

Turnkey Med Spa

Retail
Property
For Lease

1188 N Tamiami Trl # C3, Sarasota, FL 34236



Property Description

Step into tranquility in this San Marco retail condominium offering a rare opportunity to lease a turnkey commercial space in one of Sarasota's most desirable locations with prime frontage on N Tamiami Trail (US 41). The suite features a luxury med spa buildout complete with a welcoming reception area, multiple treatment rooms with abundant natural light, private consultation space or office, private restroom, and premium finishes throughout. Ideal for medical, wellness, beauty, or boutique professional users seeking an upscale environment with outstanding visibility and accessibility.

Located within the highly recognizable San Marco mixed-use development, tenants benefit from convenient customer parking, exceptional demographics, and easy access to Sarasota's thriving downtown business district.

OFFERING SUMMARY

Lease Rate:	\$35 SF/yr (NNN)
CAM:	\$7.23 SF/yr
Available SF:	946 SF
Lot Size:	41,368 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,361	26,682	61,131
Total Population	10,991	59,750	135,114
Average HH Income	\$117,827	\$117,789	\$121,189



Loyd Robbins

Principal Broker
(941)-356-9659
loyd@rerobbins.com



3580 S. Tuttle Ave
Sarasota FL 34239
www.rerobbins.com

Elegant Upscale Finishes

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Unbeatable US-41 Frontage Minutes from Downtown

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Floor Plan

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Prestigious Downtown Location

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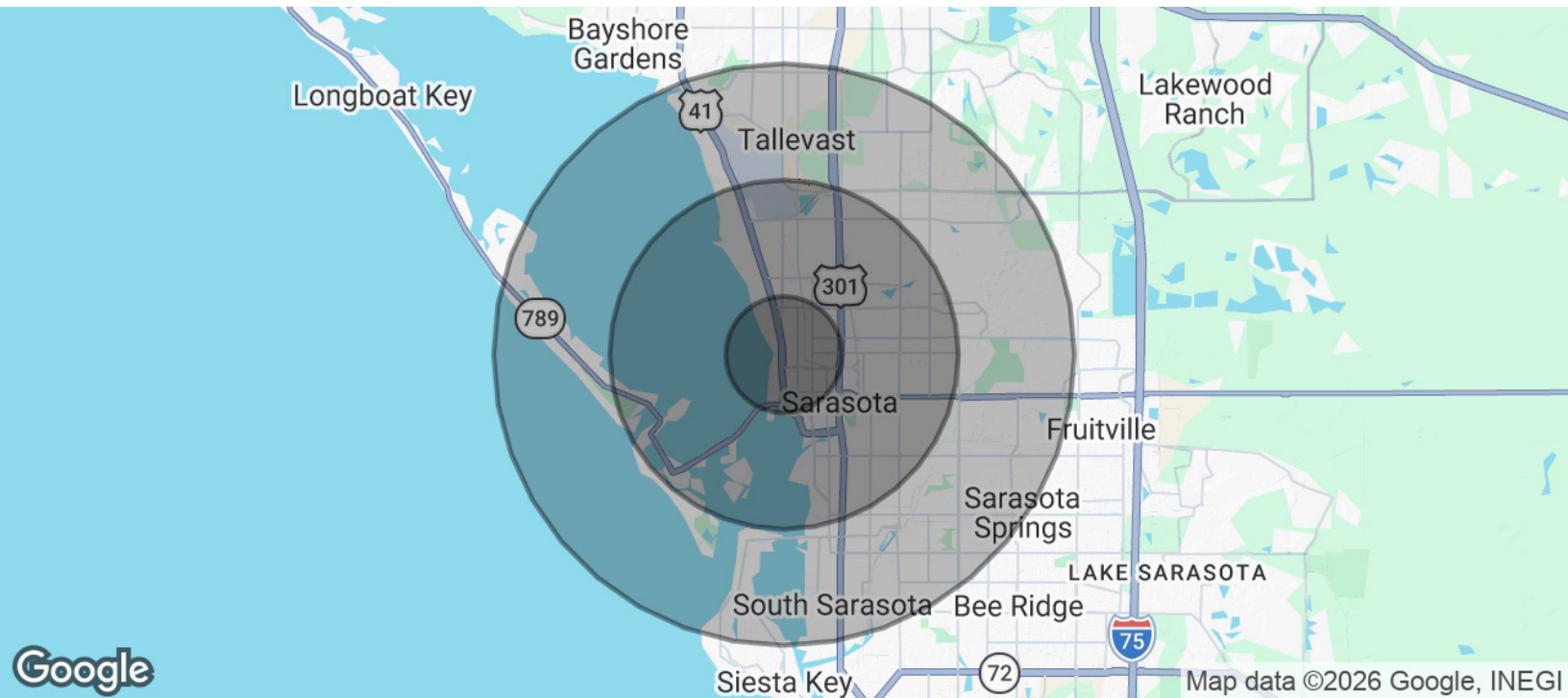


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Luxury Residential Base

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,991	59,750	135,114
Average Age	49.8	47.8	50.3
Average Age (Male)	49.5	45.4	48.2
Average Age (Female)	50.3	49.5	51.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,361	26,682	61,131
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$117,827	\$117,789	\$121,189
Average House Value	\$818,999	\$653,661	\$596,690

2023 American Community Survey (ACS)



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