



**For Sale**  
**3150 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](mailto:jbh@harshmanrealestate.com)  
[www.harshmanrealestate.com](http://www.harshmanrealestate.com)

# **3150 S Tamiami Trail**

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## **IMPORTANT NOTICE**

The information contained herein, while based upon data supplied by the seller and obtained from other sources deemed reliable, is subject to errors or omissions and is not, in any way, warranted by Harshman & Company, Inc. or by any agent, independent associate or employee of Harshman & Company.

Harshman & Company, Inc. (Broker) hereby notifies prospective buyers that it shall be the buyer's responsibility to verify any and all representations made by seller and/or Broker regarding the property, its condition, improvements, utilities, zoning, insurability, conformance and/or compliance with federal, state and local laws as well as all restrictions of any applicable owner's association, boundaries and use. Buyer recognizes that the Broker is not an expert in legal, tax, financial, appraising, surveying, structural conditions, hazardous materials, engineering or other areas.

## **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.

**Inquiries regarding the property described herein should be directed to:**

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

Phone: 941-951-2002  
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Email: [jbh@harshmanrealestate.com](mailto:jbh@harshmanrealestate.com)

## **Property Summary**

<b>Description:</b>	The subject is a well maintained single story professional office building triple net leased to Heartland Dental Development, Inc. and operated by Smile Center of Sarasota, D.D.S., P.A
<b>Location:</b>	The subject is located on the west side of Tamiami Trail (U.S. 41) 4,000 feet south of Sarasota Memorial Hospital and 1,000 feet north of Westfield Southgate Mall on the northwest corner of Goldenrod Street and U.S. 41. This is an excellent location for medical use as well as suburban professional office. The proximity to Sarasota Memorial Hospital, neighboring high-end residential and key exposure along U.S. 41 add to the desirability of this location.
<b>Address:</b>	3150 S Tamiami Trail, Sarasota, FL 34239
<b>Parcel ID#:</b>	2039-08-0080
<b>Owner:</b>	Sarasota LLC
<b>Land Size:</b>	17,224 based on Sarasota County Data
<b>Building Size:</b>	2,772 Leasable Square Feet
<b>Year Built:</b>	1973 and remodeled over the years
<b>Parking Spaces:</b>	20 on site plus 2 handicapped
<b>Traffic Count:</b>	55,500 Average Annual Daily Traffic is the estimated traffic count as published by Florida Department of Transportation.
<b>Zoning:</b>	OPB – Office Profession & Business (City of Sarasota)
<b>Environmental:</b>	The owner knows of no environmental concerns with the building or property.
<b>Taxes:</b>	\$11,964.26 (2014)
<b>Tenant:</b>	Heartland Dental Development, Inc. changed its name in 2006 to Heartland Dental Care, Inc. and in 2014 to Heartland Dental, LLC. Heartland manages dental offices in 29 States.
<b>Net Income:</b>	See spreadsheet

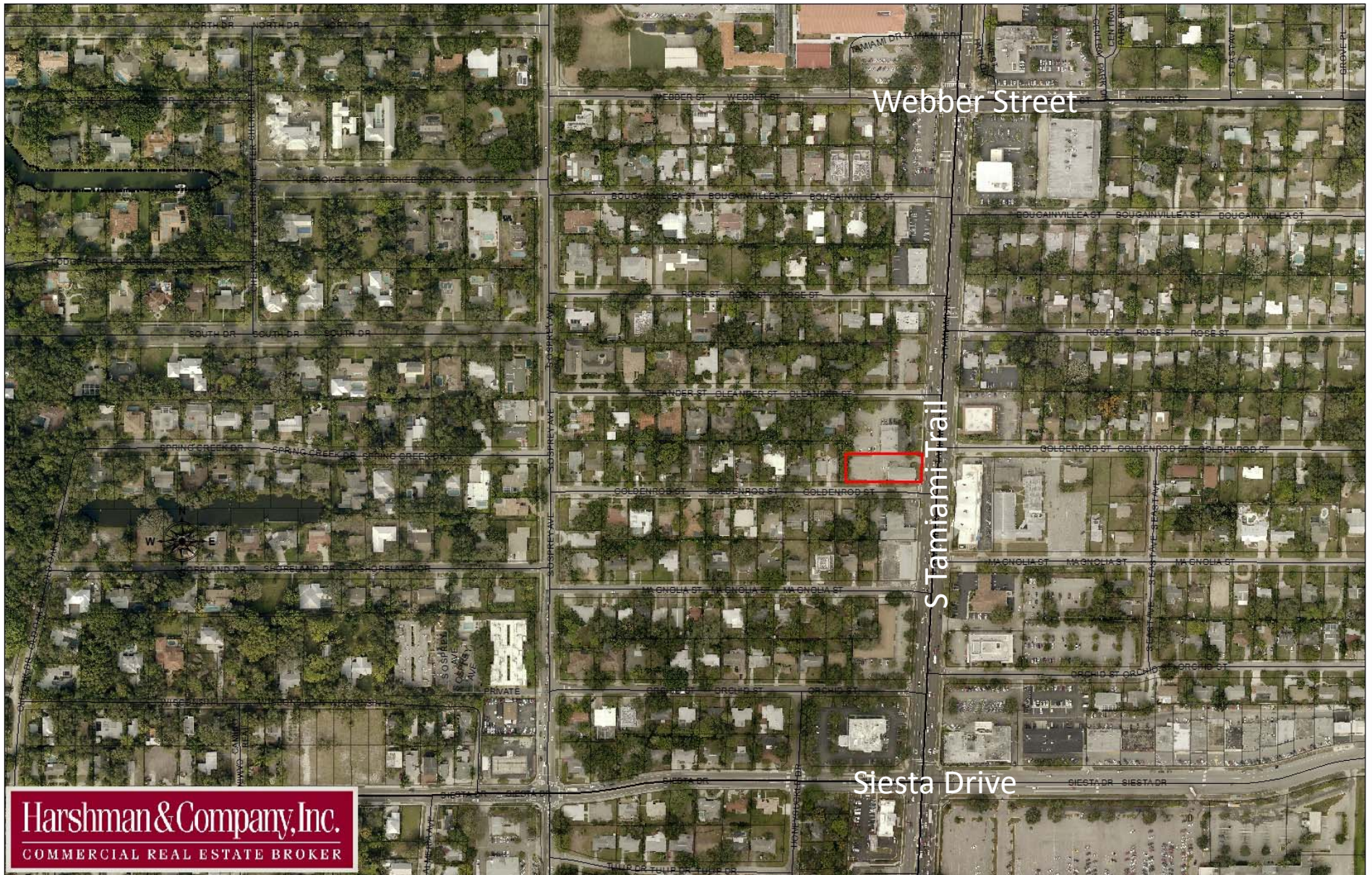
**Triple Net Lease:** All building operating expenses and repairs are tenant's responsibility.

**Capitalization  
Rate:** 5%

**Price:** \$876,000

**CONFIDENTIAL – DO NOT VISIT SITE OR CONTACT TENANT**



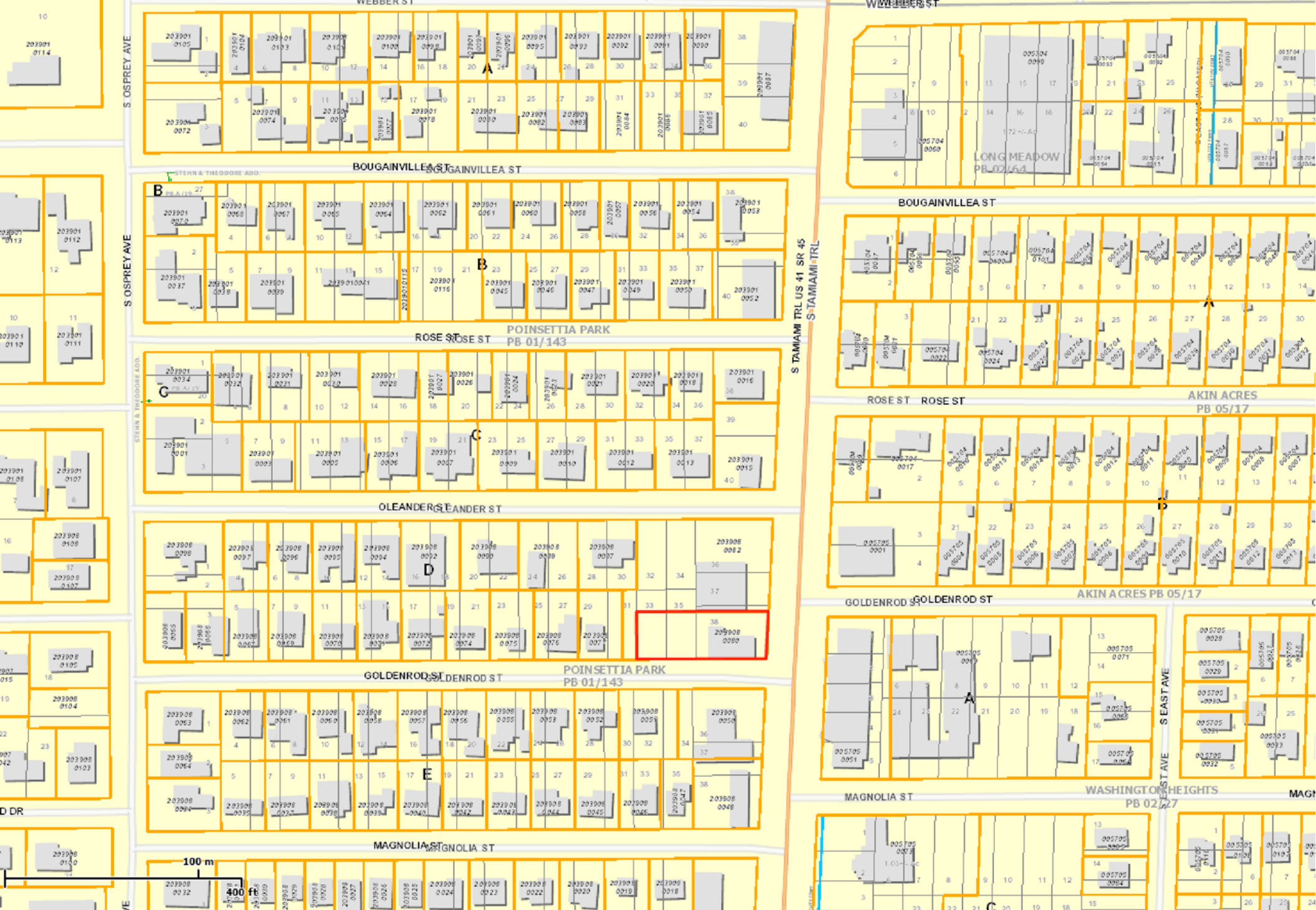


Webber Street

S Tamiami Trail

Siesta Drive

**Harshman & Company, Inc.**  
COMMERCIAL REAL ESTATE BROKER





# Bill Furst SARASOTA COUNTY PROPERTY APPRAISER

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**2039080080**

**Ownership:**

SARASOTA LLC  
PO BOX 9141, CHATTANOOGA, TN, 37412  
**Situs Address:**  
3150 S TAMIAMI TRL, SARASOTA, FL, 34239

**Land Area:** 17,224 Sq.Ft.

**Municipality:** City of Sarasota

**Subdivision:** 0364 - POINSETTIA PARK 2

**Property Use:** 1910 - Medical profess/1 story-1 tenant <10,000 sf

**Status:** OPEN

**Sec/Twp/Rge:** 31-36S-18E

**Census:** 121150006012

**Zoning:** OPB - OFFICE PROFESSIONAL AND BUSINESS

**Total Living Units:** 0

**Parcel Description:** S 80 FT LOTS 33 35 & 38 BLK D POINSETTIA PARK

**Buildings**

**Situs - click address for details**

[3150 S TAMIAMI TRL, SARASOTA, FL, 34239](#)

Bldg #	Beds	Baths	Half Baths	Year Built	Gross Area	Living Area	Stories
1	0	2	0	1973	3,192	2,772	1

**Extra Features**

line #	Building Number	Description	Units	Unit Type	Year
1	1	PARKSP - Parking Spaces	20	EA	1973
2	1	PAVEAS - Asphalt paving	12790	SF	1973

**Values**

Year	Land	Building	Extra Feature	Just	Assessed	Exemptions	Taxable	Cap
2014	\$530,700	\$117,700	\$11,200	\$659,600	\$659,600	\$0	\$659,600	\$0
2013	\$530,700	\$123,700	\$11,500	\$665,900	\$665,900	\$0	\$665,900	\$0
2012	\$537,400	\$156,900	\$11,600	\$694,300	\$694,300	\$0	\$694,300	\$0
2011	\$537,400	\$159,300	\$11,900	\$696,700	\$696,700	\$0	\$696,700	\$0
2010	\$618,000	\$180,200	\$12,200	\$798,200	\$798,200	\$0	\$798,200	\$0
2009	\$671,700	\$182,800	\$12,500	\$854,500	\$854,500	\$0	\$854,500	\$0
2008	\$775,100	\$168,800	\$13,900	\$943,900	\$943,900	\$0	\$943,900	\$0
2007	\$861,200	\$218,200	\$13,900	\$1,079,400	\$1,079,400	\$0	\$1,079,400	\$0
2006	\$861,200	\$101,800	\$13,900	\$963,000	\$963,000	\$0	\$963,000	\$0

**Current Exemptions**

There are no exemptions associated with this parcel

**Sales & Transfers**

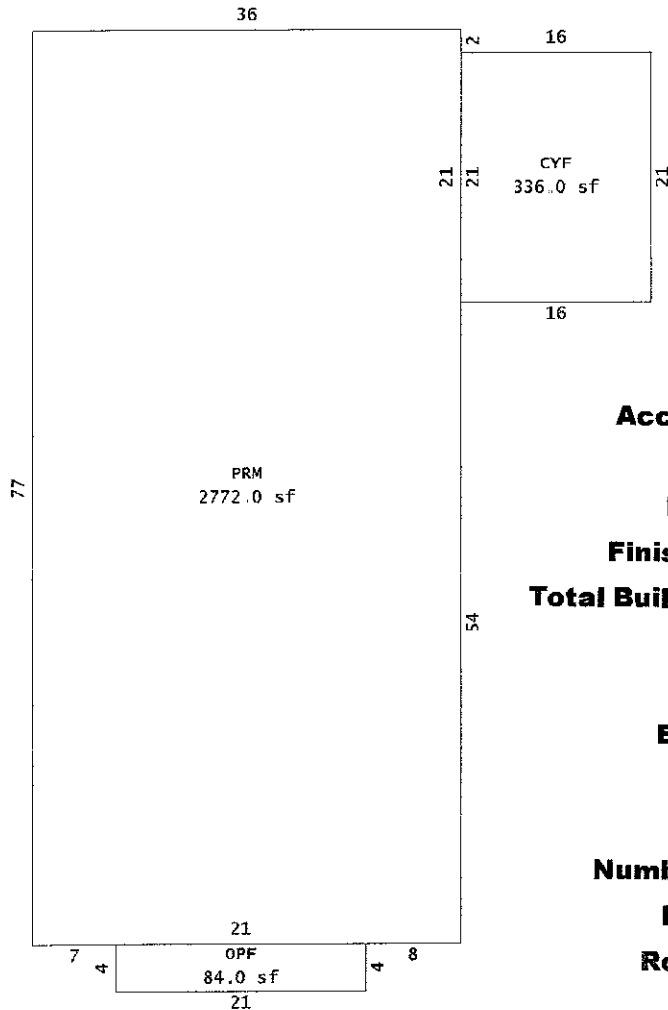
Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
6/12/2009	\$100	<a href="#">2009072317</a>	11	COWAN CONSTRUCTION CO,	WD

**Associated Tangible Accounts**

Account Number	Business Type	Owner
B0007332100	621210 - Offices of Dentists	HEARTLAND DENTAL CARE INC



**Bill Furst**  
**SARASOTA COUNTY**  
**PROPERTY APPRAISER**



**Account Number:** 2039080080

**Situs:** 3150 S TAMIAMI TRL, SARASOTA, FL, 34239

**Building Type:** COFF - Office Building

**Finished Area S.F:** 2772

**Total Building Area S.F:** 3192

**Year Built:** 1973

**Bathrooms:** 2

**Exterior Walls:** 19 - Stucco

**Frame:** 1 - Masonry walls

**Heat-Air:** 4 - Heat & Air Cond, ducted

**Number of Stories:** 1

**Roof Material:** 3 - Asphalt or fbrgls shingles

**Roof Structure:** 8 - Hip (Primarily)

**SubAreas**

<u>line #</u>	<u>Description</u>	<u>Gross Area</u>
1	CYF - Canopy, Fair	336
2	PRM - Main Area Commercial	2,772
3	OPF - Open Porch, Fair	84

**Extra Features**

<u>line #</u>	<u>Building Number</u>	<u>Description</u>	<u>Units</u>	<u>Unit Type</u>	<u>Year</u>
1	1	PARKSP - Parking Spaces	20	EA	1973
2	1	PAVEAS - Asphalt paving	12790	SF	1973

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

**Lease Income**  
**3150 S Tamiami Trail**  
**NNN Lease**

<b>Term</b>	<b>Year Beginning</b>	<b>Year End</b>	<b>Net Rent</b>	<b>Rentable Square Feet</b>	<b>Price Per SqFt</b>
Year 1	1-Oct-00	30-Sep-01	\$ 37,200	2,772	\$ 13.42
Year 2	1-Oct-01	30-Sep-02	\$ 37,200	2,772	\$ 13.42
Year 3	1-Oct-02	30-Sep-03	\$ 37,200	2,772	\$ 13.42
Year 4	1-Oct-03	30-Sep-04	\$ 37,200	2,772	\$ 13.42
Year 5	1-Oct-04	30-Sep-05	\$ 37,200	2,772	\$ 13.42
Option 1 Year 1	1-Oct-05	30-Sep-06	\$ 39,600	2,772	\$ 14.29
Option 1 Year 2	1-Oct-06	30-Sep-07	\$ 39,600	2,772	\$ 14.29
Option 1 Year 3	1-Oct-07	30-Sep-08	\$ 39,600	2,772	\$ 14.29
Option 1 Year 4	1-Oct-08	30-Sep-09	\$ 39,600	2,772	\$ 14.29
Option 1 Year 5	1-Oct-09	30-Sep-10	\$ 39,600	2,772	\$ 14.29
Option 2 Year 1	1-Oct-10	30-Sep-11	\$ 42,000	2,772	\$ 15.15
Option 2 Year 2	1-Oct-11	30-Sep-12	\$ 42,000	2,772	\$ 15.15
Option 2 Year 3	1-Oct-12	30-Sep-13	\$ 42,000	2,772	\$ 15.15
Option 3 Year 1	1-Oct-13	30-Sep-14	\$ 43,800	2,772	\$ 15.80
Option 3 Year 2	1-Oct-14	30-Sep-15	\$ 43,800	2,772	\$ 15.80
Option 3 Year 3	1-Oct-15	30-Sep-16	\$ 43,800	2,772	\$ 15.80
Option 4 Year 1	1-Oct-16	30-Sep-17	\$ 45,900	2,772	\$ 16.56
Option 4 Year 2	1-Oct-17	30-Sep-18	\$ 45,900	2,772	\$ 16.56
Option 4 Year 3	1-Oct-18	30-Sep-19	\$ 45,900	2,772	\$ 16.56

Prepared by Harshman & Company, Inc. July 6, 2015