



3708 N TAMiami TrL | SARASOTA, FL

OFFERED
FOR SALE
\$1,600,000



EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of Dollar Tree in Sarasota, FL. Dollar Tree has approximately 1.5 years remaining of lease term with zero option periods remaining, providing a future landlord with a strong redevelopment opportunity. The asset is located at a hard-corner with direct accessibility from Tamiami Trl, a main north-to-south thoroughfare of the Sarasota/Bradenton area.



**REDEVELOPMENT
OPPORTUNITY WITH
SHORT LEASE TERM**



**BELOW
REPLACEMENT
COST**



**HIGH PROFILE LOCATION
AT SIGNALIZED
INTERSECTION**

LEASE YEARS	TERM	ANNUAL RENT	RENT/SF
Current Term	2/1/2023 - 1/31/2028	\$99,411	\$12.43

Building Size (GLA)	8,000 SF
Price/SF	\$200.00
Listing Price	\$1,600,000

ASSET SNAPSHOT

Tenant Name	Dollar Tree
Guarantor	Dollar Tree Stores, Inc. (S&P: BBB)
Address	3708 N Tamiami Trl, Sarasota, FL 34234
Building Size (GLA)	8,000 SF
Land Size	0.81 AC
Year Built	2010
Lease Type	Gross
Lease Expiration Date	1/31/2028
Remaining Term	1.6 Years
Renewal Options	None
Annual Rent	\$99,411
2025 Expenses	\$41,990
NOI	\$57,421



 **46,885** PEOPLE
IN 3 MILE RADIUS

 **\$114,940** AHHI
IN 3 MILE RADIUS

 **37,200** VPD
ON N TAMIA MI TR L





REDEVELOPMENT OPPORTUNITY WITH SHORT LEASE TERM

Dollar Tree has approximately 1.5 years of lease term remaining with zero option periods | opportunity for future landlord to renegotiate with Dollar Tree or redevelop the site for a new tenant



BELOW REPLACEMENT COST

The asset is being offered below replacement cost at just \$200/sf



HIGH PROFILE LOCATION AT SIGNALIZED INTERSECTION

Direct frontage from Tamiami Trl which sees 37,200 VPD | hard-corner at signalized intersection with multiple access points



RAPIDLY GROWING POPULATION

Since 2020, Sarasota County has grown by 11.5% | Sarasota City has grown by 7.02% | Sarasota-Bradenton MSA has grown by 6.13%



SYNERGISTIC RETAIL NODE

Adjacent co-tenants consist of Walmart Neighborhood Center, CVS, and a future retail redevelopment of the former Walgreens



SUNSHINE STATE

Florida leads the nation in population and capital migration and Florida owners benefit from no state income tax and a business friendly political climate



SITE PLAN





3708 N TAMiami TrL
SARASOTA, FL



N TAMiami TrL (US-41) 37,200 VPD

MYRTLE ST 7,600 VPD

FUTURE RETAIL
REDEVELOPMENT





SARASOTA BRADENTON
INTERNATIONAL AIRPORT
4.5M+ Passengers Annually

3708 N TAMiami TrL
SARASOTA, FL

SMUGGLERS COVE
ADVENTURE GOLF



BOOKER HIGH SCHOOL
1,395 students



MYMAMMA



RINGLING COLLEGE
OF ART AND DESIGN
1,700+ Students Enrolled



1 MILE

9,595
PEOPLE

\$88,202
AHHI

3 MILES

46,885
PEOPLE

\$114,940
AHHI

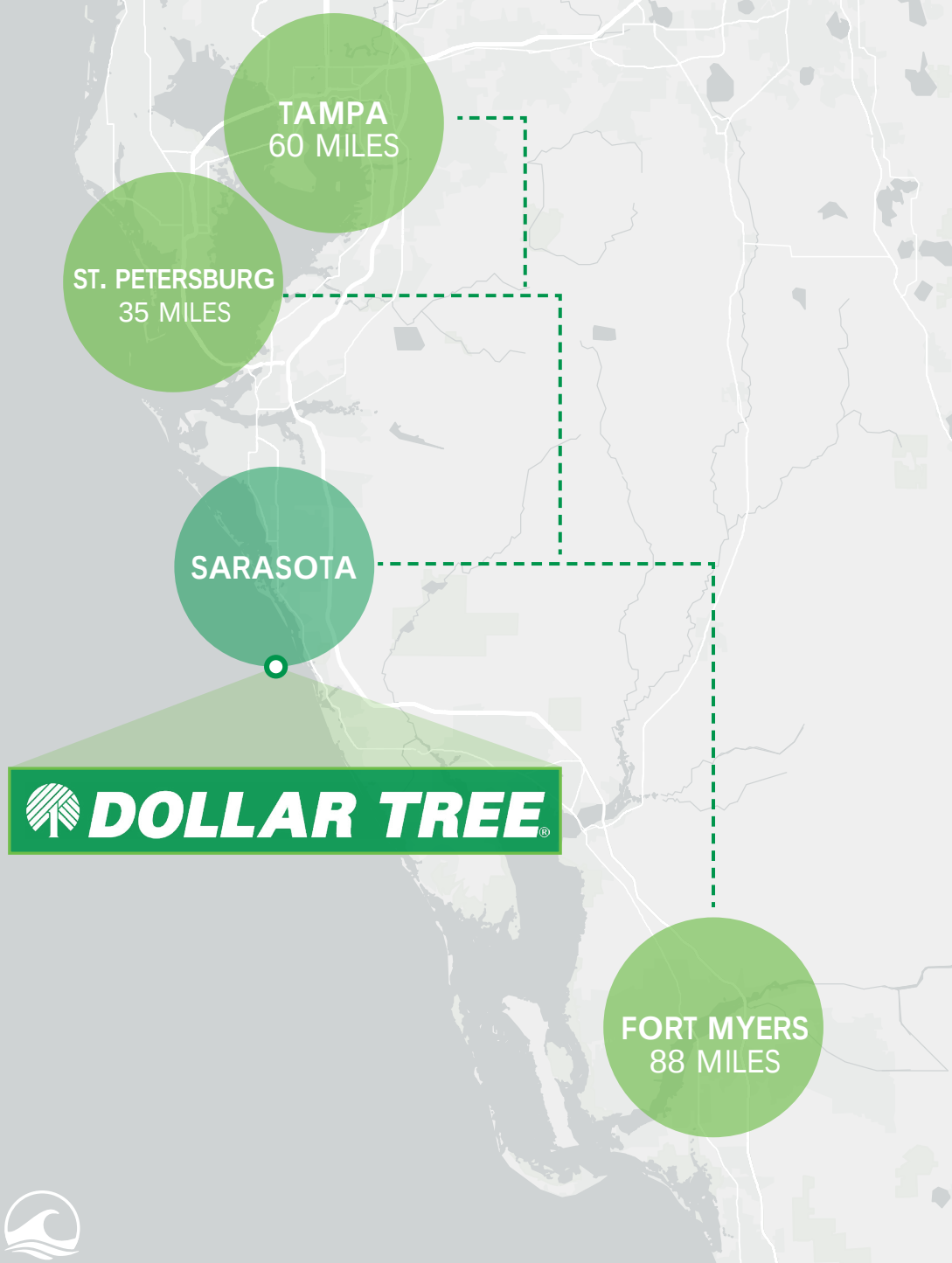
5 MILES

137,479
PEOPLE

\$119,509
AHHI







THE SARASOTA METROPOLITAN STATISTICAL AREA ("MSA")

is one of Florida's most affluent and desirable Gulf Coast markets, anchored by a diversified economy driven by tourism, healthcare, professional services, financial services, and a growing retiree population. Sarasota County is home to approximately 490,000 residents and consistently ranks among Florida's wealthiest counties, supported by above-average household incomes and strong population growth trends. The region benefits from its proximity to Tampa and St. Petersburg while maintaining its own distinct economic base and high quality of life.

Sarasota is recognized for its affluent demographics, world-renowned beaches, and year-round tourism industry, attracting millions of visitors annually. Major employers include Sarasota Memorial Health Care System, PGT Innovations, Publix Super Markets, and local government and educational institutions. The area's combination of strong household incomes, favorable tax environment, limited land availability, and sustained population growth has supported long-term retail demand and made Sarasota one of Florida's premier markets for net lease and essential retail investments.

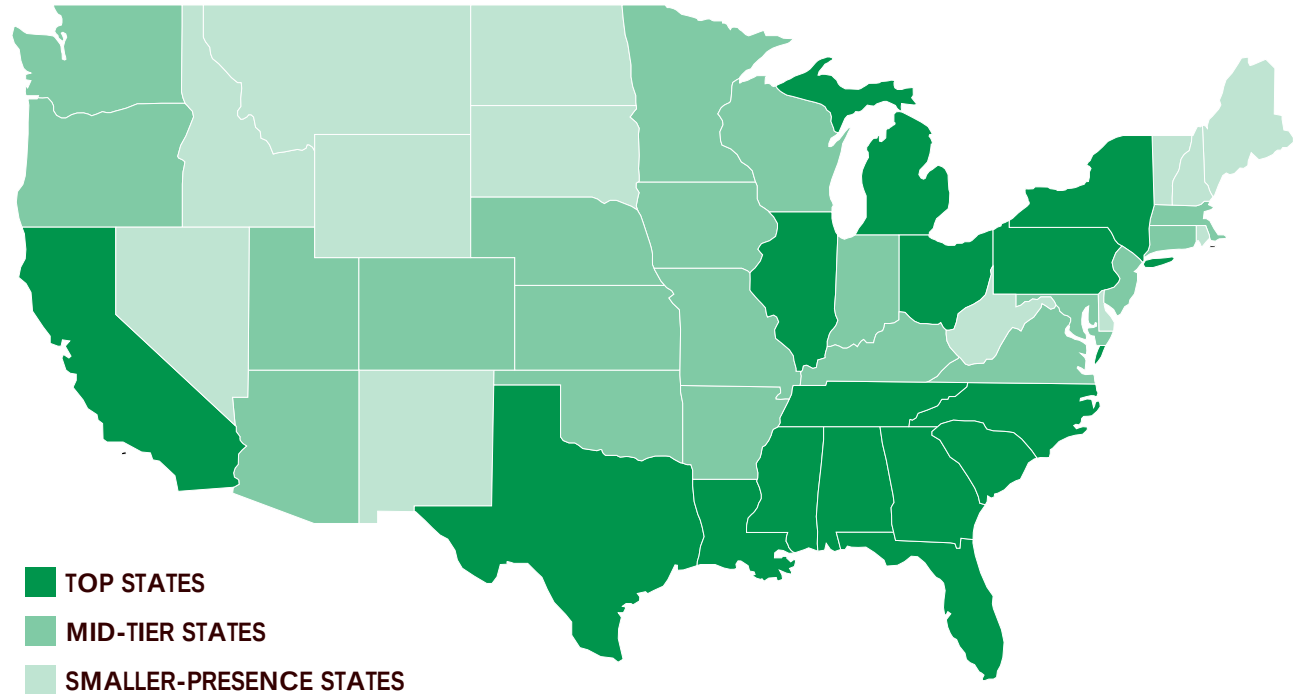


DOLLAR TREE QUICK FACTS

Founded:	1993
Headquarters:	Chesapeake, VA
Ownership:	Public (NASDAQ: DLTR)
Market Cap:	\$22.84B
Credit Rating:	S&P: BBB
Locations:	20,000+

Dollar Tree, Inc. is one of North America's largest discount retailers, operating a broad network of value-oriented stores under the Dollar Tree and Family Dollar banners. The company provides consumers with a wide assortment of consumables, household products, seasonal merchandise, health and beauty items, party supplies, and everyday essentials at highly competitive price points. The tenant at the subject property is backed by Dollar Tree Stores, Inc., an investment-grade retailer rated BBB by S&P, underscoring the company's financial strength and national brand recognition.

The Dollar Tree platform benefits from a recession-resistant business model that historically performs well across various economic cycles, driven by consumers' increasing focus on value and convenience. With thousands of locations nationwide and a significant presence in both urban and suburban markets, Dollar Tree remains one of the country's leading discount retailers and a proven traffic generator within neighborhood retail corridors.

[READ MORE](#)


\$10.79B
2026 Q1 REVENUE



20,000+
TOTAL LOCATIONS



\$22.84B
MARKET CAP



175,000
TOTAL EMPLOYEES



S&P: BBB
CREDIT RATING

3708 N TAMIAMI TRL | SARASOTA, FL



**OFFERED
FOR SALE
\$1,600,000**

Exclusively Offered By



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