



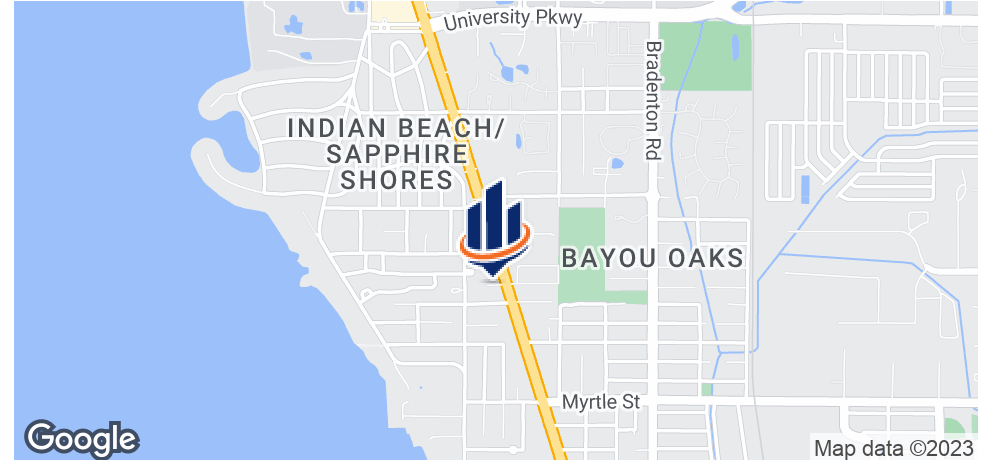
SARASOTA TAMIAM I TRAIL FRONTAGE

4229 N TAMIAM I TRAIL
SARASOTA, FL 34234

Mike Migone CCIM
Senior Investment Advisor
O: 941.487.6986
mike.migone@svn.com



Property Summary



OFFERING SUMMARY

Sale Price:	\$1,250,000
Lot Size:	1.113 Acres
Zoning:	NT - North Trail
Market:	Sarasota
Submarket:	SW Florida
Traffic Count:	40,000
Price / SF:	\$25.78

PROPERTY OVERVIEW

Former hotel site with 150 feet of direct frontage on Tamiami Trail. Very flexible NT Zoning which would allow up to 38 multifamily residential units. Retail and Office use also permitted. Potential land accumulation that would give this property a hard corner with an additional 144 feet of frontage.

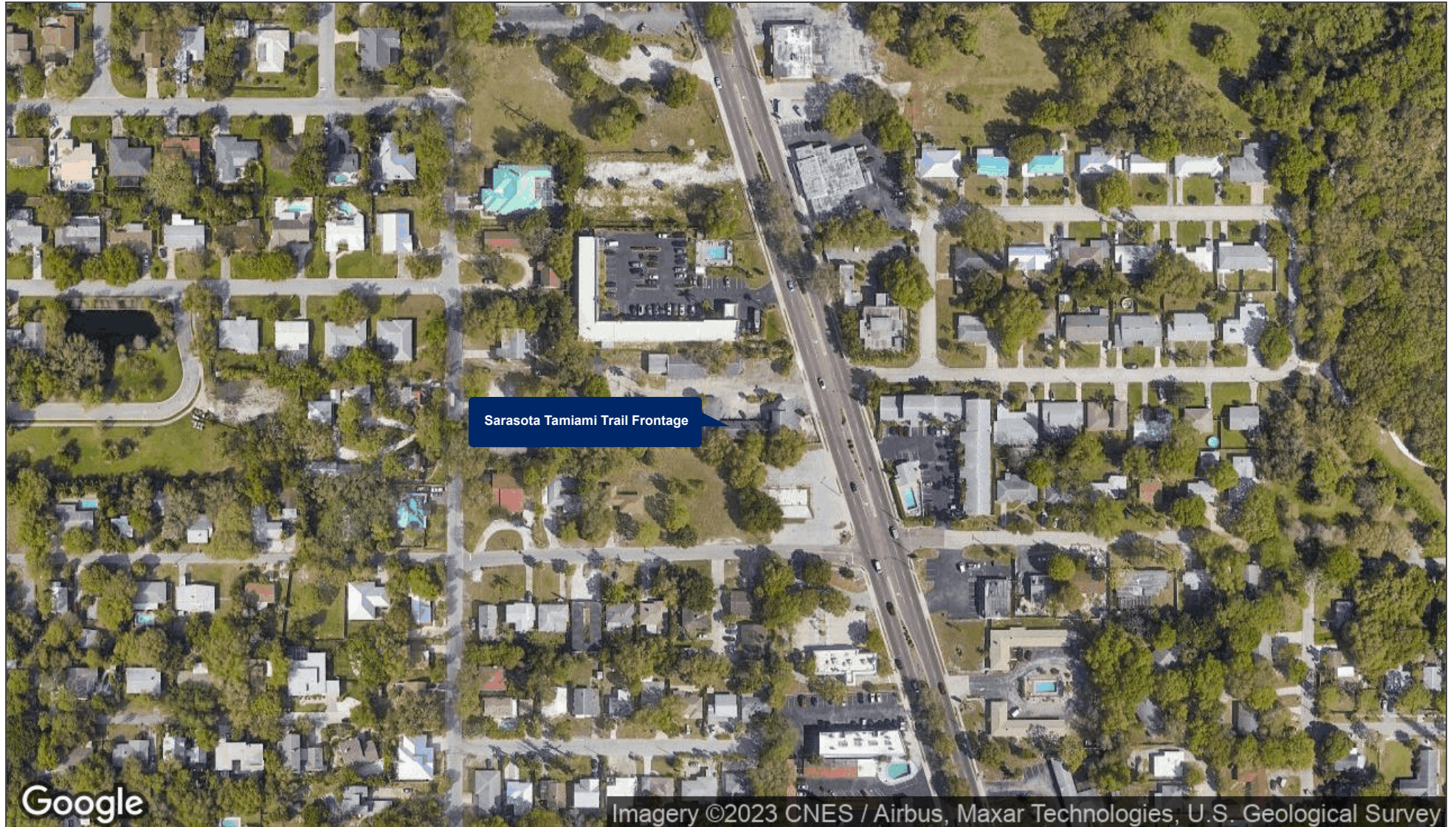
PROPERTY HIGHLIGHTS

- Excellent Visibility
- Flexible Uses Permitted
- Location Between Downtown and Airport

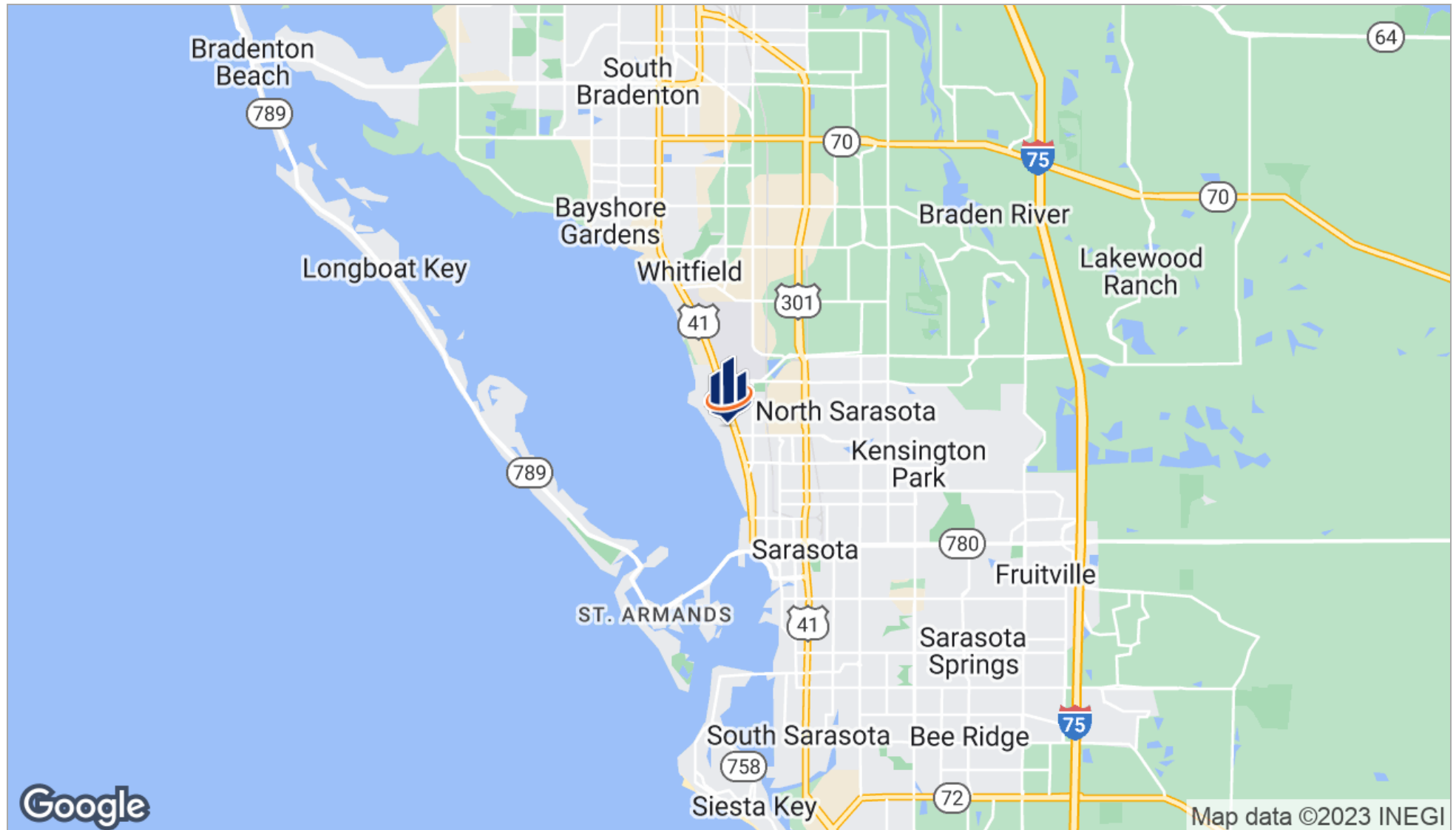
Additional Photos



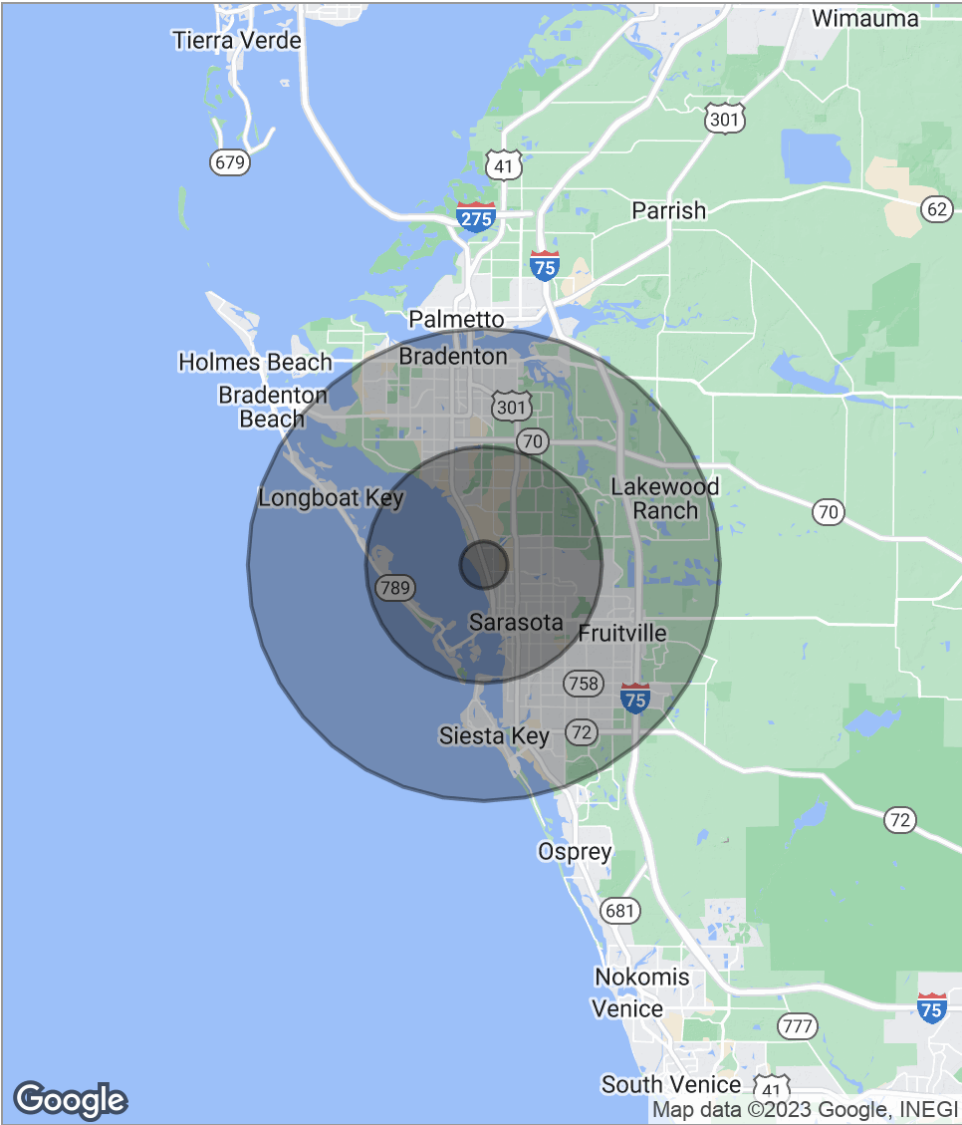
Aerial Map



Location Maps



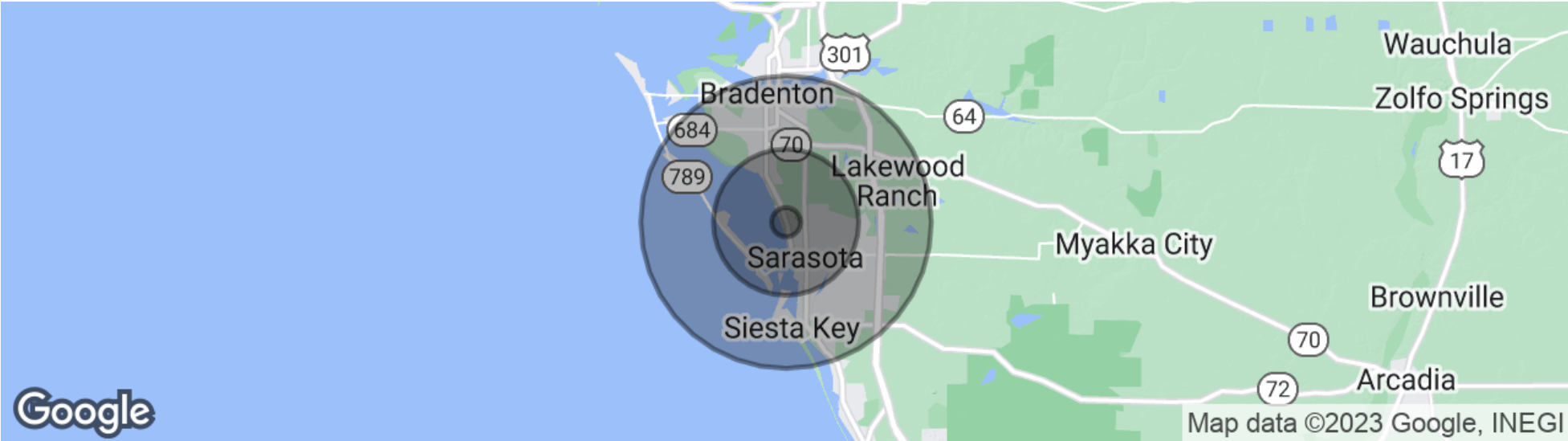
Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	4,818	130,100	435,223
Median age	36.2	44.6	45.7
Median age [Male]	34.2	43.4	44.4
Median age [Female]	39.3	46.0	47.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,844	55,989	186,545
# of persons per HH	2.6	2.3	2.3
Average HH income	\$52,200	\$65,248	\$66,896
Average house value	\$203,682	\$302,915	\$305,460

* Demographic data derived from 2020 ACS - US Census

Demographics Map & Report



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Advisor Bio 1



MIKE MIGONE CCIM

Senior Investment Advisor

mike.migone@svn.com

Direct: 941.487.6986 | **Cell:** 941.812.7437

FL #BK399768

PROFESSIONAL BACKGROUND

Mike Migone, a Senior Investment Advisor for SVN | Commercial Advisory Group, has essentially grown up in the real estate industry, thanks to his father who was a successful Broker in Miami, Florida for decades. Mike's professionalism, integrity and passion for commercial real estate, has consistently made him a Top Advisor. He ranked 1st in sales in the State of Florida in 2019 and 9th in the World for SVN and 10th in 2021 in the State and 33rd Internationally. With extensive experience in listing and selling several commercial asset types, his specialties include the acquisition and development of multi-family properties, where he excels in site identification and the assessment of deal structuring and cost analysis. He was designated a Certified Land Specialist by SVN with over \$100 Million Dollars in total land sales volume. With an equally strong track record in medical office, retail, and land for all facets of development. Garnered by his CCIM designation; his advanced financial and market analysis and keen sense of investment approach, has led to a loyal client roster.

Mike grew up in Miami and relocated to Sarasota in 1991. He and his wife Cindy, enjoy the arts and are proud supporters /volunteers of several organizations. Exploring the area parks with their pup and spending time with their family is something titled, as priceless.

EDUCATION

Associates Degree in Business Administration at Broward College. CCIM 2008

MEMBERSHIPS

CCIM, GRI, Suncoast Community Church

SVN | COMMERCIAL ADVISORY GROUP

1626 Ringling Boulevard, Suite 500
Sarasota, FL 34236



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Sarasota, FL 34236
941.487.6986
suncoastsvn.com