

**FOR SALE**

# 8076 N TAMIAMI TRAIL

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**8076 N TAMIAMI TRAIL**

Sarasota, FL 34243

**PRESENTED BY:**

**GAIL BOWDEN**

O: 941.223.1525

[gail.bowden@svn.com](mailto:gail.bowden@svn.com)





## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$2,900,000
<b>BUILDING SIZE:</b>	10,099 SF
<b>LOT SIZE:</b>	1.15 Acres
<b>PRICE / SF:</b>	\$287.16
<b>YEAR BUILT:</b>	1953
<b>ZONING:</b>	GC
<b>MARKET:</b>	Sarasota
<b>SUBMARKET:</b>	Bradenton
<b>TRAFFIC COUNT:</b>	38,500
<b>VIDEO:</b>	<a href="#">View Here</a>

## PROPERTY OVERVIEW

Excellent opportunity to redevelop on a lighted corner on North Trail US 41 in Sarasota. The property currently has a vacant restaurant with 10,099 +/- sq ft situated on 1.15 acres.

## LOCATION OVERVIEW

North Tamiami Trail location provides high visibility with pylon signage, hard lighted corner, and 38,500 average daily cars. 1/2 miles from University and 41 intersection. Close proximity to Sarasota International airport, New College, University of South Florida, Ringling College of Art and Design, and East-West College of Natural Medical. Minutes away from Downtown Sarasota and Downtown Bradenton.

## PROPERTY HIGHLIGHTS

- Freestanding building
- Excellent location and visibility
- Abundant parking
- Pylon signage
- Lighted Corner
- GC zoning

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**SALE PRICE****\$2,900,000****PROPERTY INFORMATION**

<b>PROPERTY TYPE</b>	Redevelopment
<b>PROPERTY SUBTYPE</b>	Free Standing Building
<b>ZONING</b>	GC
<b>LOT SIZE</b>	1.15 Acres
<b>APN #</b>	6806300056 & 6806500002
<b>LOT FRONTAGE</b>	177 ft
<b>LOT DEPTH</b>	318 ft
<b>CORNER PROPERTY</b>	Yes
<b>TRAFFIC COUNT</b>	38500
<b>TRAFFIC COUNT STREET</b>	US 41
<b>WATERFRONT</b>	No
<b>THOMAS GUIDE PAGE #</b>	136
<b>POWER</b>	Yes

**LOCATION INFORMATION**

<b>BUILDING NAME</b>	8076 N Tamiami Trail
<b>STREET ADDRESS</b>	8076 N Tamiami Trail
<b>CITY, STATE, ZIP</b>	Sarasota, FL 34243
<b>COUNTY</b>	Manatee
<b>MARKET</b>	Sarasota
<b>SUB-MARKET</b>	Bradenton
<b>CROSS-STREETS</b>	Tamiami Trail (US 41) & Braden Ave.
<b>TOWNSHIP</b>	35
<b>RANGE</b>	17
<b>SECTION</b>	35
<b>SIDE OF THE STREET</b>	West
<b>SIGNAL INTERSECTION</b>	Yes
<b>ROAD TYPE</b>	Highway
<b>MARKET TYPE</b>	Large
<b>NEAREST HIGHWAY</b>	0 miles to US 41
<b>NEAREST AIRPORT</b>	1.4 miles to Sarasota Bradenton International Airport

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**SALE PRICE****\$2,900,000****PARKING & TRANSPORTATION**

<b>PARKING TYPE</b>	Surface
<b>PARKING RATIO</b>	9.0
<b>NUMBER OF PARKING SPACES</b>	84

**BUILDING INFORMATION**

<b>BUILDING SIZE</b>	10,099 SF
<b>OCCUPANCY %</b>	0.0%
<b>NUMBER OF FLOORS</b>	1
<b>AVERAGE FLOOR SIZE</b>	11,523 SF
<b>YEAR BUILT</b>	1953
<b>GROSS LEASABLE AREA</b>	10,099 SF
<b>CONSTRUCTION STATUS</b>	Existing
<b>FRAMING</b>	Concrete Block
<b>CONDITION</b>	Good
<b>ROOF</b>	Buildup Tar and Gravel
<b>FREE STANDING</b>	Yes
<b>NUMBER OF BUILDINGS</b>	2
<b>FOUNDATION</b>	Slab

**UTILITIES & AMENITIES**

<b>SECURITY GUARD</b>	No
<b>HANDICAP ACCESS</b>	Yes
<b>FREIGHT ELEVATOR</b>	No
<b>NUMBER OF ELEVATORS</b>	0
<b>NUMBER OF ESCALATORS</b>	0
<b>CENTRAL HVAC</b>	Yes

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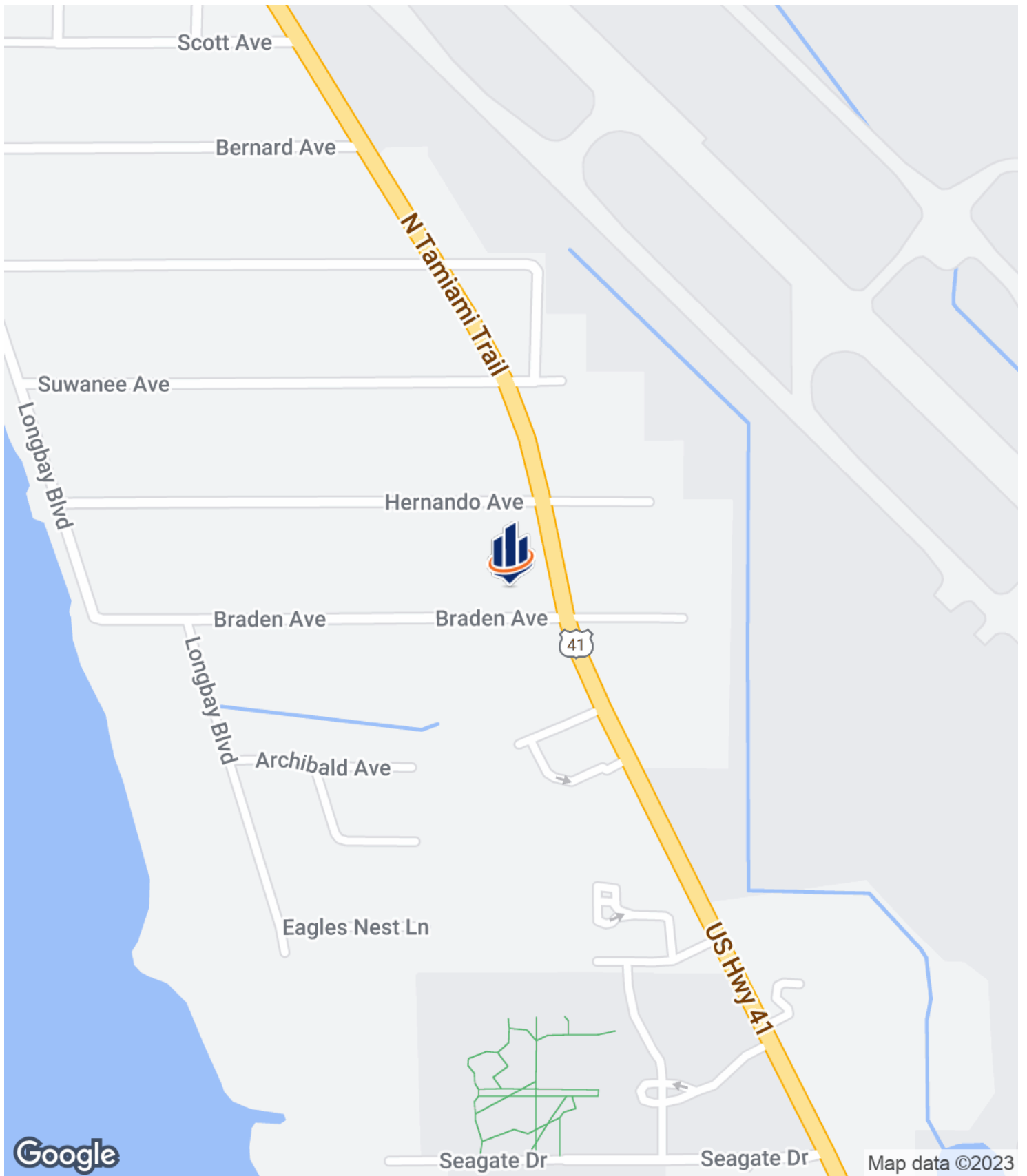
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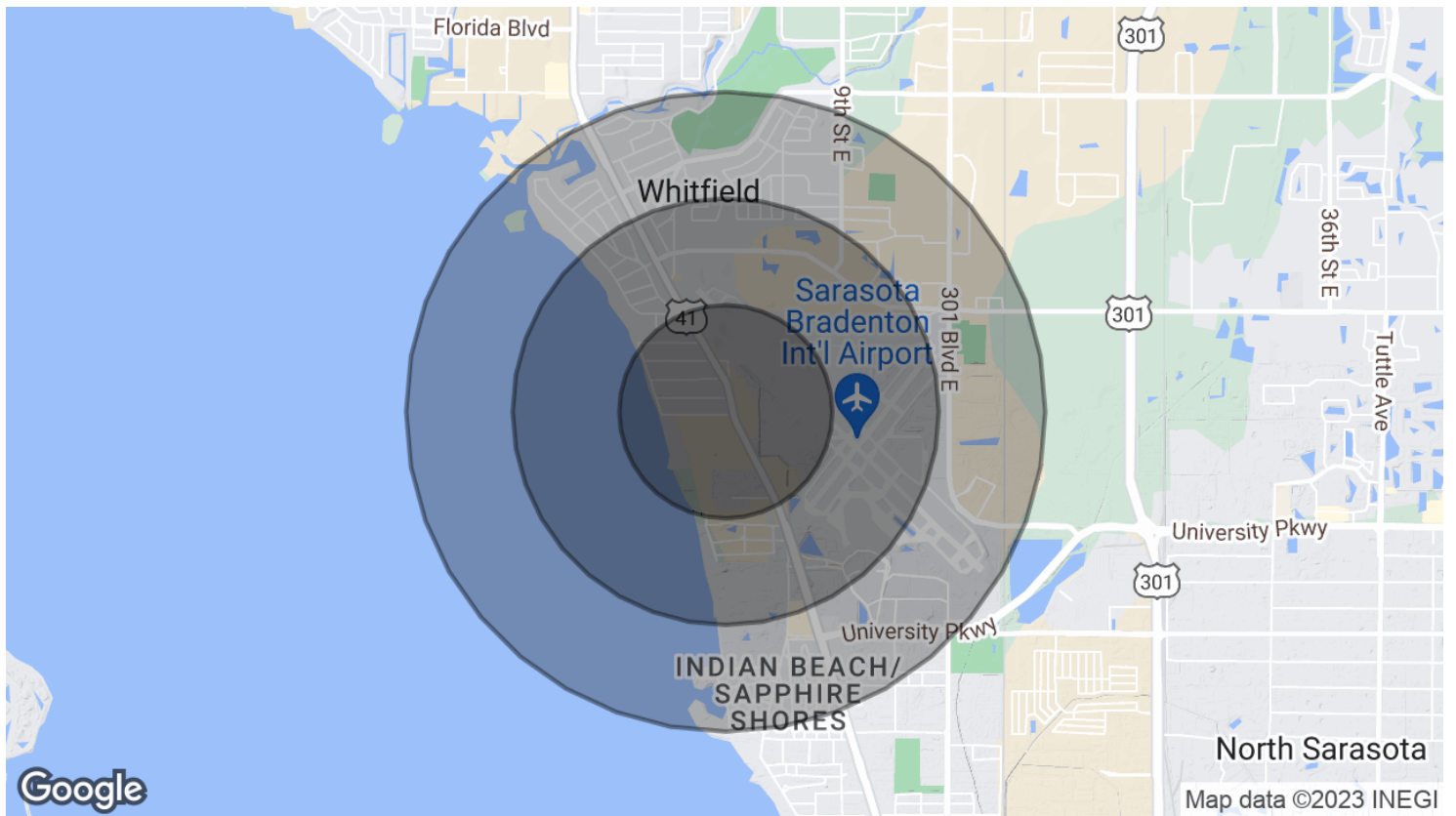


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## POPULATION

	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	302	1,974	6,986
AVERAGE AGE	43.2	41.6	40.9
AVERAGE AGE (MALE)	24.8	35.0	36.6
AVERAGE AGE (FEMALE)	43.6	41.6	41.4

## HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	92	726	2,650
# OF PERSONS PER HH	3.3	2.7	2.6
AVERAGE HH INCOME	\$69,815	\$75,996	\$72,158
AVERAGE HOUSE VALUE	\$182,537	\$236,551	\$242,277

\* Demographic data derived from 2020 ACS - US Census

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## GAIL BOWDEN

Senior Investment Advisor

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### PROFESSIONAL BACKGROUND

Gail Bowden, Senior Investment Advisor, and SVN Certified Office Specialist brings a unique blend of strategic creativity and expertise to the SVN Commercial Advisory Group team. Drawing on more than thirty years of experience, Bowden is well known for her business ingenuity and ability to navigate the complexities of venture capital, project finance, construction, and development.

Her project list is extensive, as well as her list of accomplishments as an expert and industry leader.

- Real Estate Forum's Women of Influence 2020 & 2016
- SVN's prestigious honor "Partners Circle" 2021, 2019, 2015 & 2014
- MS&C Commercial Presidents Circle, Top Team Outstanding Performance 2018 & 2017
- Four-time Top CRE Advisor; Top Producer; Top Sale Transaction
- Ranked #11 worldwide & #2 in Florida with SVN 2019
- Ranked #3 worldwide & #1 in Florida with SVN 2015

Ms. Bowden is well-known for closing complex and varied commercial investment projects, specializing in medical office, multifamily, and industrial properties from \$500,000 to \$60 million +. Gail's propensity for guiding clients to appropriate financing, coupled with her skill for identifying the most suitable investors for each deal, has contributed to her career sales total of over \$500 million.

From contract to closing, Gail handles each client with exceptional care, ensuring that every element of a transaction is presented in a clear and logical manner. Known for thorough research, stamina, and patience, Gail's ability to communicate clearly with all sides in any negotiation has established her as a true professional in the field. A passion for travel has enhanced Gail's ability to develop and cultivate long-standing relationships with real estate and development professionals all over the world.

### RECENT TRANSACTIONS

- SOLD | Orlando, FL | Medical Office Building | \$12,000,000
- SOLD | SW Florida | Industrial Warehouse Portfolio | \$10,000,000
- SOLD | Land Zoned PD | Riverview, FL | 18 Acres | \$2,100,000

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