

# Palm Square Plaza

221 S Tamiami Trail, Nokomis



# THE SPACE

Location	221 S Tamiami Trail, Nokomis, FL, 34275
County	Sarasota
Cross Street	Palmetto Road
Traffic Count	44500



## POPULATION

1 MILE	3 MILE	5 MILE
7,025	38,098	71,939



## AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILE	5 MILE
\$80,547	\$73,747	\$75,765



## NUMBER OF HOUSEHOLDS

1 MILE	3 MILE	5 MILE
3,990	20,154	36,448

## Site Description

CURRENT OCCUPANCY	65.00 %
TOTAL TENANTS	8
BUILDING SF	23,500
GLA (SF)	23,400
LAND SF	92,600
LAND ACRES	2.12
YEAR BUILT	1989
YEAR RENOVATED	2018
ZONING TYPE	Commercial General
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	92+-
CORNER LOCATION	Yes
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2

## NEIGHBORING PROPERTIES

NORTH	Ford Dealership
SOUTH	Retail Strip Center
EAST	Residential
WEST	WaWa, Hilton 2

## MECHANICAL

HVAC	yes
FIRE SPRINKLERS	no
ELECTRICAL / POWER	yes, with 3 phase available
LIGHTING	LED

## TENANT INFORMATION

MAJOR TENANT/S	Benjamin Moore Paints
LEASE TYPE	NNN

Location, Location, Location

Palm Square Plaza

This newly renovated Retail Center, is located in Nokomis Florida on the North East Corner of Palmetto Road and US 41/Tamiami Trail.

Palm Square Plaza has two ingress and egress points of access, one off Palmetto Road and one off US-41/Tamiami Trail, with an easement to the signalize intersection, located at Albee Road and US 41/Tamiami Trail.

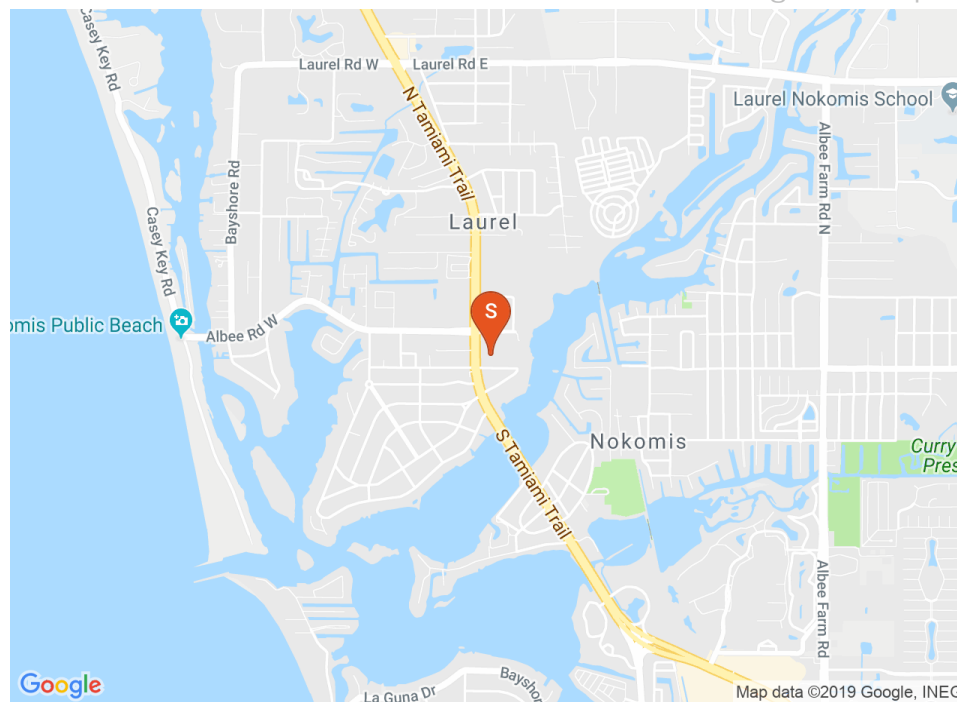
Wawa is located directly West on US 41/Tamiami Trail, Hilton 2 extended stay 100 room Hotel is located behind Wawa, Holiday Inn Express has purchased the site across from Hilton 2. Currently 44500 cars per day travel past this location.

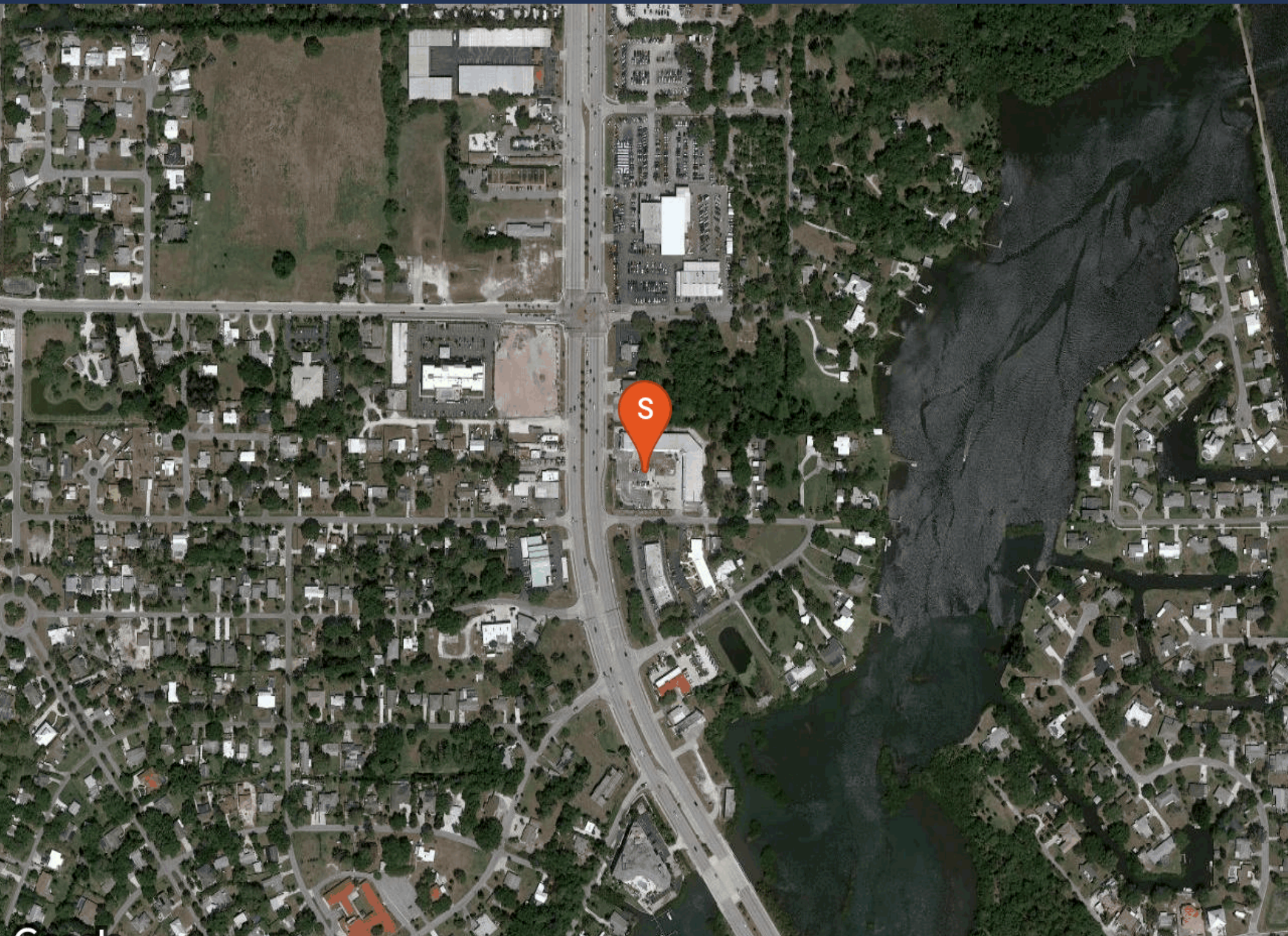
The North Entrance to Casey Key and its beaches is Albee Road, which is just a few hundred feet North of Palm Square Plaza Retail Center.

Locator Map



Regional Map





017116  
0007

017116  
0008

017116  
0009

2.1+/- Ac

017201  
0028

S TAMiami TRl

Palmetto Rd E

95'

67'

280.5'

200'

206.32'

340'

94.42'

315'

300'

275'

280'

20' UTILITY ESMT

100'

80'

100'

30'

316'

165.05'

136'

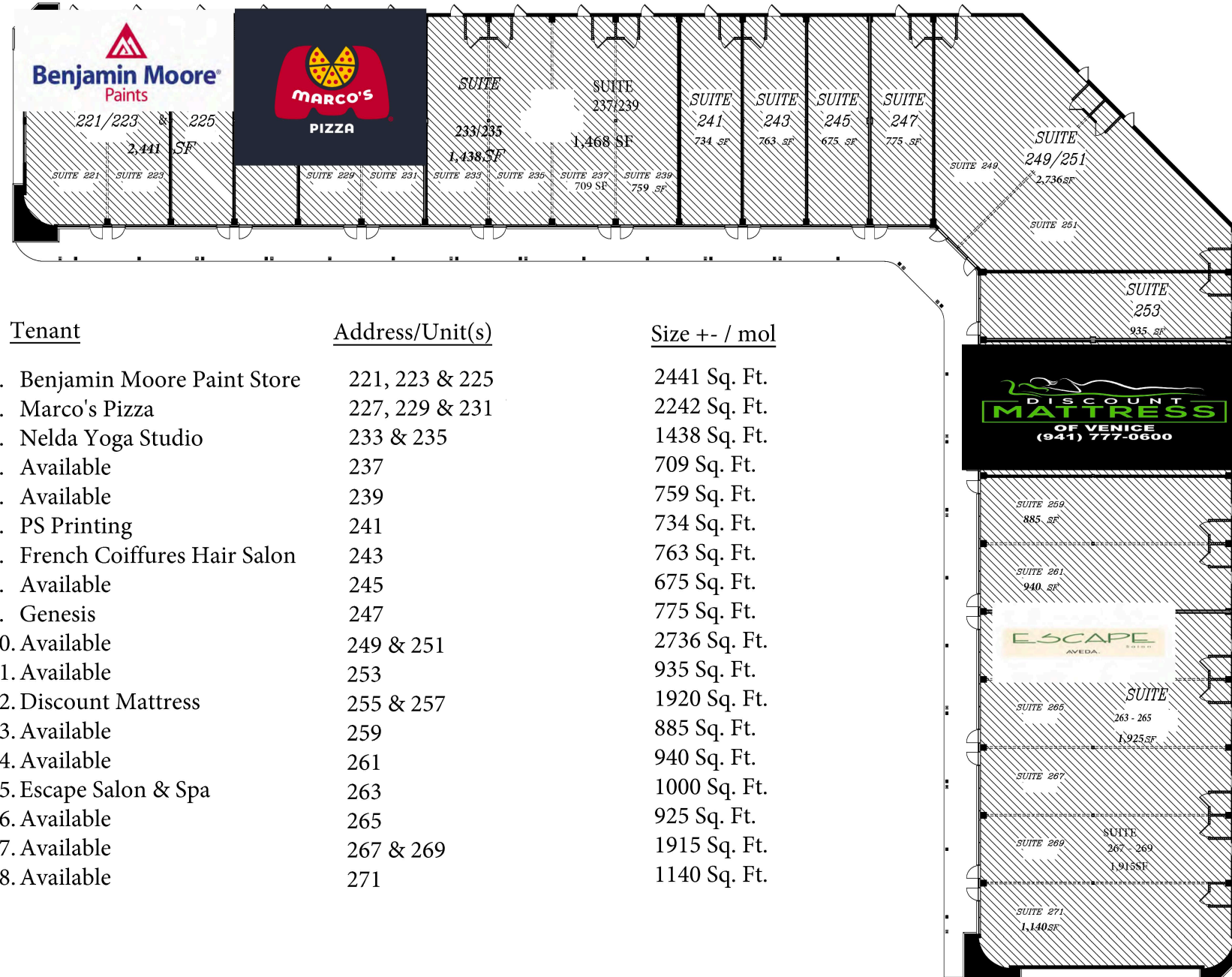
81.16'

46.7'

# Nokomis – US 41 and Albee Rd Intersection



Exhibit: A



Tenant	Address/Unit(s)	Size +/- / mol
1. Benjamin Moore Paint Store	221, 223 & 225	2441 Sq. Ft.
2. Marco's Pizza	227, 229 & 231	2242 Sq. Ft.
3. Nelda Yoga Studio	233 & 235	1438 Sq. Ft.
4. Available	237	709 Sq. Ft.
5. Available	239	759 Sq. Ft.
6. PS Printing	241	734 Sq. Ft.
7. French Coiffures Hair Salon	243	763 Sq. Ft.
8. Available	245	675 Sq. Ft.
9. Genesis	247	775 Sq. Ft.
10. Available	249 & 251	2736 Sq. Ft.
11. Available	253	935 Sq. Ft.
12. Discount Mattress	255 & 257	1920 Sq. Ft.
13. Available	259	885 Sq. Ft.
14. Available	261	940 Sq. Ft.
15. Escape Salon & Spa	263	1000 Sq. Ft.
16. Available	265	925 Sq. Ft.
17. Available	267 & 269	1915 Sq. Ft.
18. Available	271	1140 Sq. Ft.

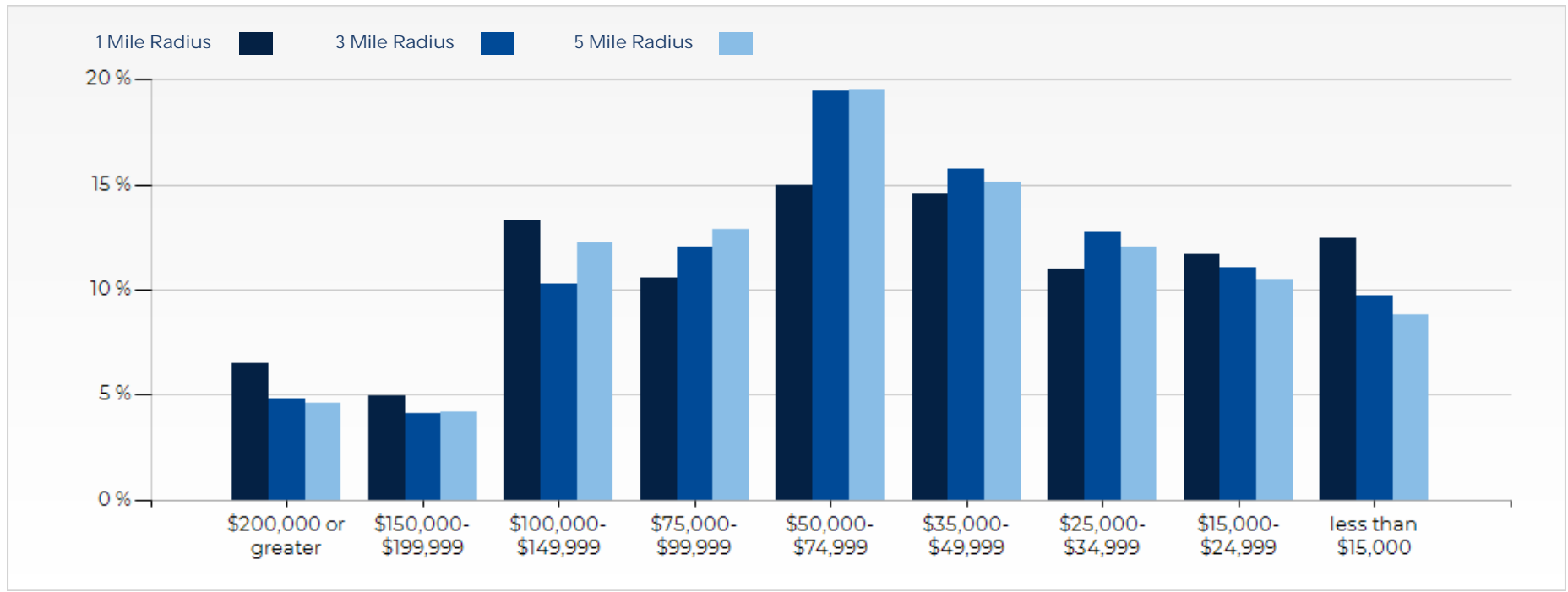


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	6,855	34,068	62,419
2010 Population	6,429	35,385	66,898
2018 Population	7,025	38,098	71,939
2023 Population	7,434	39,862	76,019
2018 African American	32	406	619
2018 American Indian	14	66	120
2018 Asian	76	442	913
2018 Hispanic	273	1,418	2,692
2018 White	6,794	36,387	68,763
2018 Other Race	49	314	608
2018 Multiracial	58	478	899
2018-2023: Population: Growth Rate	5.70 %	4.55 %	5.55 %

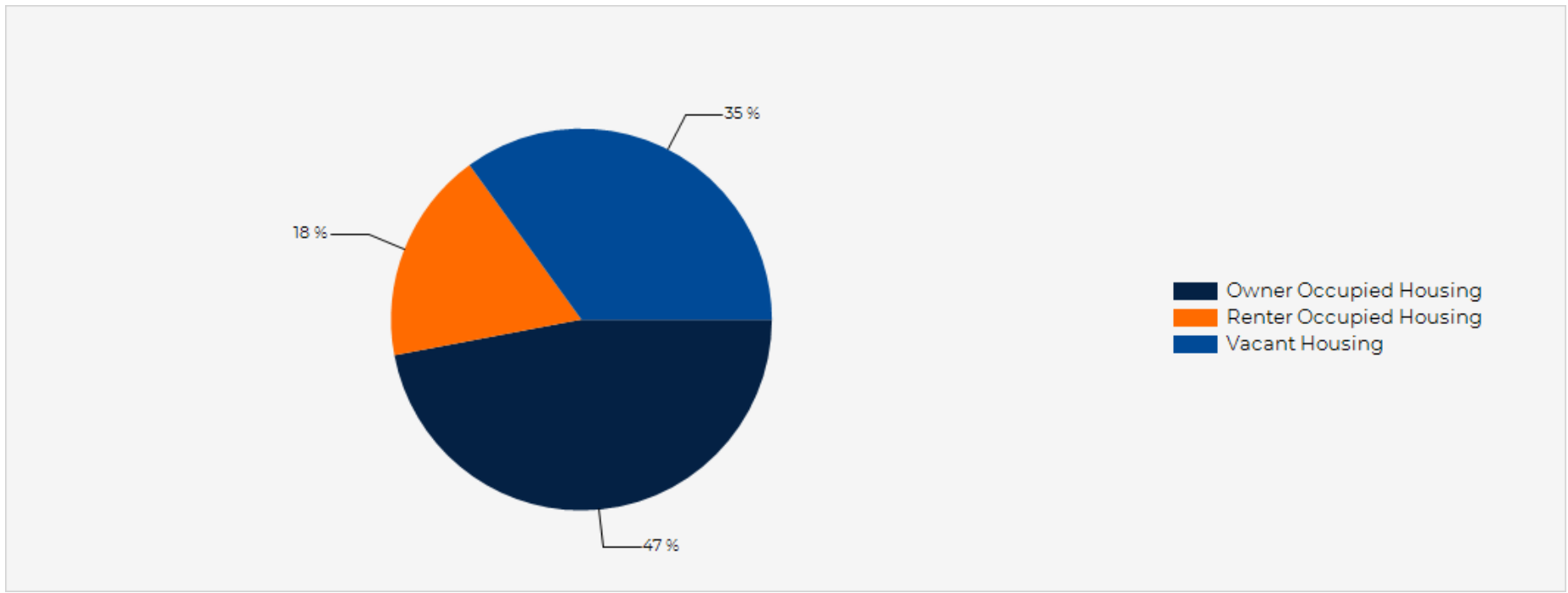
2018 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	498	1,955	3,214
\$15,000-\$24,999	466	2,223	3,828
\$25,000-\$34,999	438	2,567	4,378
\$35,000-\$49,999	580	3,176	5,510
\$50,000-\$74,999	598	3,923	7,120
\$75,000-\$99,999	421	2,432	4,696
\$100,000-\$149,999	531	2,072	4,475
\$150,000-\$199,999	199	835	1,539
\$200,000 or greater	258	973	1,688
Median HH Income	\$50,359	\$50,653	\$53,160
Average HH Income	\$80,547	\$73,747	\$75,765

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	5,464	22,981	38,056
2010 Total Households	3,672	18,848	34,138
2018 Total Households	3,990	20,154	36,448
2023 Total Households	4,224	21,097	38,492
2018 Average Household Size	1.73	1.86	1.95
2000 Owner Occupied Housing	2,765	14,145	25,838
2000 Renter Occupied Housing	971	3,330	4,840
2018 Owner Occupied Housing	2,880	15,524	29,230
2018 Renter Occupied Housing	1,109	4,630	7,218
2018 Vacant Housing	2,192	7,974	11,696
2018 Total Housing	6,182	28,128	48,144
2023 Owner Occupied Housing	3,140	16,661	31,545
2023 Renter Occupied Housing	1,084	4,436	6,947
2023 Vacant Housing	2,320	8,337	12,309
2023 Total Housing	6,544	29,434	50,801
2018-2023: Households: Growth Rate	5.75 %	4.60 %	5.50 %

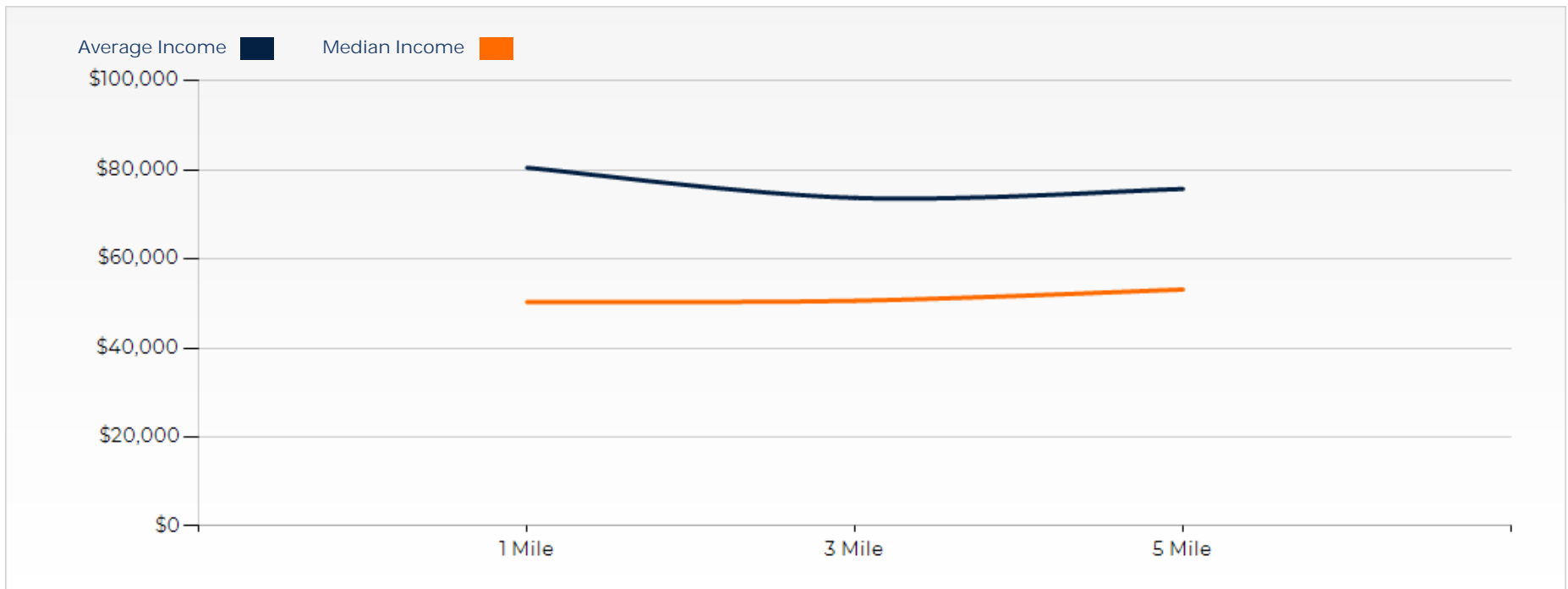
### 2018 Household Income



2018 Household Occupancy - 1 Mile Radius



2018 Household Income Average and Median



# Palm Square Plaza

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