

1100 Sarasota Center Blvd



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Executive Summary



Executive summary

1100 Sarasota Center Boulevard presents a rare industrial land acquisition opportunity within Sarasota's established business and distribution corridor. The property consists of approximately 2.01 acres (87,409 SQ. FT) located in the Sarasota International Trade Center North, a master-planned industrial park strategically positioned east of Interstate 75 with convenient access via Fruitville Road. The site is identified as Lot 1 of Sarasota International Trade Center North Phase 1 and is designated for industrial use.

The property's location offers excellent regional connectivity, providing direct access to I-75, Sarasota County's primary north-south transportation artery. This central location allows efficient access to Sarasota, Bradenton, Lakewood Ranch, Port Manatee, and the greater Tampa Bay market, making the site well-suited for warehouse, distribution, manufacturing, contractor, flex-space, or business park development.

Situated within one of Sarasota County's most active industrial growth areas, the property benefits from strong surrounding demographics and continued commercial expansion. The five-mile trade area contains more than 71,000 residents with projected population growth exceeding 15% over the next five years, supporting long-term demand for industrial and service-related commercial uses.

Asking: \$2,550,000

Zoning Allowance

1100 Sarasota Center Boulevard is designated for industrial use within Sarasota County and is located in the Sarasota International Trade Center North. The zoning allows for a wide range of industrial and commercial uses, including warehouse and distribution facilities, light manufacturing, flex-space developments, contractor offices, research and development operations, and business park uses.

Its location near Interstate 75 makes the property particularly well-suited for logistics, distribution, and employment-generating developments. The industrial designation provides flexibility for both owner-users and developers seeking to capitalize on Sarasota's growing industrial market.

Industrial & Flex Development

- Small-bay warehouse buildings
- Flex office/warehouse space
- Light manufacturing or assembly facilities
- Distribution and logistics operations

Business & Contractor-Oriented Uses

- Multi-tenant business parks
- Contractor bays (HVAC, plumbing, electrical, landscaping, etc.)
- Equipment storage and service yards
- Building trade suppliers and service companies

Ownership or Storage-Oriented Concepts

- Industrial condominium projects
- Car condominiums / private garage units
- Self-storage facilities
- Vehicle or equipment storage

Other Supporting Uses

- Showroom + warehouse hybrid businesses
- Service commercial operations that require warehouse space
- Specialty storage or operational facilities



Area Overview

THE SARASOTA CENTER BOULEVARD CORRIDOR

Sarasota's Premier Industrial Growth Corridor

78,000+

AADT — Interstate 75
FDOT Avg. Annual Daily Traffic
Near Fruitville Rd Interchange

353,700

North Port—Bradenton—SRQ MSA
Non farm Jobs, July 2025

\$391M

Sarasota—Manatee Industrial
Sales
Trailing 12-Month Volume

~477K

Sarasota County Population
2024 Estimate, U.S. Census

CORRIDOR OVERVIEW

Located within Sarasota International Trade Center North, 1100 Sarasota Center Boulevard sits in one of Sarasota County's most significant industrial and employment centers. Positioned immediately east of Interstate 75 and just south of Fruitville Road, the corridor has emerged as a preferred location for warehouse, distribution, manufacturing, and flex-industrial users seeking regional access throughout Southwest Florida.

INFRASTRUCTURE & ACCESS

The property benefits from direct access to Fruitville Road and Interstate 75 via a full interchange less than one mile away. I-75 serves as Florida's primary north-south transportation corridor, providing efficient connectivity to Tampa, Fort Myers, Naples, Orlando, and the broader Southeast United States.

Unlike many emerging industrial locations, Sarasota International Trade Center is fully entitled and served by established infrastructure, including public utilities, modern roadway networks, and commercial-grade development standards designed to accommodate industrial users and employment-generating businesses.

CORRIDOR TENANT PROFILE

The Sarasota Center Boulevard corridor is home to a diverse mix of warehouse, distribution, manufacturing, contractor, and flex-industrial users. Its proximity to Interstate 75 continues to attract businesses seeking regional connectivity, modern infrastructure, and access to Sarasota-Manatee's growing workforce. The area has emerged as one of Sarasota County's premier employment and industrial centers, supporting sustained demand from a broad range of commercial and industrial occupiers.

SARASOTA INDUSTRIAL MARKET

The Sarasota-Manatee industrial market is the largest in Southwest Florida. The region has added approximately 110,000 residents over five years — a 12.8% increase — anchored by major employers including PGT Innovations, Sun Hydraulics, and ASO.

SARASOTA INDUSTRIAL MARKET

As one of the remaining undeveloped industrial parcels within Sarasota International Trade Center North, 1100 Sarasota Center Boulevard offers a rare opportunity to secure industrial-zoned land in a supply-constrained market. With approximately 2.01 acres and immediate proximity to I-75, the property is ideally suited for warehouse, flex-industrial, manufacturing, distribution, or build-to-suit development. As Sarasota County continues to attract new employers and investment, opportunities to acquire shovel-ready industrial land in established business parks have become increasingly limited, positioning this site as a compelling long-term development and investment opportunity.

"We have unfortunately had to turn away new companies because we just don't have the type of site they need at this time. We know there is an immediate opportunity for these new jobs, but until we have the sites for it, there's just nowhere for that to happen."

— Erin Silk, VP Business Development, EDC of Sarasota County

Waterside,
Lakewood Ranch



SARASOTA OVERVIEW

Sarasota: A Thriving Hub of Development

Sarasota is experiencing significant growth, with construction cranes now a common sight. The city has been named a top home market by Insurify, with 218.37 new residential units under construction per 100,000 residents. Recent updates reveal eight new downtown projects adding 573 residential units and 3,692 square feet of financial space. Additionally, 14 projects in key areas like Fruitville Road and U.S. 301 are adding 1,457 residential units, 104 assisted living units, 37 independent living units, 20 memory care units, 156 transient lodging units, and substantial commercial and office spaces.



DIVERSIFYING ECONOMY

Infotech, life sciences, professional services and clean technology are some of the growing sectors propelling the economy.



MANUFACTURING

The Sarasota metro is home to many manufacturing companies including PGT Innovations, Sun Hydraulics Corp., Helios Technologies and Tervis.



TOURISM INDUSTRY

A warm year-round climate, miles of beaches and an abundance of activities and attractions draw millions of tourists to the region during a typical year.

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.

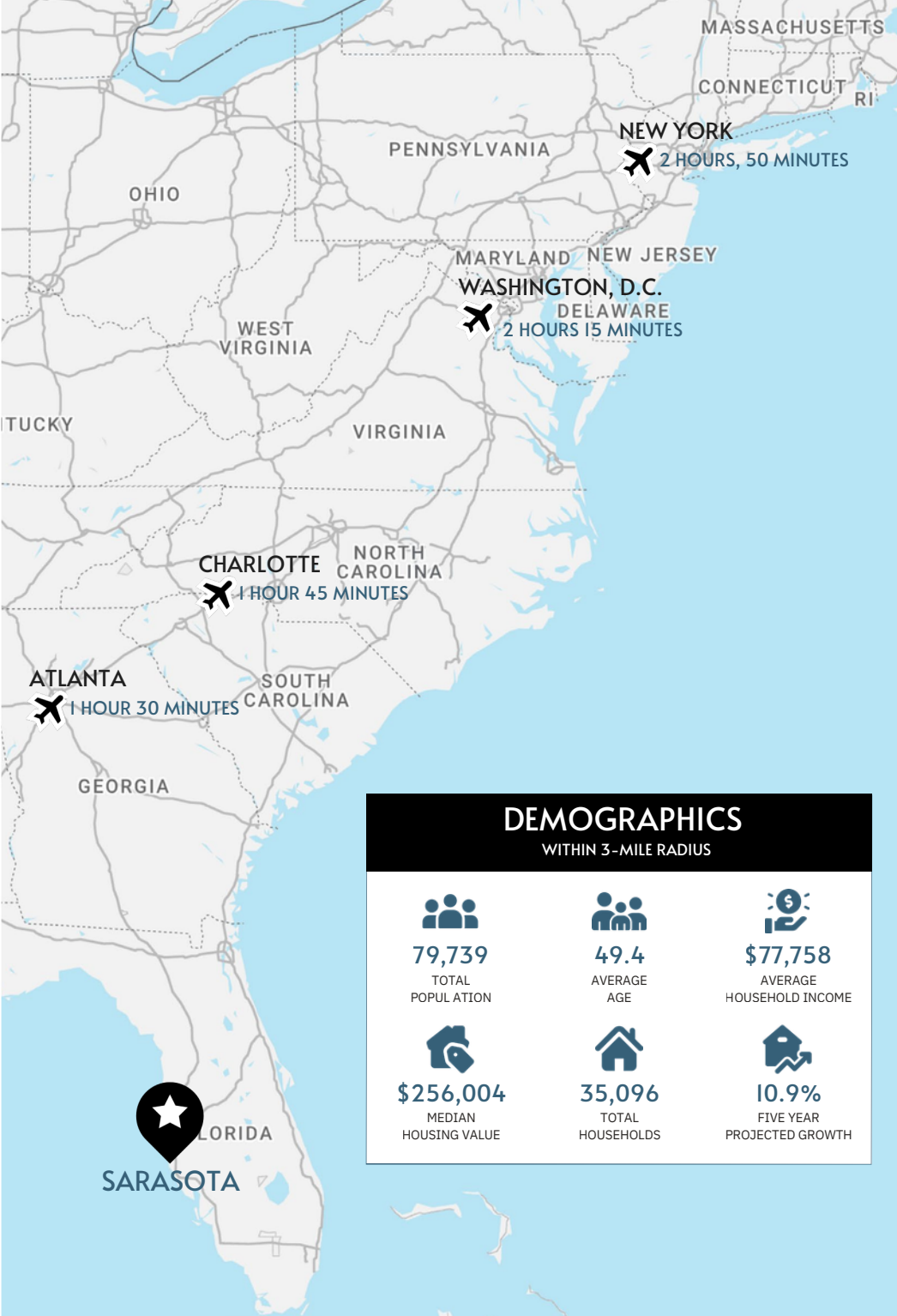
ACCESSIBILITY AND CONNECTIVITY

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



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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.



Experienced Real Estate Professional

Troy, a proud second-generation native of Sarasota, Florida, has deep roots in the community. He joined the family business, Harry E. Robbins Associates Inc., as a sales associate in 2006 at just 19 years old, quickly rising to earn his Brokerage License in 2016. With a focus on Commercial Real Estate, Troy provides expert guidance to Buyers, Sellers, Landlords, and Tenants navigating transactions. He also works closely with investors looking to buy or sell cash-flow properties, helping them generate reliable net income. His commitment to his clients and community is a driving force behind his success.

Troy graduated from Riverview High School, where he was a standout on the Varsity Basketball team, earning three varsity letters. He was also president of the Fellowship of Christian Athletes for two years and was recognized with the Student-Athlete award for four consecutive years. After high school, Troy attended State College of Florida, where he completed his studies and successfully passed the Florida Real Estate Exam. He later returned to serve as an assistant coach for the boys' varsity basketball team at Riverview High School, where he continues to give back to the community that shaped him.

Beyond his professional and coaching roles, Troy is an active community member, contributing to a range of organizations. He has been involved with Sertoma, the Distinguished Alumni Foundation at Riverview High School, and City Commit, a non-profit helping men become better husbands, fathers, and leaders. For over two decades, he has been a dedicated participant in Mission of Hope, an initiative that supports Haiti and other Caribbean nations by providing food, education, and essential resources to those in need.

A portrait of Troy Robbins, a man with dark hair, smiling, wearing a dark blue blazer over a light-colored button-down shirt. He is standing against a blue background.

Troy Robbins

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