



For Sale

7005 S Tamiami Trail



Contact:

John B. Harshman, Broker

Phone: 941-951-2002 Fax: 941-366-5818

1575 Main St., Sarasota, FL 34236

Email: jbh@harshmanrealestate.com

www.harshmanrealestate.com

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IMPORTANT NOTICE

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Exclusive Right of Sale Listing

Harshman & Company, Inc. is the Exclusive Listing Agent for the subject property and is presenting this property to Qualified Principal Buyers with expertise in real estate investment and development. Buyers are excluded from Cooperating Broker fees.

Inquiries regarding the property described herein should be directed to:

John B. Harshman, Broker
Harshman & Company, Inc.
1575 Main St.
Sarasota, FL 34236

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Property Summary

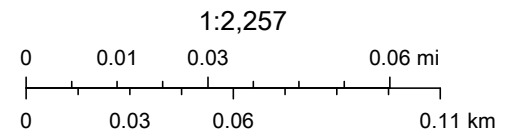
Location:	The subject property is extremely well located at the corner of Bispham Road and S. Tamiami Trail (U.S. 41) in Sarasota County. This property offers excellent signage and visibility with 218 feet fronting U.S. 41. The area features a wide variety of retail, home furnishing sales, restaurant, veterinarian and automotive sale. The surrounding residential areas of provide access to a large customer base.
Address:	7005 S Tamiami Trail, Sarasota, FL 34231
Parcel ID#:	0109-01-0011
Owner:	Thomas E & Christine W. Pinson Revocable Trust
Zoning:	The subject property is zoned CG (commercial general) which permits a wide variety of uses including retail, restaurant, vehicle parts sales, , all office, banks and medical, schools, churches, day care facilities, clubs and lodges and others.
Land Size:	14,617 sq. ft. +/- (.8 acres)
Building Size:	3,856 rentable square feet (per Sarasota County Tax Assessor)
Improvements:	The subject is a free standing 2-story office building of concrete and brick construction. The second floor is accessed by an exterior stairs and one interior stairs.
Tenants:	The building is vacant and ready for occupancy.
Parking:	There are 17 standard parking spaces on site
Year Built:	1979 (effective year built per Sarasota County 1995)
Utilities:	Central Water is provided by Sarasota County utilities
Traffic Count:	44,500 AADT
Taxes:	\$9,803.74 tax year 2019
Price:	\$795,000 \$19.50 per square foot NNN for lease

Sarasota County Property Appraiser



11/12/2019, 10:54:59 AM

-  Override 1
-  Parcel





Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 0109010011

Ownership:
THOMAS E & CHRISTINE W PINSON REVOCABLE TRUST
8901 PHYLISS AVE, SARASOTA, FL, 34231-7721
Situs Address:
7005 S TAMIAMI TRL SARASOTA, FL, 34231

Land Area: 14,617 Sq.Ft.
Municipality: Sarasota County
Subdivision: 0000 - NOT PART OF A SUBDIVISION
Property Use: 1950 - Medical, veterinary-related
Status: OPEN
Sec/Twp/Rge: 20-37S-18E
Census: 121150020041
Zoning: CG - COMMERCIAL, GENERAL

Total Living Units: 0

Parcel Description: BEG AT NE COR OF SEC 20 TH N 88- 44-W ALG SEC LINE 806.36 FT FOR POB TH CONT N 88-44-W ALG SEC LINE 200 FT TO E LINE OF TAMIAMI TRL TH S 38-13-E ALG TRL 250 FT TH S-88-44-E 200 FT TH N 38-13-W 250 FT TO POB LESS A STRIP OF LAND 15 FT WIDE OFF THE NORTH FOR RD EASMT BEING IN THE N /2 OF NE 1/4 NE 1/4 & LESS STATE RD R/W & LESS TRACT FOR COUNTY RD R/W

Buildings

Situs - click address for building details	Bldg #	Beds	Baths	Half Baths	Year Built	Eff Yr Built	Gross Area	Living Area	Stories
7005 S TAMIAMI TRL SARASOTA, FL, 34231	1	0	0	6	1979	1995	4,524	3,856	2

Extra Features

line #	Building Number	Description	Units	Unit Type	Year
1	1	Parking Spaces	17	EA	1979
2	1	Asphalt paving	8500	SF	1979

Values

Year	Land	Building	Extra Feature	Just	Assessed	Exemptions	Taxable	Cap.
2019	\$352,300	\$366,200	\$15,800	\$734,300	\$673,354	\$0	\$673,354	\$60,946
2018	\$352,300	\$339,300	\$13,900	\$705,500	\$612,140	\$0	\$612,140	\$93,360
2017	\$352,300	\$311,000	\$14,600	\$677,900	\$556,491	\$0	\$556,491	\$121,409
2016	\$336,200	\$284,700	\$8,700	\$629,600	\$505,901	\$0	\$505,901	\$123,699
2015	\$265,600	\$251,300	\$8,100	\$525,000	\$459,910	\$0	\$459,910	\$65,090
2014	\$265,600	\$144,300	\$8,200	\$418,100	\$418,100	\$0	\$418,100	\$0
2013	\$265,600	\$128,100	\$8,400	\$402,100	\$402,100	\$0	\$402,100	\$0
2012	\$269,000	\$145,500	\$8,600	\$423,100	\$423,100	\$0	\$423,100	\$0
2011	\$269,000	\$155,100	\$8,800	\$432,900	\$432,900	\$0	\$432,900	\$0
2010	\$309,300	\$202,400	\$9,000	\$520,700	\$520,700	\$0	\$520,700	\$0

Current Exemptions

There are no exemptions associated with this parcel

Sales & Transfers

Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
8/20/2015	\$100	2015110884	11	PINSON THOMAS E	QC
5/1/1978	\$0	1238/914	01		NA

Associated Tangible Accounts

Account Number	Business Type	Owner
B0020080466	621498 - All Other Outpatient Care Centers	SARASOTA IMMEDIATE CARE INC

Property record information last updated on: 11/11/2019

FEMA Flood Zone (Data provided by Sarasota County Government as of 11/11/2019)

Different portions of a property can be in different flood zones. Please click on MAP link below to see the flood zones.

<u>FIRM Panel</u>	<u>Floodway</u>	<u>SFHA</u>	<u>Flood Zone **</u>	<u>Community</u>	<u>Base Flood Elevation (ft)</u>	<u>CFHA *</u>
0144F	OUT	OUT	X	125144		OUT

* If your property is in a SFHA or CFHA, use the [map](#) to determine if the building footprint is within the flood area.

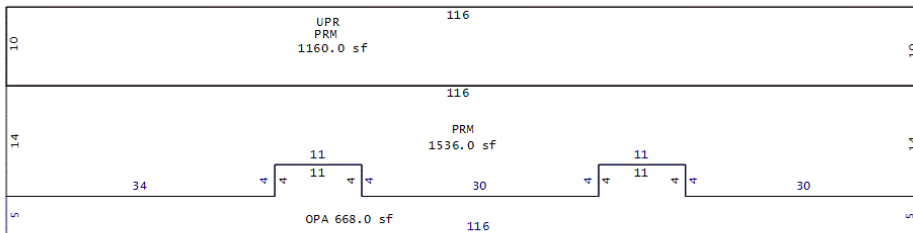
** For more information on flood and flood related issues specific to this property, call (941) 861-5000
For general questions regarding the flood map, call (941) 861-5000.



Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

[Go Back to Parcel Detail](#)

Account Number: 0109010011
Situs: 7005 S TAMIAMI TRL SARASOTA, FL, 34231
Building Type: Medical Office Building
Finished Area S.F.: 3856
Total Building Area S.F.: 4524
Year Built: 1979
Effective Year Built: 1995
Exterior Walls: 75% Brick veneer
 25% Stucco
Frame: Masonry or poured concrete load-bearing walls
Half Baths: 6
Heat-Air: Heat & Air Cond, ducted
Number of Stories: 2
Roof Material: Asphalt or fbrgls shingles
Roof Structure: Low pitch shed roof



SubAreas

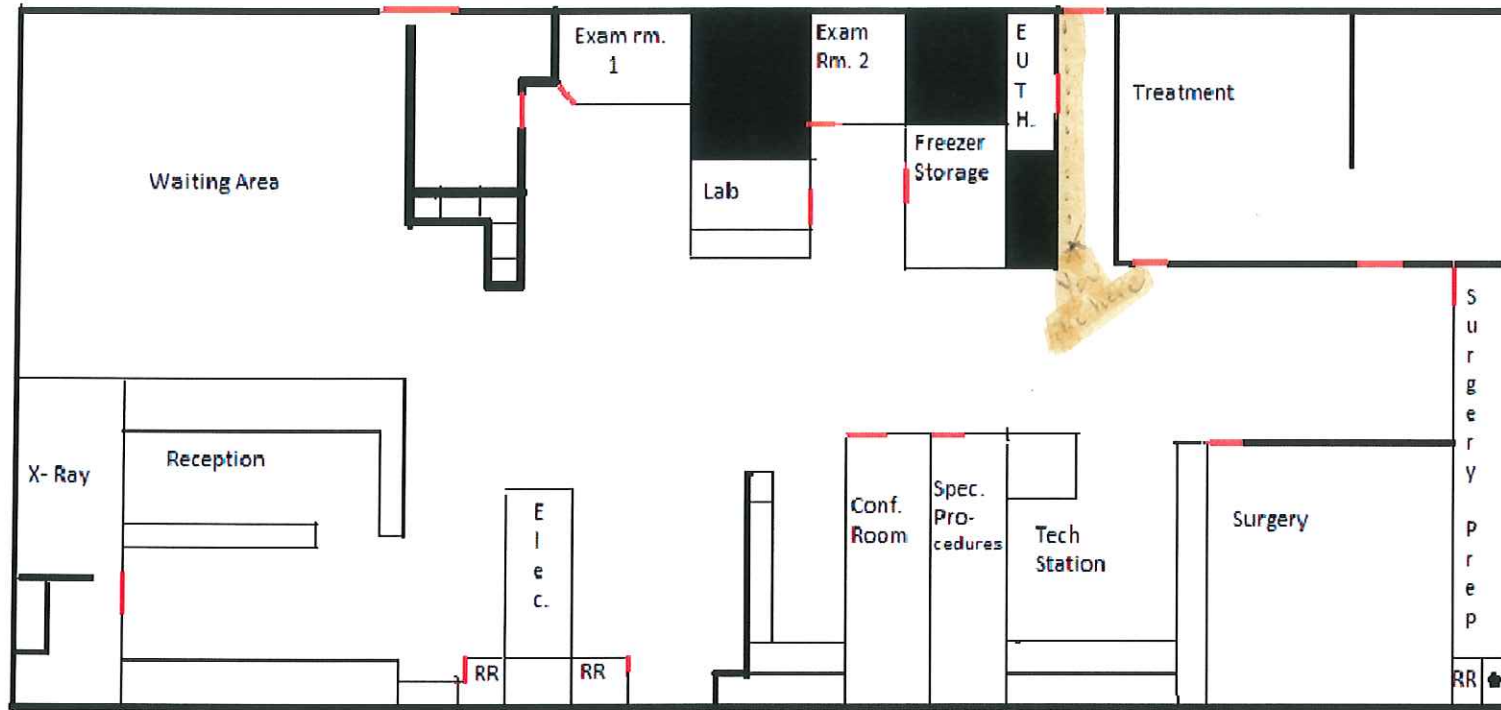
<u>line #</u>	<u>Description</u>	<u>Gross Area</u>
1	Open Porch, Average	668
2	Main Area Commercial	1,536
3	Upper Area Commercial	1,160
4	Main Area Commercial	1,160

Extra Features

<u>line #</u>	<u>Building Number</u>	<u>Description</u>	<u>Units</u>	<u>Unit Type</u>	<u>Year</u>
1	1	Parking Spaces	17	EA	1979
2	1	Asphalt paving	8500	SF	1979

Property record information last updated on: 10/23/2019

Disclaimer: This information is believed to be correct but is subject to change and is not warranted.



		OPEN USE					RESIDENTIAL					COMMERCIAL AND INDUSTRIAL											
USE CATEGORY	SPECIFIC USE	OUA	OUC	OUM	OUR	OUE	RE	RSF	RMF	RMH	CN	OPI	CG	PCD	CHI	CI	CM	IR	ILW	GU	Standards		

KEY: P = Permitted Use; L = Permitted Subject to Limitations in Section 5.3; SE = Special Exception Use; E = Existing; Blank = Use Not Permitted

OPEN USES

Agriculture [see 5.2.2.a]	All agriculture, except as listed below	L		L	L	L	L														5.3.1.a	
	Animal boarding	L/SE			L/SE	L/SE	L/SE														5.3.1.b	
	Animal shelter	SE			SE	SE												SE	SE		5.3.1.c	
	Aviary	L			L	SE															5.3.1.d	
	Farm/produce stand	L/SE			L/SE	L/SE															5.3.1.f	
	Keeping of ponies or horses	L			L	L	L															5.3.1.g
	Livestock auction, feeding pen, milk processing, packing house, stockyard	L			L																	5.3.1.h
	Plant nursery	L			L	L																5.3.1.i
	Plant nursery with landscape supply	L/SE			L/SE	L/SE																5.3.1.j
	Retail or wholesale sales of agriculturally-related supplies and equipment	SE			SE	SE													P			5.3.1.l
Resource Extraction [see 5.2.2.b]	All resource extraction, except as listed below			L																	5.3.1.k	
	Borrow pit	L		L	L	L															5.3.1.e	

RESIDENTIAL USES

		OPEN USE					RESIDENTIAL					COMMERCIAL AND INDUSTRIAL											
USE CATEGORY	SPECIFIC USE	OUA	OUC	OUM	OUR	OUE	RE	RSF	RMF	RMH	CN	OPI	CG	PCD	CHI	CI	CM	IR	ILW	GU	Standards		

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OPEN USES

Household Living [see 5.2.3.a]	Single-family detached	P	L	L	P	P	P	P	P												5.3.2.i	
	Lot line, traditional, patio, villa or atrium house							L	P												5.3.2.e	
	Two-family house							L	P												5.3.2.e	
	Townhouse (semi-attached, roof-deck, stacked)							L	P				P								5.3.2.e	
	Multifamily (multiplex, apartment)								P				P					L			5.3.2.k.	
	Manufactured home									P												
	Manufactured home park/subdivision									P												
	Accessory dwelling unit						L	L														5.3.2.a
	Guest house	L			L	L	L	L														5.3.2.d
	Short term rental								L													5.3.2.g, 5.3.2.h
	Live-work unit										L	L	L	L		L		L	L			5.3.2.e
Upper story/attached residential										L	L	L	P		L	L					5.3.2.j, 5.3.4.aa	
Group Living [see 5.2.3.b]	All group living, except as listed below				SE	SE	L	L	L	SE	L	L	L	L						L	5.3.2.c	

		OPEN USE					RESIDENTIAL					COMMERCIAL AND INDUSTRIAL											
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OPEN USES

	Boarding house, rooming house, fraternity or sorority				SE	SE	SE	SE	L	SE	L	L	L								5.3.2.c
	Community residential home, 6 or fewer residents	L/SE			L	L	L	L	L	L											5.3.2.b
	Community residential home, 7 to 14 residents	SE			SE	SE	SE	SE	SE												5.3.2.b
	Group home, 15 or more residents						SE	SE	L												5.3.2.b

PUBLIC AND CIVIC USES

Community Service [see 5.2.4.a]	All community service				SE	SE	SE	SE	SE	SE	P	P	P	P		P				P	5.3.3.c
	Rural retreat center	SE			SE	SE															5.3.3.k
Day Care [see 5.2.4.b]	Family day care home	P			P	P	P	P	P	P	P	P	P	P		P			SE		
	Large family child care home	P			P	P	P	P	P	P		P	P		P				SE		
	Day care facility	L/SE			SE	SE	SE	SE	L	SE	L	L	L	L		L		SE	SE	L	5.3.3.e
	Adult day care home (up to 6)	P			P	P	P	P	P	P	P	P	P	P		P					
	Adult day care facility (7 or more)	SE			SE	SE	SE	SE	L	SE	P	P	P	P		P					5.3.3.d
	College or university									SE	P	P	P	P		P			P		

		OPEN USE					RESIDENTIAL					COMMERCIAL AND INDUSTRIAL											
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OPEN USES																							
Adult Entertainment Uses [see 5.2.5.k]	Adult movie theaters and motels												SE								5.3.4.z		
	Adult bookstores and video stores												L								5.3.4.z		
	Semi-nude model studios												L								5.3.4.z		
	Other adult retail stores												L								5.3.4.z		
Indoor Recreation [see 5.2.5.a]	All indoor recreation, except as listed below										L/SE		P	P		P					5.3.4.u		
	Bar										L/SE		P/L	P/L	P/L	P/L			P/L		5.3.4.c, 5.3.4.u		
	Clubs and lodges				SE	SE	SE	E	E	SE	P	P	P	P		P							
	Entertainment, indoor										L/SE		L/SE	L/SE	L	L	L/SE		L/SE		5.3.4.e, 5.3.4.u		
	Extreme sports facility												P	P		P			P				
	Firing, or archery range, indoor												P	P		P			P				
	Gymnastics facility, martial arts facility, fitness gym, dance studio, indoor sports academy												P	P		P			P				
Office [see 5.2.5.b]	All offices										L/SE	P	P	P	L	P			P	P	P	5.3.4.i, 5.3.4.u	

		OPEN USE					RESIDENTIAL					COMMERCIAL AND INDUSTRIAL											
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OPEN USES

	Wilderness camping	L																			5.3.4.w
	Commercial hunting and trapping	L/SE																			5.3.4.e
	Polo club	L/SE			SE	SE						SE	SE		SE						5.3.4.m
	Special events in conjunction with an approved outdoor recreation use	SE			SE	SE	SE	SE	SE		SE	SE	SE	SE		SE					5.3.4.y
Parking, Commercial [see 5.2.5.d]	All commercial parking						SE	SE	SE			P	P	P	P	P			P	P/L	5.2.4.d.
Restaurants [see 5.2.5.e]	All restaurants, except as listed below							SE		L/SE		L	L	L	L	L			L		5.3.4.o, 5.3.4.u
	Drive-thru (drive in)											P	P	P	P				P		
Retail Sales and Service [see 5.2.5.f]	All retail sales and service, except as listed below									L/SE		P	P	L	P	P			L/SE		5.3.4.p, 5.3.4.u
	Animal hospital, veterinary clinic, with or without animal boarding	L/SE			L/SE	L/SE	L/SE			L/SE		L	L		L						5.3.4.a, 5.3.4.t
	Convenience store with gas pumps, gas station with minimart									L/SE		L	L	L					L		5.3.4.f, 5.3.4.p 5.3.4.t

		OPEN USE					RESIDENTIAL					COMMERCIAL AND INDUSTRIAL											
USE CATEGORY	SPECIFIC USE	OUA	OUC	OUM	OUR	OUE	RE	RSF	RMF	RMH	CN	OPI	CG	PCD	CHI	CI	CM	IR	ILW	GU	Standards		

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OPEN USES

	Convenience store without gas pumps										L/SE		P	P	P	P			L		5.3.4.p 5.3.4.t
	Drive-thru retail sales or service										L		P	P	L	P					5.3.4.p
	Garden center/completely enclosed										L/SE		P	SE		P			SE		5.3.4.p
	Garden center/outside merchandise										SE		SE	SE		P			SE		5.3.4.p
	Package store												P	P		P					
	Vehicle parts and accessories										L/SE		P	P	L	P			P		5.3.4.p, 5.3.4.t
	Retail sales of lumber and building supplies up to 60,000 square feet gross floor area												P	P		P			P		
	Pawn shops												P								
Retail sales, over 60,000 square feet gross floor area in a single occupant building													SE	SE		SE			SE		
Self-Service Storage [see 5.2.5.g]	All self-service storage											L	P	P		P			P		5.3.4.r

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OPEN USES																							
Transient Accommodations [see 5.2.5.h]	All transient accommodations, except as listed below										L/SE		SE	L	L	L	SE			L	5.3.4.p, 5.3.4.t, 5.3.4.u		
	Bed and breakfast	L/SE			SE	SE	SE	SE	SE		L/SE		L		L		SE				5.3.4.c, 5.3.4.t		
Vehicle Sales and Service [see 5.2.5.i]	Car wash, full or self-service												P	P	P	P			P				
	Truck stop												SE		SE	P			P				
	Vehicle sales, leasing or rental															P			P				
	Vehicle service, intensive															P			P				
	Vehicle service, general												L	L	L	L			L		5.3.4.u		
Water-Oriented [see 5.2.5.j]	Boat livery/marina												P			P	P		SE				
	Boat sales accessory to boat livery or marina												P				P						
	Dock or pier (commercial)												E				P			P			
INDUSTRIAL USES																							
Light Industrial Service [see 5.2.6.a]	All light industrial service, except as listed below													P		P		P	P	P			

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OPEN USES

	Crematorium	L			L	L												SE	SE		5.3.5.e
	Research laboratory without manufacturing facility											P		P				P	P		
Warehouse and Freight Movement [see 5.2.6.b]	All warehouse and freight movement, except as listed below													P				P	P	P	
	Stockpiling of sand and gravel	L/SE			SE	SE												SE	SE		5.3.5.b
Waste-Related Service [see 5.2.6.c]	All waste-related services																	SE	SE	SE	
	Landfill																			SE	
	Recycling equipment and facilities	SE			SE	SE												SE	SE	SE	5.3.5.b
	Composting facility	SE																			5.3.5.c
Wholesale Trade [see 5.2.6.d]	All wholesale trade											P	P		P		P	P			
Heavy Industrial [see 5.2.6.e]	All heavy industrial, except as listed below																	SE	SE		
	Asphalt processing or manufacture, concrete batch plant	SE			SE	SE												L	L	L	5.3.5.a

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OPEN USES

	Heavy industrial within a completely enclosed building																	P	P	P	
	Slaughterhouse	SE			SE													SE	SE		5.3.5.d
	Warehouse, storage of flammable liquids																	SE	SE	SE	
	Wholesale trade of flammable liquids														SE			SE	SE		