



17TH & EAST AVE

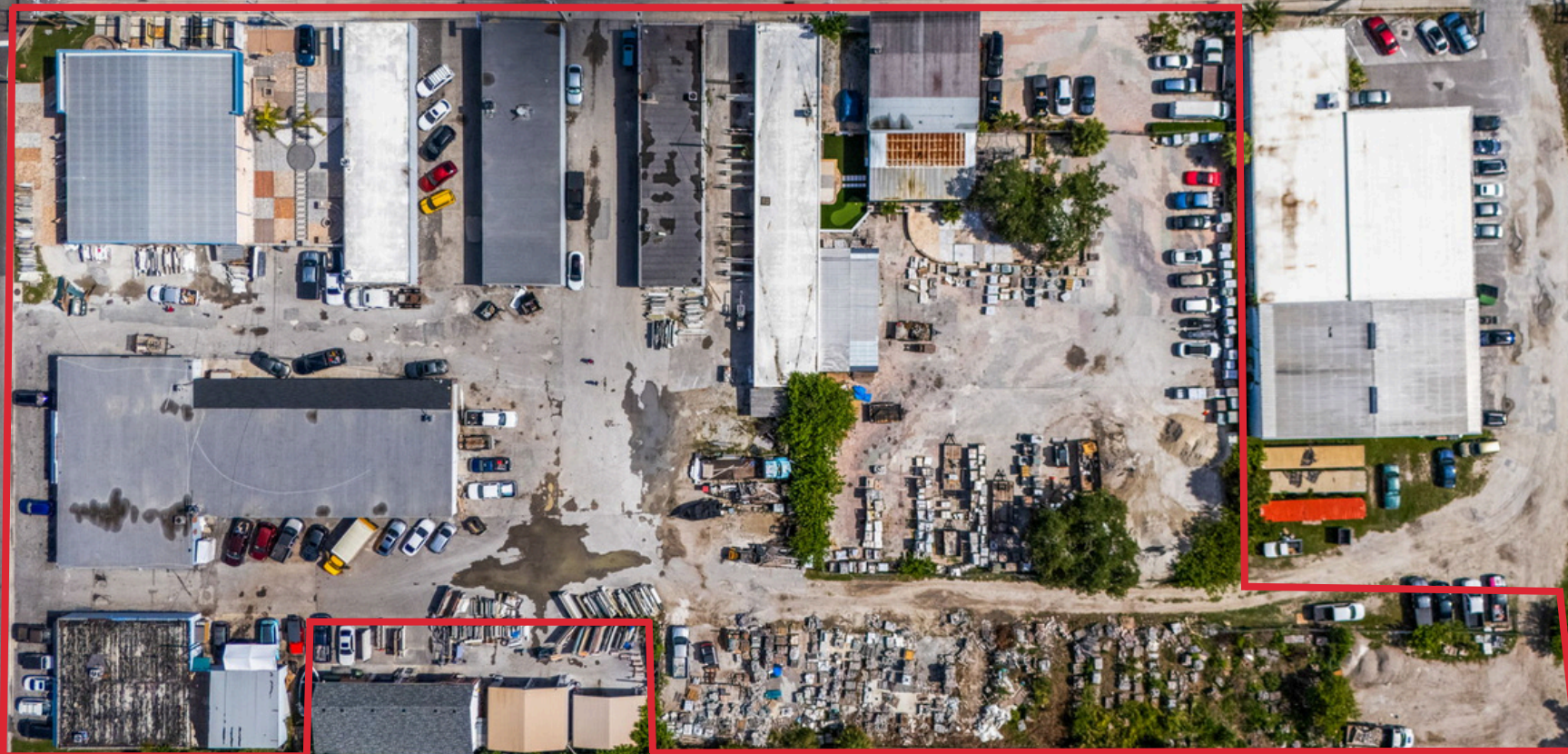


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Executive Summary



Included in Portfolio



17th Street & East Avenue Portfolio – Sarasota, FL

Signalized Corner | 3 Contiguous Parcels | Exceptional Value-Add

This offering presents a rare opportunity to acquire three contiguous parcels totaling 134,530 SF (± 3.09 acres) at the signalized intersection of 17th Street and East Avenue — one of North Sarasota's most heavily trafficked commercial corners. The assemblage is improved with eight buildings totaling 30,130 square feet of flexible industrial and retail showroom space, offering a buyer scale, frontage, and optionality rarely available in this submarket.

The Value-Add Opportunity

The portfolio is currently leased well below market, with a tenant mix predominantly on month-to-month and short-terms. This structure is the core of the opportunity: a new owner can mark rents to market as leases roll, layer in disciplined property management, and capture a substantial, near-term lift in cash flow — with minimal downtime given the diversified, multi-tenant rent roll across eight buildings and three parcels.

Two Paths to Value

- Cash-flow investors: Acquire an income-producing, multi-tenant portfolio with in-place cash flow and a clear, executable path to mark-to-market rents across a diversified tenant base.
- Developers / end-users: The 3.09-acre contiguous assemblage — three parcels, eight buildings, signalized corner — offers meaningful land scale for redevelopment, expansion, or owner-user consolidation, difficult to replicate on a single, smaller site in this corridor.

Address	Square Feet
2148 17th St, Sarasota, FL	1,600 SF
2120 17th St, Sarasota, FL	3,000 SF
2114 17th St, Sarasota, FL	2,500 SF
2100 17th St, Sarasota, FL	4,410 SF
1612 N. 17th St, Sarasota, FL	9,100 SF
1602 East Ave, Sarasota, FL	3,520 SF
2128 17th St, Sarasota, FL	2,500 SF
2136 17th St, Sarasota, FL	3,500 SF
Totals (8 Buildings / 3 Parcels)	30,130 SF

17th Street & East Avenue Portfolio – Store Fronts



Zoning

The portfolio is zoned ILW — Industrial, Light Manufacturing & Warehousing District, a designation built to support light industrial, processing, warehousing, wholesaling, and distribution uses, along with limited commercial and service uses that support the district's employment base. The ILW district implements Sarasota's Major Employment Center land use designation, reflecting the corridor's long-term role as a job-generating industrial and commercial hub.

Permitted & Supportable Uses

- Light manufacturing, processing, and assembly
- Warehousing, wholesale distribution, and storage
- Flex/industrial space with office or showroom components
- Contractor and trade uses (HVAC, electrical, plumbing, landscaping, general contracting)
- Retail showroom and service-related commercial uses supporting the district
- Automotive and heavy equipment sales/repair (permitted by special exception)

Potential Tenant Mix

The property's building sizes and configuration are well suited to the trade-contractor and light-industrial tenant base that defines the 17th Street corridor, including HVAC and electrical contractors, plumbing and building-supply distributors, landscaping and equipment companies, light manufacturers, wholesale/distribution operators, and retail showroom users (furniture, flooring, specialty retail). This diversified demand base is the same pool driving current-market lease-up along the corridor, supporting the portfolio's mark-to-market strategy.

Redevelopment Considerations

Given the assemblage's scale — three contiguous parcels at a signalized corner — ILW zoning also leaves room for a buyer to redevelop or reconfigure the site for a larger single-user industrial building, an expanded flex/showroom campus, or another Major Employment Center-compatible use, subject to Sarasota County zoning and site plan approval.

Note: Buyer/broker to confirm exact permitted, limited, and special-exception use designations with Sarasota County's current Use Table

Area Overview



Location OVERVIEW

The property fronts 17th Street, North Sarasota's primary east-west industrial and commercial corridor, carrying the city's highest concentration of industrial and commercial listings. The site connects directly to US-301 (Washington Boulevard), a primary regional north-south arterial slated for a \$7.1M FDOT resurfacing project in 2026, and reaches I-75 via Fruitville Road (SR 780), roughly 5.6 miles east. Zoning along the corridor (ILW — Industrial, Light Manufacturing & Warehousing) supports the property's existing industrial/retail use while preserving flexibility for future redevelopment. The broader US-301/North Trail corridor is also the focus of an ongoing city-led revitalization vision, reinforcing the long-term upside case for owners positioned at this intersection today.

Industry & Employers

Major industrial and commercial employers already operating in the county: Sarasota Memorial Hospital (10,597 employees), School Board of Sarasota County, PGT Innovations, Sun Hydraulics/Helios Technologies, Tervis, FCCI Insurance, Publix distribution operations. Health care and social assistance leads with 37,286 jobs; retail trade follows at 35,979 both sectors that generate industrial demand for distribution, last-mile, and medical supply logistics.

Why Industrial Demand Is Structural

The EDC of Sarasota County reported it has had to turn away companies due to a lack of properly zoned industrial sites — "We have unfortunately had to turn away new companies because we just don't have the type of site they need." The Sarasota EDC President confirmed that a facility around 100,000 SF "doesn't exist in Sarasota County, except for North Port Business Park." The EDC's supported companies in 2024 created \$5.2 million in new annual payroll and generated over \$20 million in economic impact.

Economy



In addition to manufacturers, other major employers in the metro include SMH Healthcare, Venice HMA, Doctors Hospital of Sarasota, Florida Resource Management, Ritz-Carlton and FCCI Insurance Group.



Some of the top export products that the metro produces are fabricated metal products, computer and electronic products, and transportation equipment.



The Baltimore Orioles and the Pittsburgh Pirates conduct spring training in the metro, contributing to a robust and expanding tourism sector. Other sporting events include polo, powerboat racing and BMX.



The many museums and cultural activities such as the Ringling Museum of Art and the Sarasota Orchestra enhance the metro's quality of life.

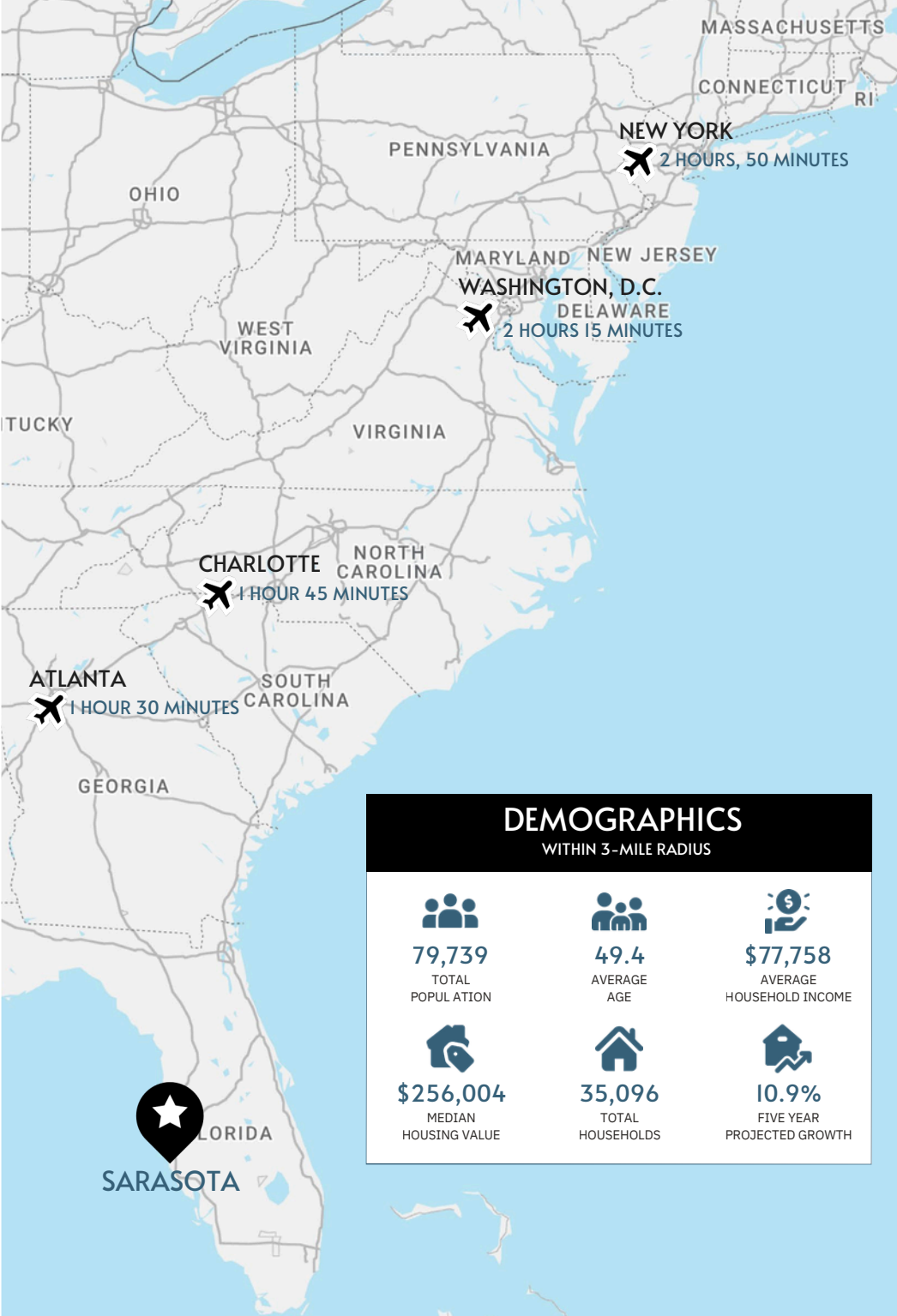
ACCESSIBILITY AND CONNECTIVITY

Exploring Transportation and Flights in the Sarasota Metro Area

Situated in the southeastern part of the United States, Sarasota is bordered to the east by Interstate 75, a significant highway stretching 1,786 miles from Sault Ste. Marie at the Canada/U.S. border to Miami. Downtown Sarasota is easily accessible via the Fruitville Rd exit, while the historic Tamiami Trail (US-41) has connected Tampa and Miami since the 1920s. The Sarasota-Bradenton International Airport is a major hub for various airlines, including U.S. Airways, American Airlines, Delta, JetBlue, United, and Air Canada. In 2022, the airport welcomed nearly 3.8 million passengers, both from domestic and international flights.

CITY	FLIGHT TIME
ATLANTA	1 Hour 30 Minutes
CHARLOTTE	1 Hour 45 Minutes
WASHINGTON, D.C.	2 Hours 15 Minutes
NEW YORK CITY	2 Hours 50 Minutes

CITY	DRIVE TIME
TAMPA	1 Hour
ORLANDO	2 Hours 30 Minutes
MIAMI	3 Hours 30 Minutes
JACKSONVILLE	4 Hours 30 Minutes



SARASOTA
#1

Beach in the
U.S
(Tripadvisor's 2025 Awards)

SARASOTA
11.4M

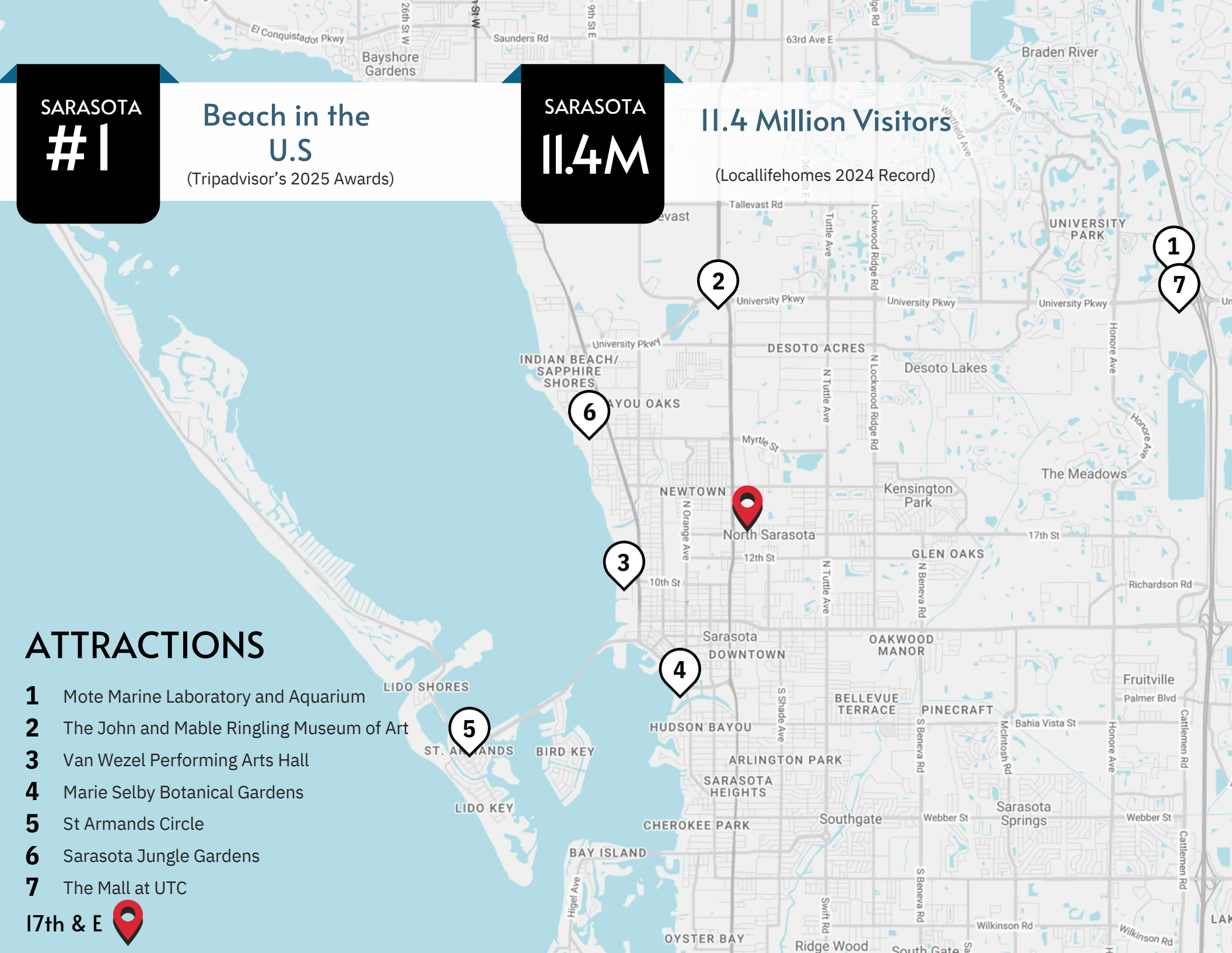
11.4 Million Visitors

(Locallifehomes 2024 Record)

ATTRACTIONS

- 1 Mote Marine Laboratory and Aquarium
- 2 The John and Mable Ringling Museum of Art
- 3 Van Wezel Performing Arts Hall
- 4 Marie Selby Botanical Gardens
- 5 St Armands Circle
- 6 Sarasota Jungle Gardens
- 7 The Mall at UTC

17th & E



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Experienced Real Estate Professional

Derek was born and raised in Sarasota, Florida, and is a third generation Realtor with Harry E. Robbins Associates Inc. Upon graduating from Riverview High School, Derek received a basketball scholarship to State College of Florida, where he earned Honors as an Academic All-American. Derek then transferred to the University of Florida prior to his junior year in college. At UF, Derek volunteered as a camp counselor for Camp Kesem, which is a camp for children who have a family member fighting cancer. He also completed internship programs with the Florida High School Athletic Association, and Carr Sports Consulting. After earning his Bachelor's Degree from the University of Florida, Derek accepted a position with Brown & Brown Insurance as a commercial insurance advisor. Working from both their downtown Sarasota location, and their location in Charleston, SC. Derek had a successful four-year career with Brown & Brown, but decided to move on from that in order to join his family's business. Derek works closely with each and every one of his clients, tailoring his approach to meet their specific needs to Buy, Sell, or Lease the property they desire.



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Experienced Real Estate Professional

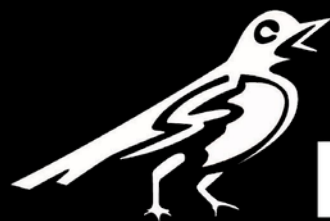
With over two decades of experience in the real estate industry, Kevin L. Robbins has established himself as a trusted and highly skilled professional. As President of Robbins Commercial, Kevin has built a stellar reputation by going above and beyond for his clients, whether they are business owners, investors, tenants, landlords, or banks. His deep connections with developers and key figures in the southwest Florida market have made him an indispensable partner in the region. His expertise and dedication have led to significant projects, such as the Aster & Links at 1991 Main Street in Sarasota, in collaboration with prominent developers. Recognized for his outstanding contributions, Kevin was honored as one of Gulf Coast Business Review's 40 under 40, a testament to his influence and impact across professions. An active member of the Business by the Bay BNI chapter, Kevin remains committed to serving his clients with the highest level of professionalism and care.



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