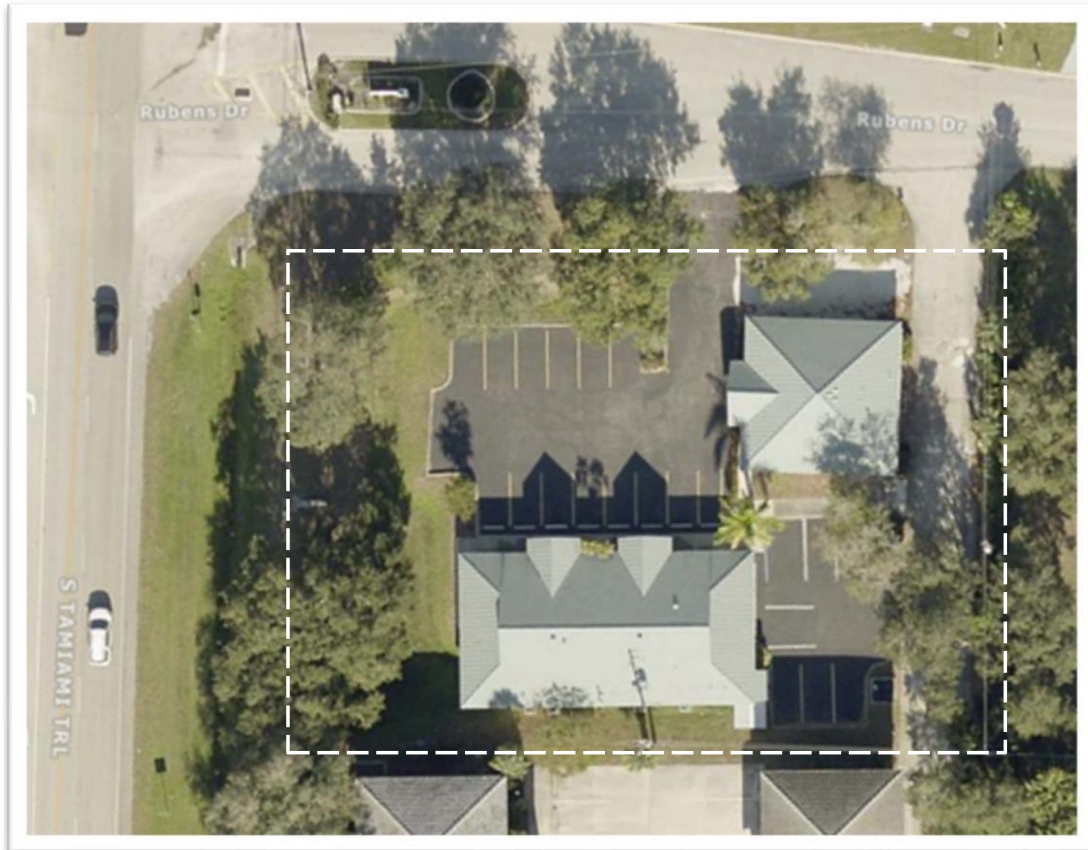


Three Unit Medical Office Complex

Owner Occupy One Space or NNN Tenant
2101, 2105, & 2107 South Tamiami Trail Osprey Florida 34229

\$1,450,000.00

**Seller Financing Available:
\$650K Down, Interest Only @ 8%, 5 Year Balloon**



Presented by

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Steve D Smith 360 LLC
662 South Tamiami Trail, Osprey Florida 34229

Real Estate Information

Location

- 2101, 2105, 2107 South Tamiami Trail
- Osprey Florida
- Fast Growing Affluent Area
- Busy US 41 Road Frontage
- 23 Parking Spaces
- Excellent Monument Sign

Property

- One Parcel-Two Buildings-Three Units
- Land Area: 29,052 Sq Ft
- Municipality: Sarasota County
- Subdivision: 1803 - SORRENTO EAST UNIT 3
- Property Use: 192X - Medical Profess/1 story-multi tenant <10,000 sf mixed use
- Zoning: OPI - OFFICE, PROFESSIONAL INSTITUTIONAL



2101 South Tamiami Trail

- Occupied by Clarity Hearing Center
- Lease Terms: 2 years with additional 3-year option at 5% escalation
- Lease Rate: \$1,950 per month gross
- 1600 Sq Ft under air
- Year Built 2000

2105 South Tamiami Trail

- Occupied by Heartland Dental
- Lease Terms: 5 years with two 5-year option at 10% escalation
- Lease Rate: \$35.00 PSFNNN
- 1604 Sq Ft under air
- Year Built 1994

2107 South Tamiami Trail

- Owner occupy or Tenant TBD
- Lease Terms: 5 years with two 5-year options
- Lease Rate: \$25.00 PSF NNN
- 1604 Sq Ft under air
- Year Built 1994

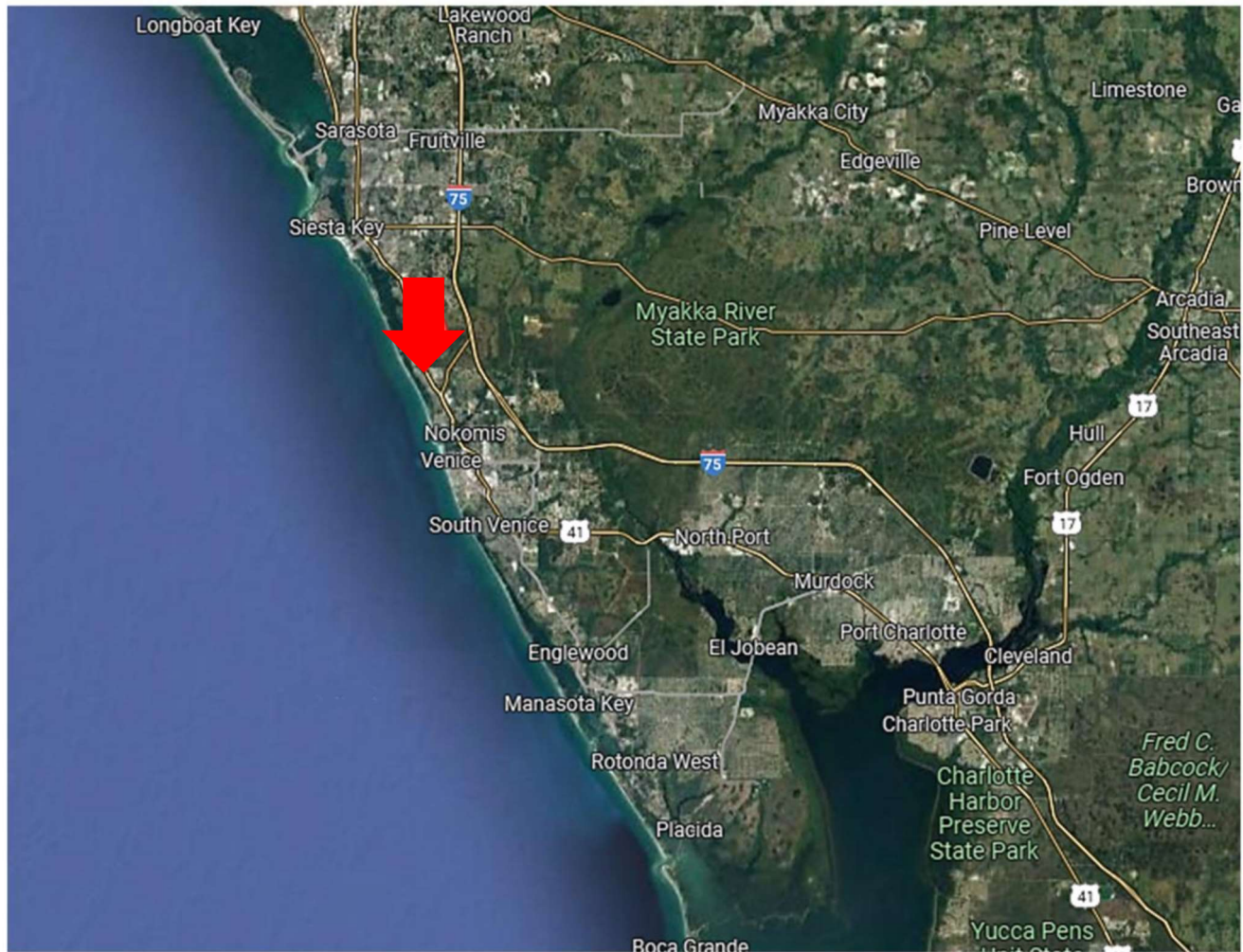
Annual Owner Expenses

\$19,733.00 Insurance Flood
\$19,306.00 Insurance Building + Liability
\$8,270.76 Property Taxes
\$2,880.00Lawn Maintenance
\$1,044.00 Electric for the common area meter
\$2,940.00 Water, Sewer, Trash Removal
\$1,200.00 Exterior window washing service
\$55,373.76 Total Yearly Expenses



Parcel Location:

South Tamiami Trail, Osprey Florida 34229



Photos



Trade Report

Criteria Used for Analysis

2021 Income (Esri):
**Median Household
Income**
\$66,237

2021 Age: 5 Year Increments
(Esri):
Median Age
62.2

2021 Key Demographic Indicators
(Esri):
Total Population
21,484

2021 Tapestry Market Segmentation
(Households):
1st Dominant Segment
Silver and Gold

Consumer Segmentation

Life Mode

**What are the
people like that
live in this area?**

Senior Styles

Senior lifestyles reveal the effects of saving for retirement

Urbanization

**Where do people
like this usually
live?**

Suburban Periphery

Affluence in the suburbs, married couple-families, longer commutes

Top Tapestry Segments

	Silver and Gold	Senior Escapes	Exurbanites	The Elders	Midlife Constants
% of Households	3,232 (31.3%)	2,309 (22.4%)	2,073 (20.1%)	1,304 (12.6%)	820 (7.9%)
% of Sarasota County	36,425 (17.5%)	16,559 (7.9%)	8,428 (4.0%)	38,742 (18.6%)	11,076 (5.3%)
Lifestyle Group	Senior Styles	Senior Styles	Affluent Estates	Senior Styles	GenXurban
Urbanization Group	Suburban Periphery	Semirural	Suburban Periphery	Suburban Periphery	Suburban Periphery
Residence Type	Single Family or Seasonal	Single Family, Mobile Homes or Seasonal	Single Family	Single Family, High-Rise, Mobile Homes or Seasonal	Single Family
Household Type	Married Couples Without Kids	Married Couples Without Kids	Married Couples	Married Couples Without Kids	Married Couples Without Kids
Average Household Size	2.02	2.19	2.47	1.67	2.29
Median Age	64.6	55.9	52.1	73.3	47.7
Diversity Index	25.9	46.8	37.4	24.5	38.3
Median Household Income	\$81,100	\$44,200	\$112,200	\$50,200	\$59,100
Median Net Worth	\$507,800	\$151,600	\$688,100	\$289,500	\$179,100
Median Home Value	\$434,200	\$180,500	\$481,100	\$251,700	\$185,700
Homeownership	86.1 %	78.1 %	85.8 %	83.4 %	74.9 %
Employment	Professional or Mgmt/Bus/Financial	Services or Professional	Professional or Mgmt/Bus/Financial	Professional or Mgmt/Bus/Financial	Professional or Mgmt/Bus/Financial
Education	Bachelor's Degree	High School Diploma	Bachelor's Degree	High School Diploma	High School Diploma
Preferred Activities	Pursue the luxuries that well-funded retirement affords . Maintain a regular exercise regimen.	Limited by medical conditions . Travel in the US via guided tours.	Gardening and home improvement are priorities . Active in their communities.	Sociable within a variety of clubs and organizations . Shopping includes apparel and exercise equipment.	Sociable, church-going residents . Enjoy movies at home, reading, fishing and golf.
Financial	Draw retirement income	Spend within means, don't carry credit card balances	Rely on financial planners and extensive reading	Income derives primarily from Social Security or investments	42% receive Social Security, 27% also receive retirement income
Media	Avid readers of newspapers, magazines and books	Get most information from TV and Sunday newspaper	Well-connected and use the internet to stay current	Newspapers and magazines are staples for news and entertainment	After TV, Radio and newspapers are medias of choice
Vehicle	Prefer luxury cars, SUVs, convertibles	Maintain older vehicle	Choose late-model luxury cars, SUVs	Drive luxury sedans aged 5+ years	Own domestic SUVs, trucks

Trade Report

Nokomis, FL 34275: Age Comparison

Median Age

This chart shows the median age in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually

■ 2021
■ 2025 (Projected)



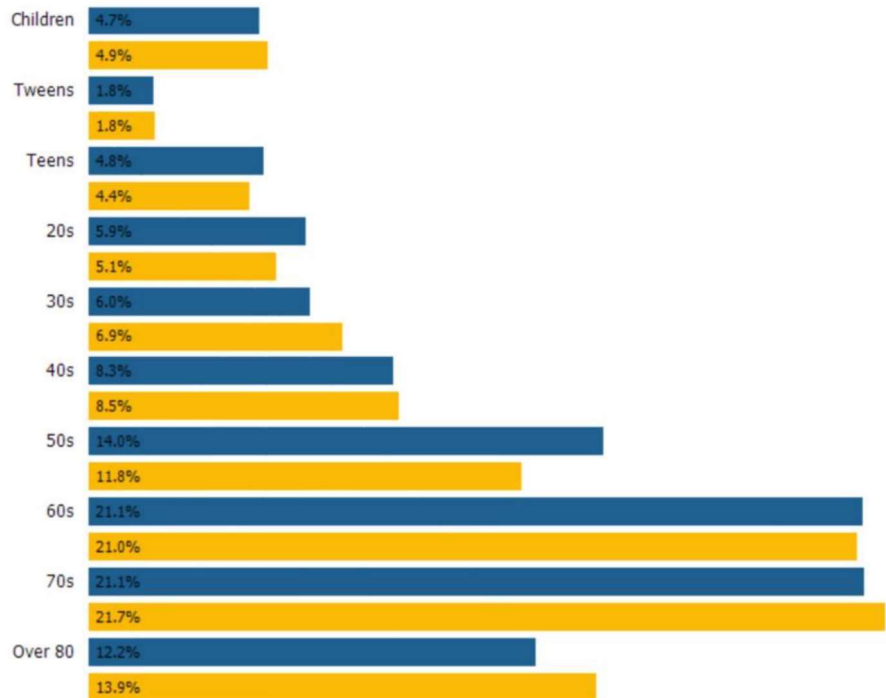
Population by Age

This chart breaks down the population of an area by age group.

Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually

■ 2021
■ 2025 (Projected)



Trade Report

Nokomis, FL 34275: Economic Comparison

Average Household Income

This chart shows the average household income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually

■ 2021

■ 2025 (Projected)



Median Household Income

This chart shows the median household income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually

■ 2021

■ 2025 (Projected)



Per Capita Income

This chart shows per capita income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually

■ 2021

■ 2025 (Projected)



Average Disposable Income

This chart shows the average disposable income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually



Trade Report

Nokomis, FL 34275: Home Value Comparison

Median Estimated Home Value

This chart displays property estimates for an area and a subject property, where one has been selected. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly



12 mo. Change in Median Estimated Home Value

This chart shows the 12-month change in the estimated value of all homes in this area, the county and the state. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly



Median Listing Price

This chart displays the median listing price for homes in this area, the county, and the state.

Data Source: Listing data

Update Frequency: Monthly



12 mo. Change in Median Listing Price

This chart displays the 12-month change in the median listing price of homes in this area, and compares it to the county and state.

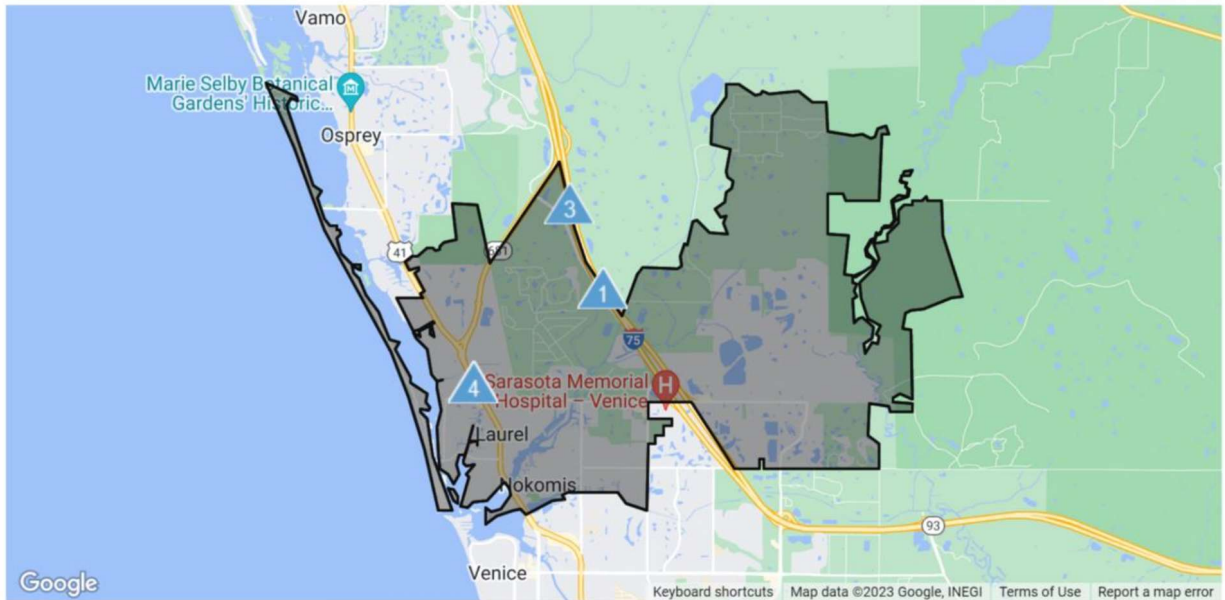
Data Source: Listing data

Update Frequency: Monthly



Trade Report

Traffic Counts



Daily Traffic Counts: ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

1

86,000

2021 Est. daily traffic counts

Street: I 75
Cross: Calusa Lakes Blv
Cross Dir: SW
Dist: 0.4 miles

Historical counts

Year	Count	Type
2020	84,500	AADT
2019	83,500	AADT
2018	84,000	AADT

2

85,584

2022 Est. daily traffic counts

Street: –
Cross: –
Cross Dir: –
Dist: –

Historical counts

Year	Count	Type

3

80,340

2022 Est. daily traffic counts

Street: I-75
Cross: State Hwy 681
Cross Dir: N
Dist: 0.73 miles

Historical counts

Year	Count	Type
2005	74,500	AADT
2001	62,000	AADT
1999	54,500	AADT
1998	54,500	AADT
1997	51,500	AADT

4

51,027

2022 Est. daily traffic counts

Street: Tamiami Trl
Cross: Roberts Rd
Cross Dir: NW
Dist: 0.03 miles

Historical counts

Year	Count	Type
2005	50,500	AADT
2001	44,000	AADT
1999	38,500	AADT
1998	41,000	AADT
1997	40,500	AADT

5

45,416

2022 Est. daily traffic counts

Street: Tamiami Trail
Cross: Spanish Lakes Bl
Cross Dir: N
Dist: 0.02 miles

Historical counts

Year	Count	Type
2021	46,000	AADT
2020	41,500	AADT
2019	47,500	AADT
2018	47,500	AADT