

100 SOUTH WASHINGTON BLVD Sarasota, FL, 34236 941.957.3730 | michaelsaunders.comcommercial

Michael Saunders & Company. LICENSED REAL ESTATE BROKER



ADDRESS 20 N Lemon Ave Sarasota, FL 34236

PROPERTY FEATURES

- Retail Space located in the heart of Downtown Sarasota
- Surrounded by numerous local and national retailers and dining and entertainment venues
- Great frontage on Lemon Ave immediately North of Main St intersection and diagonal from Whole Foods.
- Pop Up Tenant in place thru June Space will be Available Third Quarter 2019

	1 Mile	3 Miles	5 Miles	
Total Households:	5,056	27,369	61,437	
Total Population:	10,546	63,741	140,177	
Average HH Income:	\$77,541	\$66,694	\$69,399	

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.

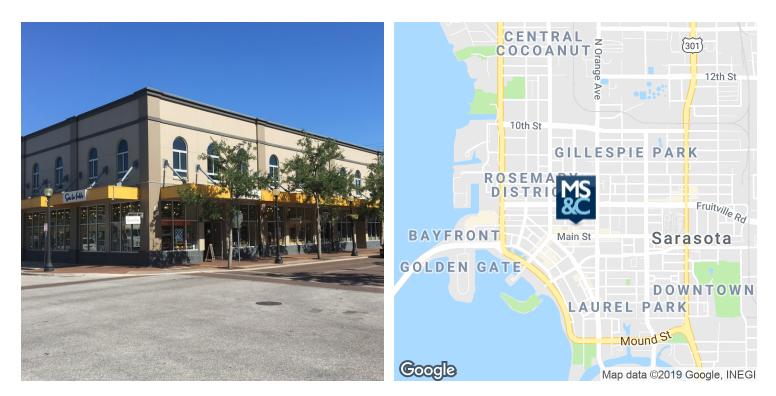


PRESENTED BY:

LEON DELIETO, SR. P.A. Broker Associate 941.321.5803 LeeDeLieto@MichaelSaunders.com

WILL MARTIN

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	3215 SF
Base Lease Rate:	Offered at \$45/SF NNN "As Is". Rate is subject to tenant improvement requirements
Operating Expenses:	\$7.57/SF
Parking:	Customer parking available at rear of store
Building Size:	3,215 SF

PROPERTY OVERVIEW

Retail space available Third Quarter 2019, just in time for Season! Located in the heart of the shopping, dining, and entertainment district of Downtown Sarasota. Join the following national and local retailers in downtown Sarasota: Hyde Park, J McLaughlin, Pastry Art, Boca, Sur La Table, Eileen Fisher, Bluemercury, Sara Campbell, Whole Foods, and many more.

LOCATION OVERVIEW

Located in the heart of the shopping, dining, and entertainment district in Downtown Sarasota which boasts 2.47 Million annual visitors per year. Fronting on Lemon Ave. just north of the Main St intersection and across the corner from Whole Foods.

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WILL MARTIN

3,215 SF • 20 N LEMON AVE • SARASOTA, FL For Lease

ADDITIONAL PHOTOS





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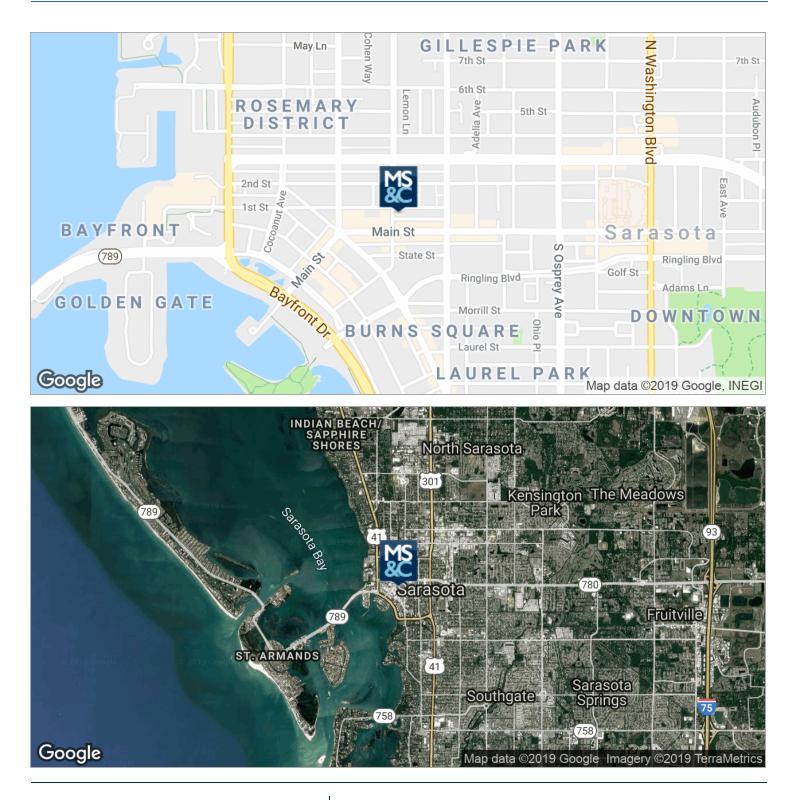
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LOCATION MAPS



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WILL MARTIN



MARKET DYNAMICS

We invite you to visit Sarasota to witness the market dynamics

DEMOGRAPHIC AND INCOME PROFILE OF PERMANENT RESIDENTS ONLY:

Source: U.S. Census Bureau / ESRI

Demographics (2017 within 5 Mile radius of Subject Property)	Sarasota (Downtown) 5 Mile Radius of 1500 Main St.	Naples (Downtown) ** 5 Mile Radius of 1250 Third St. S.
Population	144,470	70,443
Median Age	50.5	58.3
Average Household Income	\$72,811	\$87,331
Average Household Disposable Income	\$57,413	\$67,039
Total Annual Expenditures on Apparel and Services	\$125,659,235	\$75,319,161

** Naples information provided for comparison purposes only

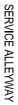
ECONOMIC IMPACT OF TOURISTS AND VISITORS: (NON-RESIDENTS)

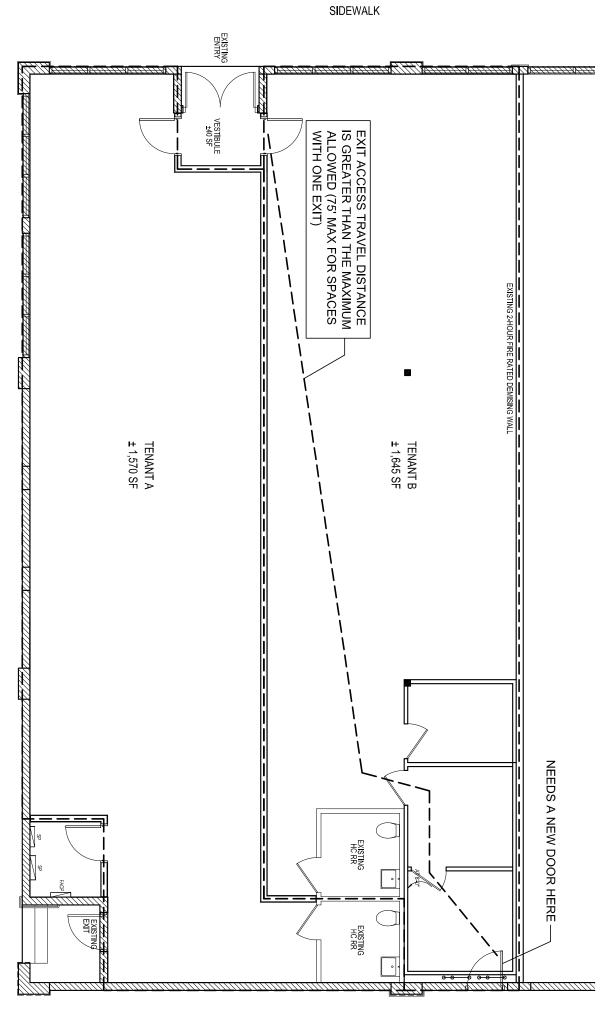
Source: Sarasota County Visitors Bureau 2016

Statistics (Sarasota County - 2016)	
Total Number of Annual Visitors	2.470 Million
Total Expenditures	\$2.830 Billion
Total Expenditures on Dining and Retail	\$820 Million

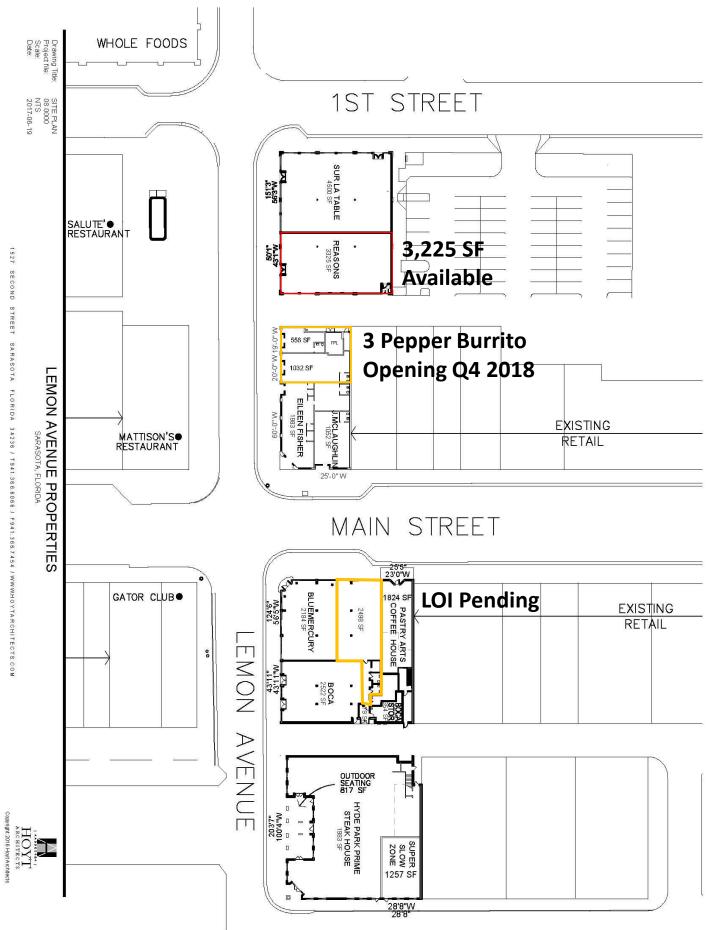
NEW RESIDENTIAL / HOSPITALITY DEVELOPMENTS IN DOWNTOWN CORE:

Hotels	Rental Apartments	Condominium Residences
973 New Rooms	1,728 New Apartments	1,659 New Units
7 new hotels being developed including the Westin, Embassy Suites, Marriott Ovation, and more.	Numerous new apartment complexes going up, most notably CitySide and Elan Rosemary.	Many condominiums and townhome developments, including Kolter's The Mark, The Vue, and The Grande at The Ritz. The price range for all Downtown projects spans from mid \$500s to \$6M+.





SIDEWALK



1527 SECOND STREET SARASOTA FLORIDA 34236 / T941.366.8066 / F941.366.7454 / WWWHOYTARCHITECTS.COM

	an a						
P PARKING GARAGES					15th St		
 Palm Avenue 2 2nd Street - Levels 2 & 3 	729 spaces 300 spaces		Imperial Drive		14th St	Ennl	ana Dag
	405 spaces		TRE	1 15 181		Expec	ore Bea
Parking Surface Spaces & Garages - Refer to Sarasota Area Parking Map			Ø7 Ø12	Contraction of the second second second	13th St		
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1 Sarasota County Visitor Information Center				0 4	12th St		
2 Chamber of Commerce/Business Information							Maslavata
TRANSPORTATION SCAT Bus Terminal		1		PIONEER			Moderate =
SRQ Airport bus # 99 (on US 41) and # 2 (on Cocc	oanut Ave)	1		PARK			
Interstate 75		/		2	11th St		
HOTELS		SARASOTA BAY		5			
Aloft Sarasota Hotel Indigo	<u>50</u>		T -	য			
3 Hotel Ranola			/				
4 Hyatt Regency r 5 Ritz-Carlton	్ ర్		Si anti	10TH ST			
	BUS ROUTE	/	1 Way			1	
1 Lido, Longboat, St. Armands	Bus 4, 18		Weze				
2 Art Center Sarasota			ront Cultural	9th St	kew e	9th St	10
3 Children's Garden4 Historical Society of Sarasota County		Arts	District		Hord		
5 LeBarge Tropical Cruises6 Marie Selby Botanical Gardens			90		5	8th St	
6 Marie Selby Botanical Gardens7 Marietta Museum of Whimsy	Bus 99				May Ln	ohen	
8 Mote Marine Laboratory & Aquarium9 Municipal Auditorium	Bus 18	/	14		Rosem	7th St Ö Nary	
10 Payne Skatepark Sarasota		1	130	2		AVE	0
11 Sarasota Center for Architecture12 Sarasota Classic Car Museum	Bus 99	! !	BLVD OF THE ARTS		BLVD OF THE ARTS	NOW	
13 Sarasota Garden Club	543 33	1	4	A P	AVE		3
 14 Sarasota County History Museum 15 Sarasota Jungle Gardens 	Bus 99	i	1	5th St O	TRAL	5th St	
16 Save Our Seabirds	Bus 18			Š		1	00
17 Selby Public Library18 Smith Stadium - Orioles Spring Training	Bus 12			4th St		4th St	
19 Sarasota Museum of Art (Opening 2017)		i i	/	FRUITVILLE RD			FRUITVILLE RD
20 The John & Mabel Ringling Museum of Art						a ana ana ana ana marana ana an	. 0001 0000 0000 0000 0000 0000 0000 0
			Bayfront	2nd St		2nd St	
 Asolo Repertory Theatre Florida Studio Theatre 	Bus 99				T AV	P b	SCAT BUS
3 Fogartyville Community Media and Arts Center		AANDSVEN	5 0	Ist St		Ist St	TRM. 5
4 Holley Hall, Beatrice Friedman Symphony Cente5 Lazy Fairy, Improv at Home Resource	J.	LARKETARITKE	5	0 2 5	8 PARK	z	Market
6 McCurdy's Comedy Theatre and Humor Institut7 Players Theatre	e 💦	NONGECHE		Deco co	P / 🕵	wntown	O O O MAIN ST
8 Sarasota Opera House		18 BE	0108016	B	We We	est End	0 0
9 Urbanite Theatre10 Westcoast Black Theatre Troupe		CLING CSWY 4 118		GAN	C TANKA	PINE .	B State St
11 Van Wezel Performing Arts Hall		HN RINGLING CSWY 4. 18.			50	S ANAL CA SALE NAME OF SALES	oodheart
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 Burns Court Cinema Hollywood 20 Movie Theater 	1	1	N.	A RAC	Mr.	Hon	Burns [®] Square
	BUS ROUTE	1			*	VE	s
1 Morton's Gourmet Market	Bus 17	GOLDE	N N		KI	RINGLING A.	IN FROM
2 Publix Supermarket3 Publix Supermarket		GATE		BAYFRONT	PARK	1	ALL
4 Trader Joe's	Bus 17			& MARINA	JACK ON		20 m
5 Whole Foods Market			`, (20	AN FRO	- 8
COLLEGES & SCHOOLS East West College of Natural Medicine	BUS ROUTE Bus 99	1	1		A A A	MALO MA	& Selby LD
2 FSU/Asolo Conservatory for Actors	Bus 99			ISLAND PARK	P	OR GULFSTREAM	Oakst
3 FSU/College of Medicine4 New College of Florida	Bus 99	Grea	ten			STATE -	
5 Ringling College of Art & Design	Bus 99					P.	
6 Suncoast Technical College7 UF City Lab Sarasota - CFAS	Bus 6	DOWN SARA	(0)		SARASOTA BAY	41	
8 USF/Sarasota-Manatee9 Sarasota High School	Bus 99						
10 Sarasota Military Academy		SARA					
11 Sarasota School of Arts & Sciences							
							@ 6
 Sarasota County Court Administration Center Sarasota County Administration Center 		P 🃂 🕅					
3 Sarasota County Tax Collector & DMV				u N			
4 Sarasota County Judicial Center5 Sarasota City Hall		Participant and a second s	Half-Marrie				
6 Sarasota Police Department				a analysis areas			
7 United States Post Office		1		S. Carles annual and			
Boat Ramp 🕿 Playground 🔖		12 (1)		and the second sec			
Dog Friendly 🎽 Public Restrooms	+It					~~~/	804
Exercise 🏋 🥂 Skate Park 🏌 Kayaking 🗩 Tennis 🍭							
Restaurants/Cafés		Alton				<u></u>	
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