



DOWNTOWN SARASOTA MAIN STREET

1834 MAIN STREET
SARASOTA, FL 34236

Larry Starr



DISCLAIMER

SARASOTA MAIN STREET | 8,944 SF | SARASOTA, FL

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Executive Summary



SALE OVERVIEW

SALE PRICE: N/A

LOT SIZE: 0 SF

BUILDING SIZE: 8,944 SF

BUILDING CLASS: B

CEILING HEIGHT: 9.0 FT

YEAR BUILT: 1984

ZONING: DTC - Downtown Core

MARKET: Downtown Sarasota

SUB MARKET: SW Florida

PROPERTY DESCRIPTION

Rarely available Main Street property located in the central business district of Downtown Sarasota. Well constructed building occupied by an array of professional office users. Solid occupancy history that would remain or the building can be vacated with reasonable notice. Redevelopment opportunity to construct up to 14 residential units with first floor retail directly on Main Street . This offering includes an additional vacant lot totaling 5,060 SF that is currently be used for parking with 20 spaces. A second 8,170 SF lot located at 101 S Osprey Ave (behind the subject) is also available for \$1M. This lot can be packaged with the subject property and would increase the residential density by up to another 9 units.

Additional Photos



Property Overview

Physical Description

Property Name:	Downtown Sarasota Main Street
Type of Ownership:	Fee Seimple
Property Type:	Office
APN:	2027-01-0060, 2027-01-0059, 2027-01-0058
Lot Size:	0.0 AC
Building Size:	8,944 SF
Rentable SF:	8,994 SF
Building Class:	B
Zoning:	DTC - Downtown Core
Building Frontage:	127

Construction

Year Built:	1984
Construction Type:	Existing
Number of Stories:	2
Average Floor Size:	SF
Foundation:	Concrete Slab
Parking Type:	Surface
Number of Units:	2
Roof:	Flat - Built Up

Interior Finish

Walls:	Drywall
Ceilings:	Sheet Rock
Floor Coverings:	Tile and Carpet



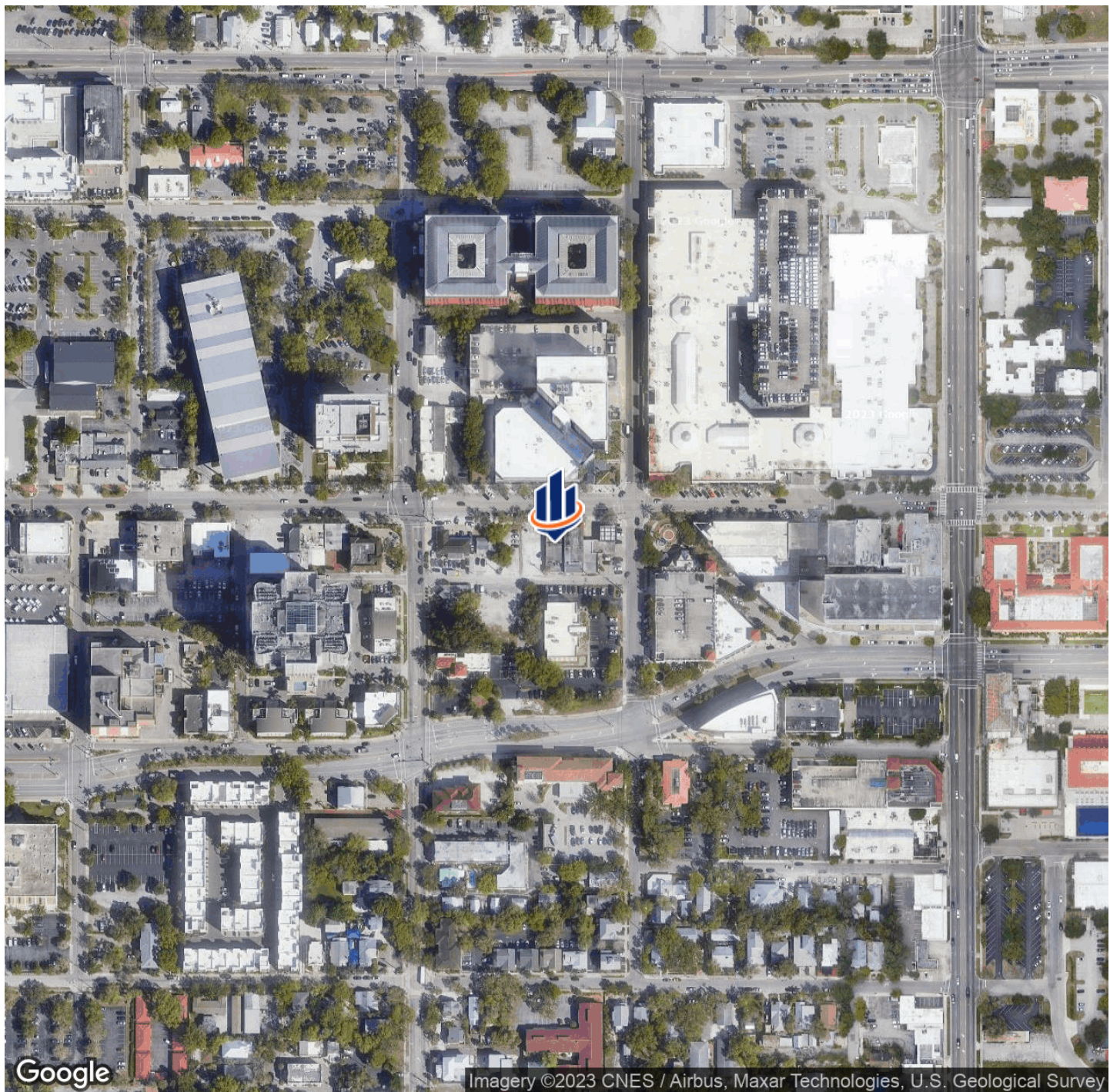
1 LOCATION INFORMATION

1834 Main Street
Sarasota, FL 34236

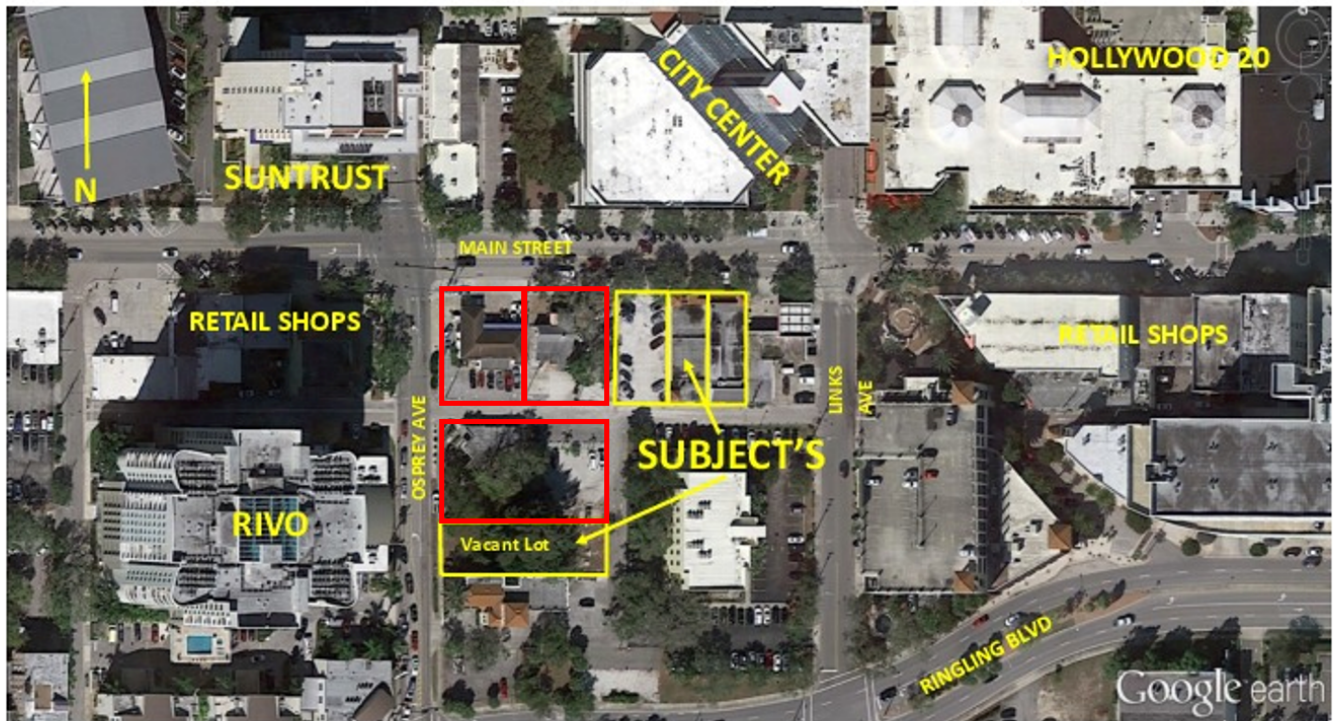
Location Maps



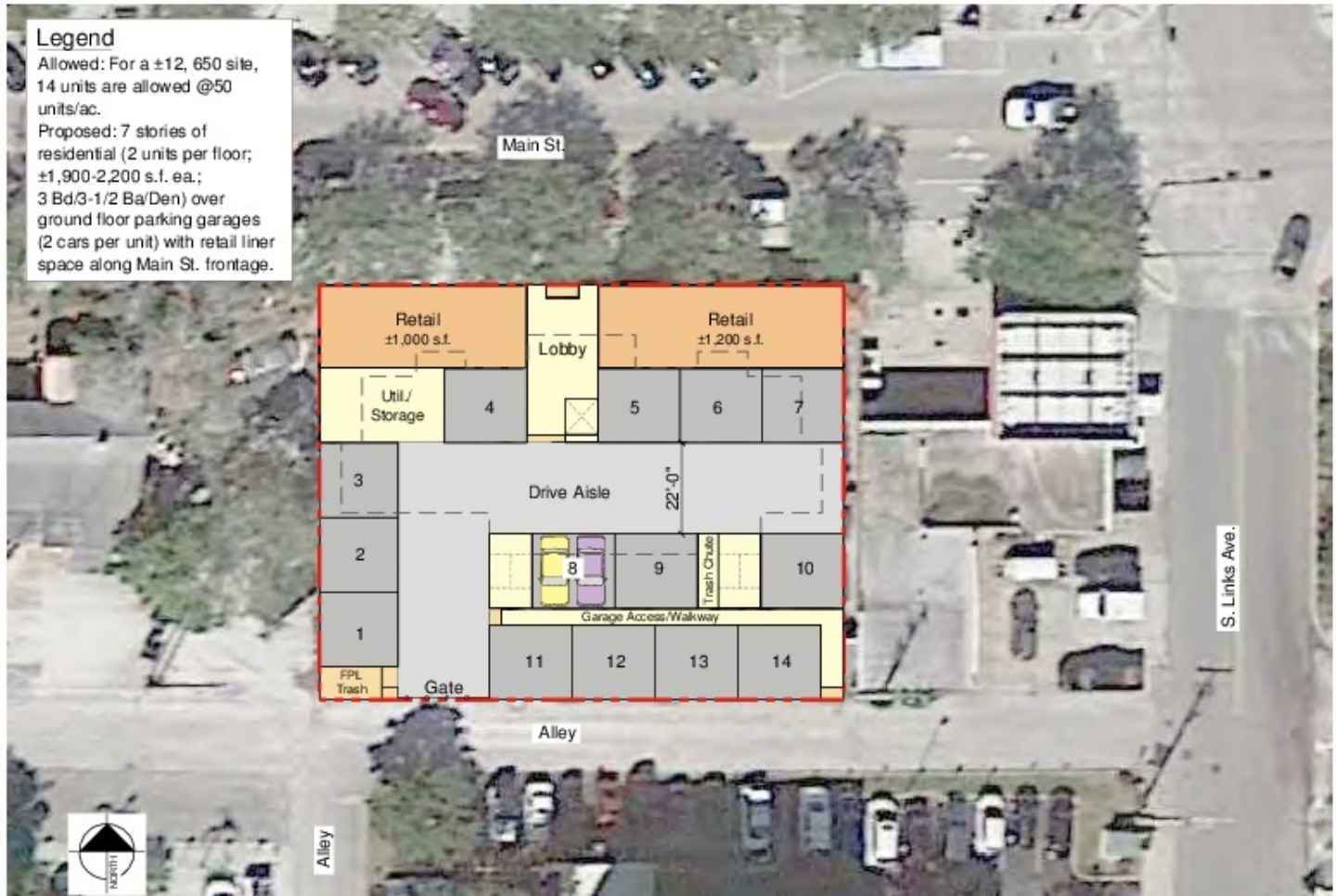
Satellite Map



Area Map



Development Concept



Date: 01.05.2017

Scale: 1"=30'-0"

1830-1844 Main St. Development

City of Sarasota, Florida

Ground Level



101 Osprey Ave Development Concept



Date: 01.20.2017

Scale: 1"=40'-0"

101 S. Osprey Ave. Development

City of Sarasota, Florida

Ground Floor Plan





2

DEMOGRAPHICS

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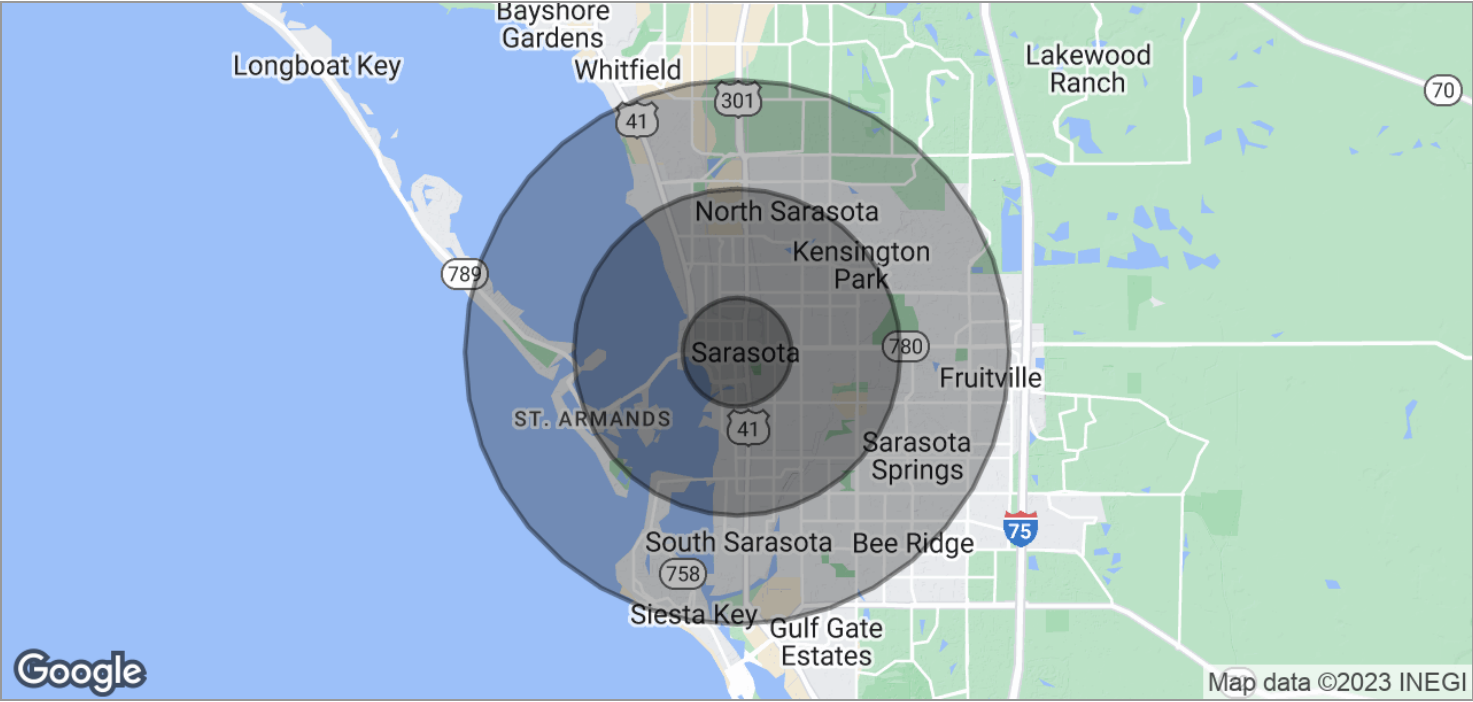
Demographics Report

	1 MILE	3 MILES	5 MILES
Total households	5,017	30,953	66,688
Total persons per hh	2.3	2.3	2.3
Average hh income	\$66,213	\$63,506	\$68,412
Average house value	\$347,221	\$357,830	\$296,880

	1 MILE	3 MILES	5 MILES
Total population	11,453	72,027	151,979
Median age	40.8	43.9	46.0
Median age (male)	38.2	42.0	44.4
Median age (female)	43.5	46.2	47.8

* Demographic data derived from 2020 ACS - US Census

Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,453	72,027	151,979
MEDIAN AGE	40.8	43.9	46.0
MEDIAN AGE (MALE)	38.2	42.0	44.4
MEDIAN AGE (FEMALE)	43.5	46.2	47.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,017	30,953	66,688
# OF PERSONS PER HH	2.3	2.3	2.3
AVERAGE HH INCOME	\$66,213	\$63,506	\$68,412
AVERAGE HOUSE VALUE	\$347,221	\$357,830	\$296,880

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