offering diverse housing options. Notably the new Alton Osprey, a 252-unit upscale apartment community. This development features buildings ranging from three to five stories and a two-story clubhouse, providing residents with modern amenities and proximity to local attractions. Additionally, new construction homes are available, with listings showcasing modern designs and amenities.

Efforts to enhance Osprey's waterfront have been initiated, including a master plan for an 18-acre prime waterfront area. This plan envisions a luxury hotel, marina, rowing facility, retail spaces, and various housing types, aiming to create a walkable community that attracts both residents and visitors.

Visit us online at www.AmericanPropertyGroup.com to see all our listings or call (941)923-0535 at your convenience.

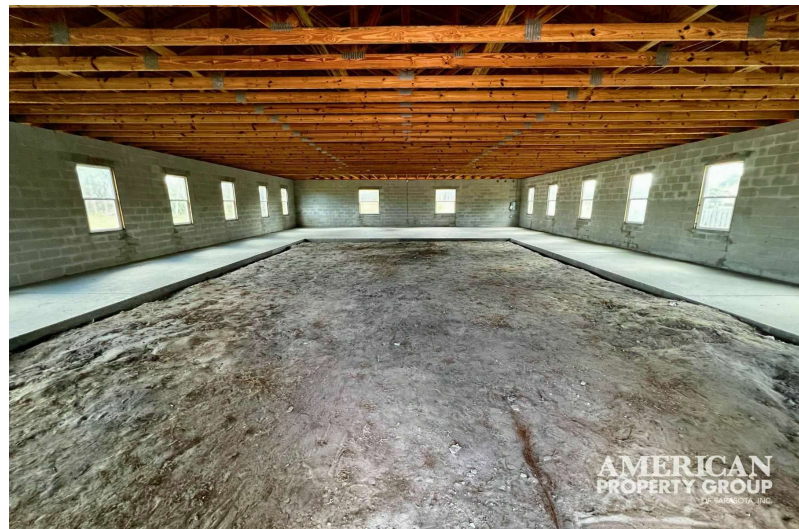
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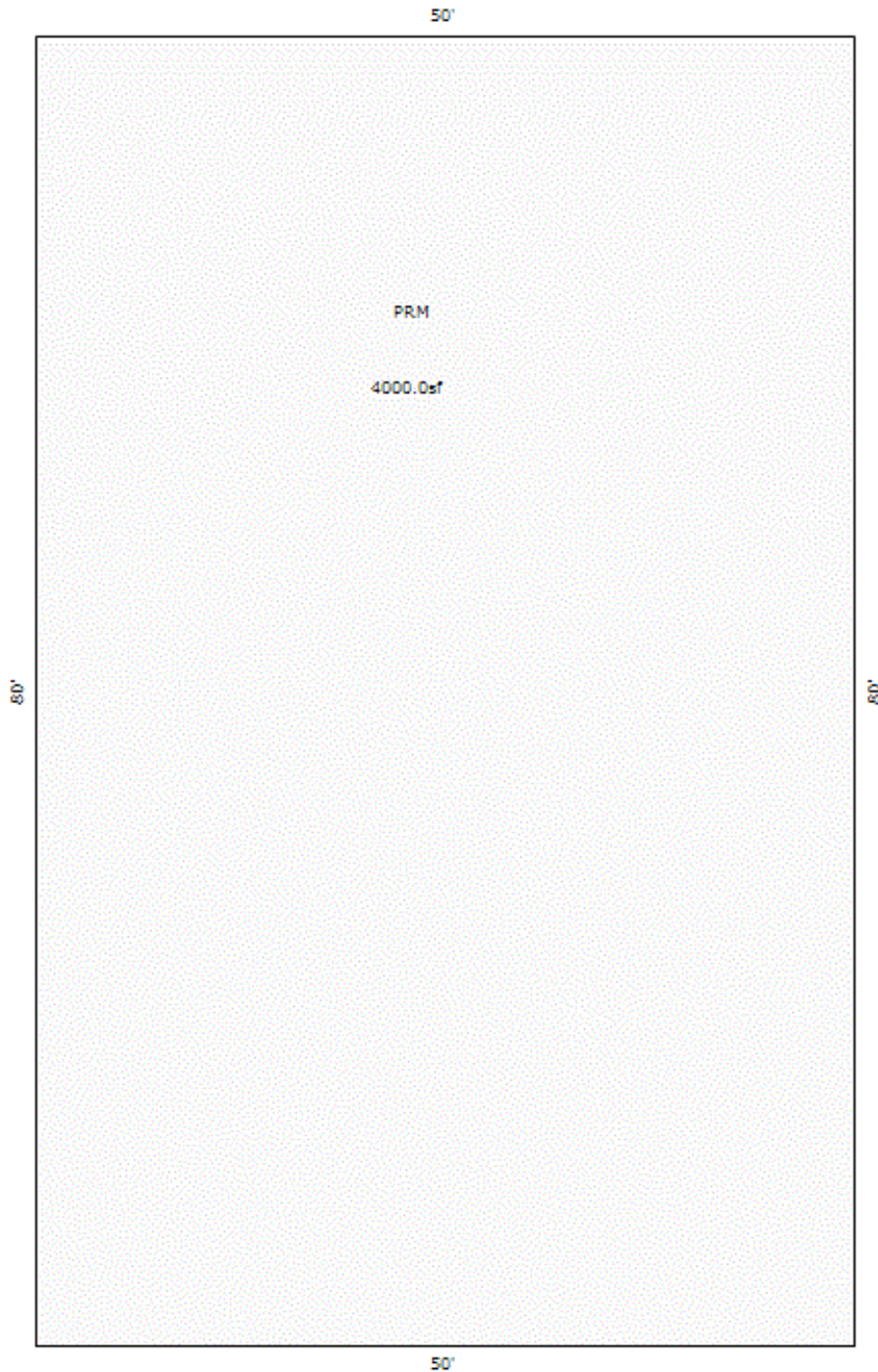
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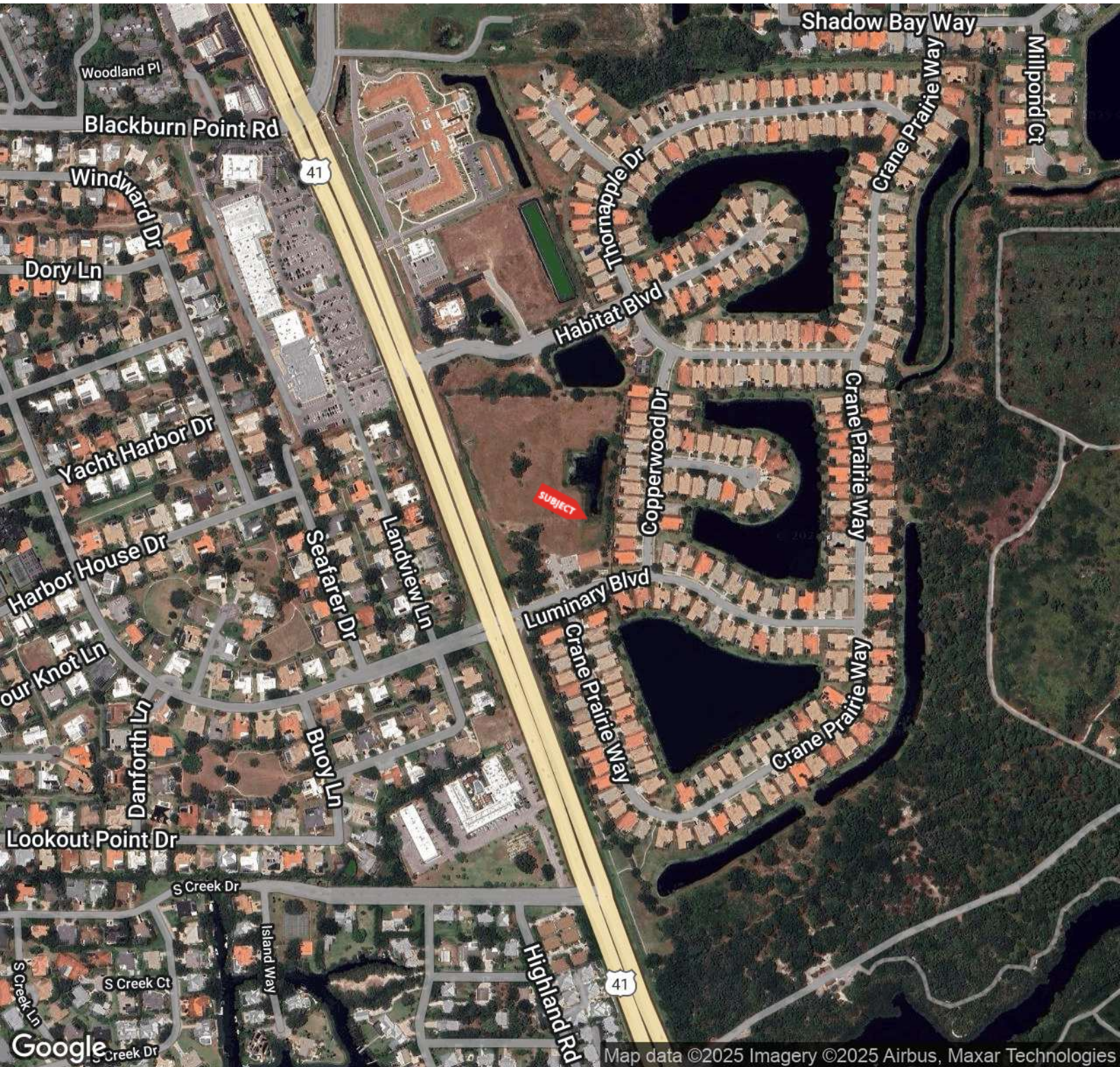
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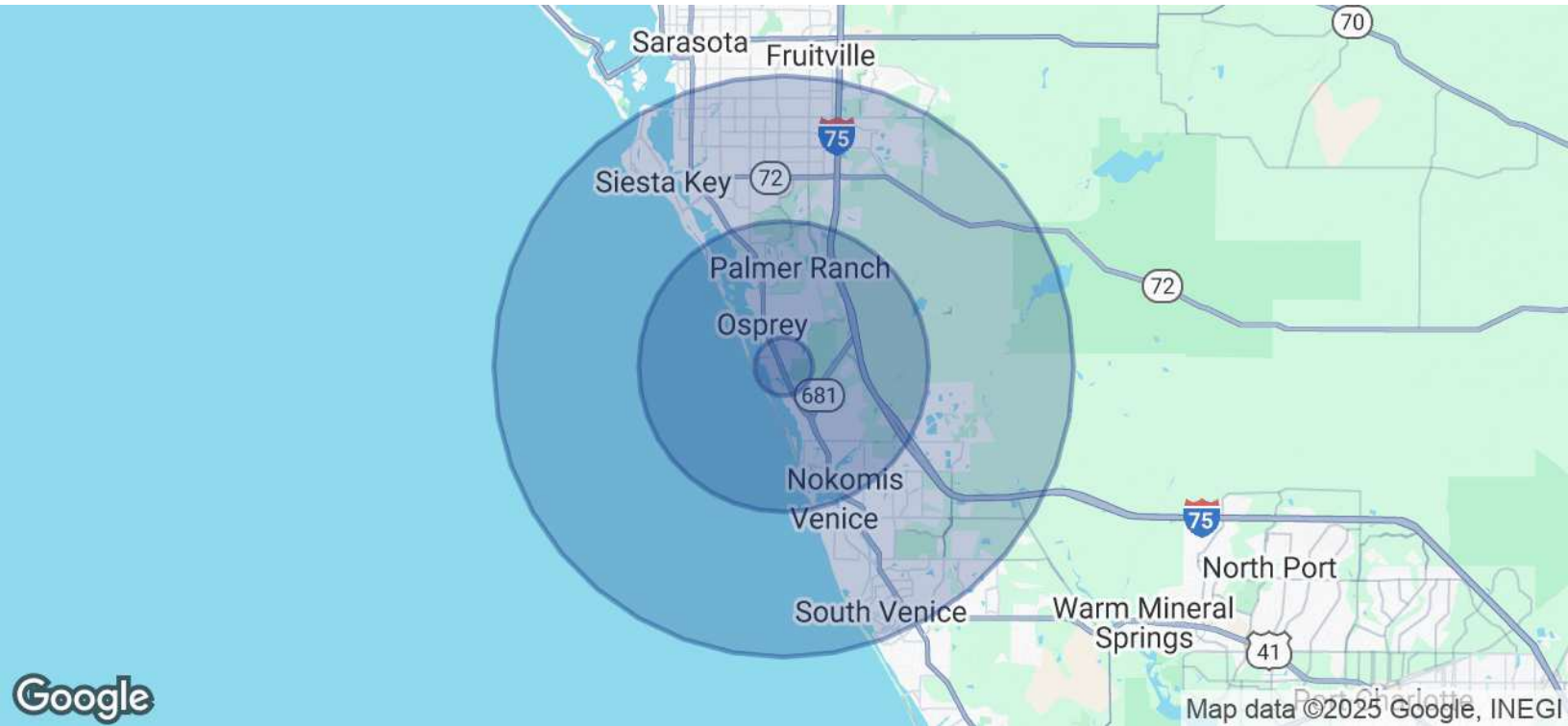
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,767	41,595	194,578
Average age	58.2	59.8	54.5
Average age (Male)	58.9	60.4	53.6
Average age (Female)	57.4	59.2	55.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,293	20,380	91,085
# of persons per HH	2.1	2.0	2.1
Average HH income	\$104,159	\$83,876	\$74,492
Average house value		\$394,569	\$311,416

* Demographic data derived from 2020 ACS - US Census

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