



ADDRESS

**438 Saint Armand's Cir.
Sarasota, FL 34236**

PROPERTY FEATURES

- Located Directly on St. Armand's Circle
- Incredible Foot Traffic and Visibility
- 590 SF Available Immediately
- \$90/SF NNN with \$35/SF OpEx
- Additional Storage Unit Upstairs

	1 Mile	5 Miles	10 Miles
Total Households:	456	34,600	141,420
Total Population:	874	76,947	317,503
Average HH Income:	\$195,696	\$82,208	\$68,943

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It or other conditions, prior sale, lease or financing, or withdrawal without notice.



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EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	590 SF
Lease Rate:	\$90.00 SF/yr (NNN)
Lot Size:	1,390 SF
Year Built:	1949
Building Size:	590 SF
Renovated:	2011
Zoning:	CT
Market:	Sarasota/Manatee
Submarket:	Saint Armand's Circle/ Downtown Sarasota

PROPERTY OVERVIEW

Come join one of the best retail locations in all of Sarasota. This rare retail opportunity is located directly on St. Armand's Circle. 590 SF available offered at \$90/SF NNN with Operating Expenses running approximately \$35/SF. This space is actually grandfathered in to be one of the last remaining spaces on St. Armand's that can host a real estate office. However, the landlord is willing to waive this right and lease the space for retail use for the right retailer. This location also includes a bonus space upstairs that can be used for either an office or additional storage at no additional cost.

LOCATION OVERVIEW

This prime retail location is located directly on Saint Armand's Circle. Located in the aqua quadrant of this specialty retail shopping area, this location comes with unsurpassed foot traffic and visibility from the street.

Michael Saunders & Company

LICENSED REAL ESTATE BROKER

100 SOUTH WASHINGTON BLVD
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ADDITIONAL PHOTOS



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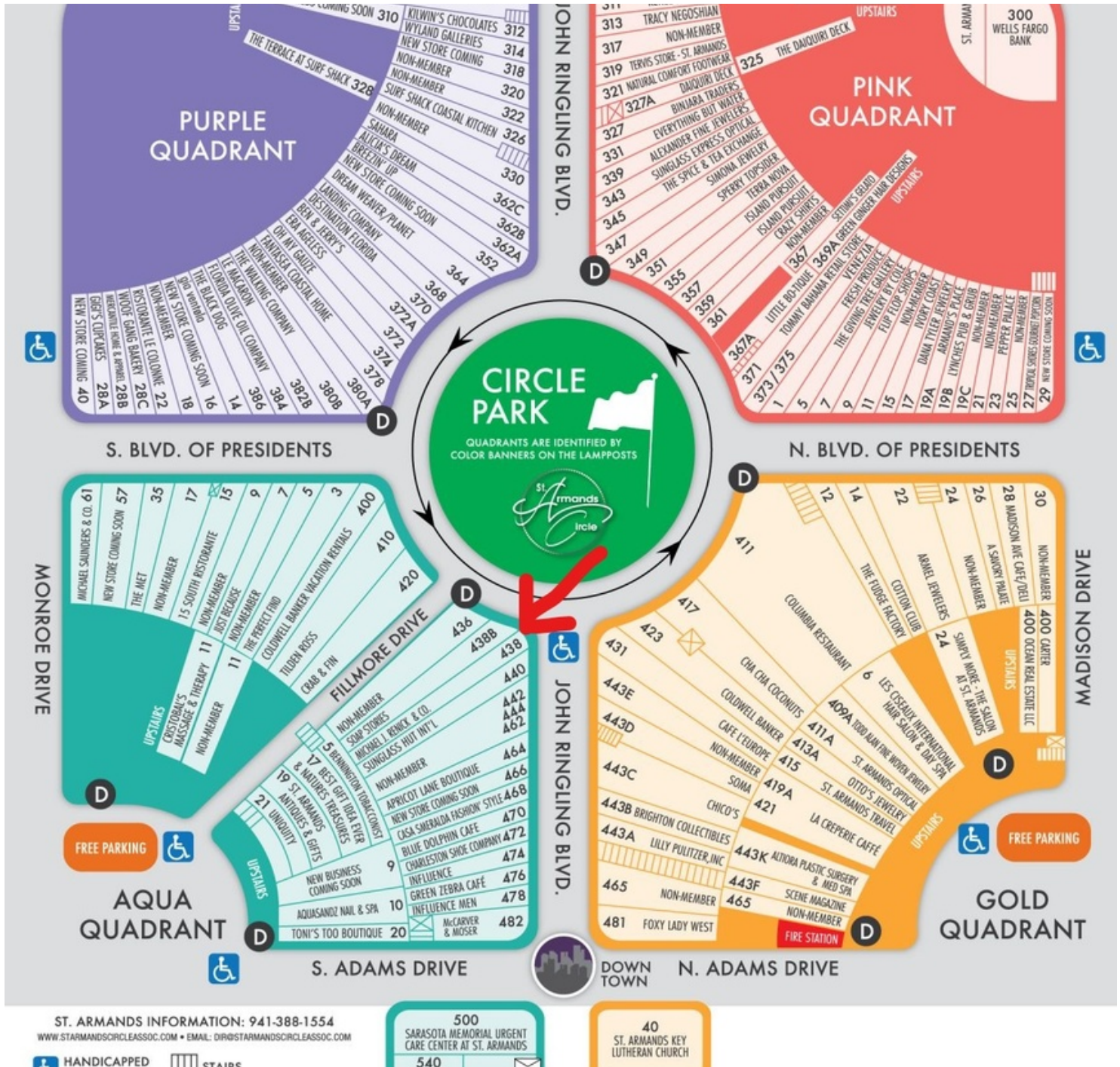
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RETAIL MAP



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LOCATION MAPS



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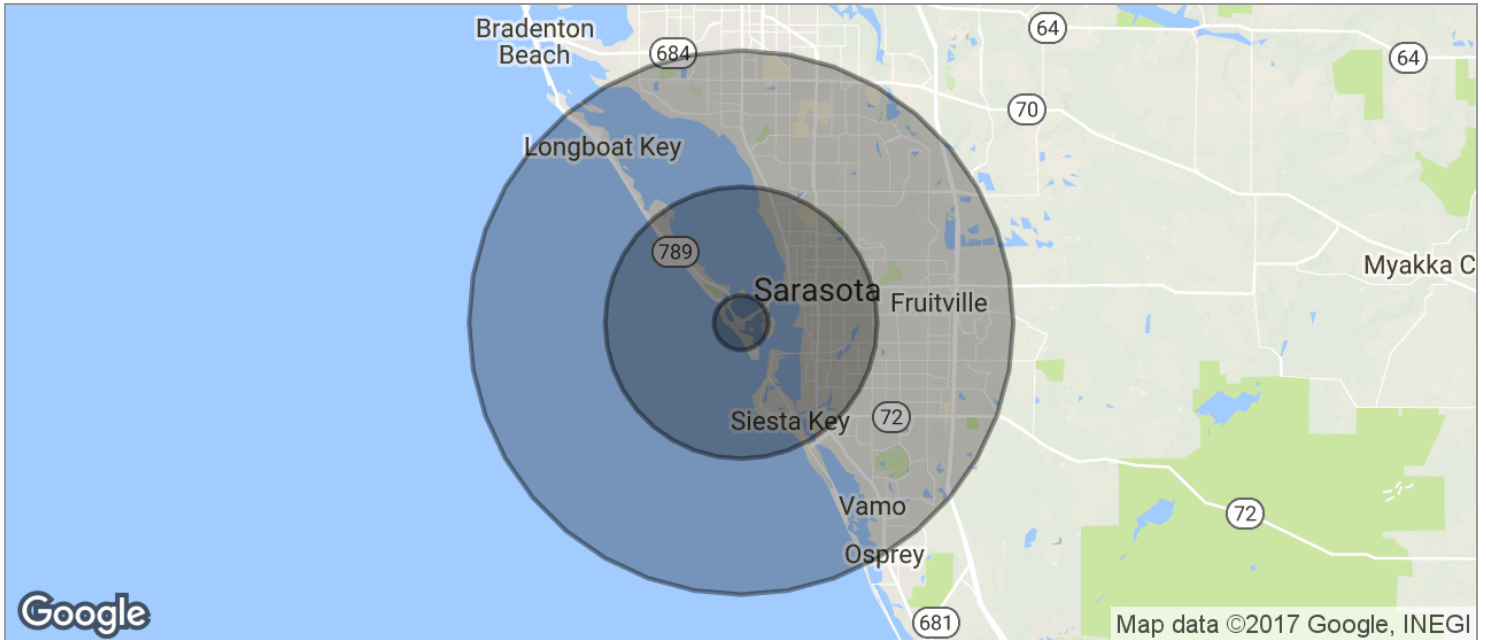
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DEMOGRAPHICS MAP



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	874	76,947	317,503
MEDIAN AGE	65.9	47.1	47.5
MEDIAN AGE (MALE)	66.1	45.7	46.3
MEDIAN AGE (FEMALE)	65.8	48.7	48.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	456	34,600	141,420
# OF PERSONS PER HH	1.9	2.2	2.2
AVERAGE HH INCOME	\$195,696	\$82,208	\$68,943
AVERAGE HOUSE VALUE	\$800,298	\$450,354	\$308,877

* Demographic data derived from 2010 US Census

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