

For Sale: Development Opportunity

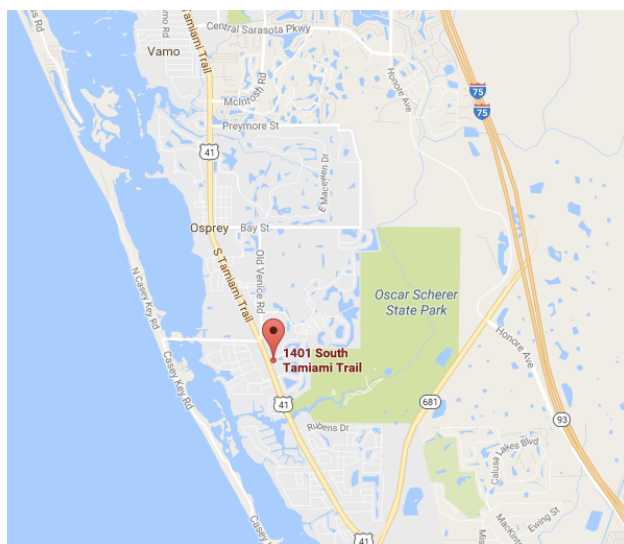
Harshman & Company, Inc.
COMMERCIAL REAL ESTATE BROKER

1401 S Tamiami Trail, Osprey, FL 34229



Property Information

Parcel Numbers	0155-12-0008
Land Size	63,587 Sq Ft (1.46 +/- acres)
Zoning	CG-Commercial General Permitting retail, drive-thru restaurant, self-storage, car washes, all offices including medical offices, day cares, and many other uses.
Traffic Count	40,000 AADT (Average Annual Daily Traffic)
Utilities	Water and Sewer—Sarasota County
Taxes	\$3,423.51
Sale Price	\$699,457 (\$11.00 PSF)



Demographics (2016)	5 Min. Drive Time	10 Min. Drive Time	15 Min. Drive Time
Population	7,398	35,190	93,832
Households	3,603	17,719	47,485
Average Household Income	\$ 93,179	\$ 83,881	\$ 76,598

Contact:

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Harshman & Company, Inc. is the exclusive listing agent for the Owner

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