

For Sale

CENTRAL & ROSEMARY

622 Central Ave, Sarasota, FL 34236-4017



OFFERING SUMMARY

Sale Price:	TBD
Building Size:	7,200 SF
Lot Size:	7,952 SF
Year Built:	1920
Zoning:	DTE
Market:	Downtown
Submarket:	Rosemary District

PROPERTY OVERVIEW

622 Central Avenue is one of the most distinctive commercial properties in downtown Sarasota — a 7,298 SF multi-structure retail campus comprising three connected buildings: a historic 1920 original, a two-story expansion, and a brand-new addition, plus an enclosed outdoor area suitable for additional sales or alfresco use. Currently operating as a high-end furniture showroom, the property has been newly and extensively built out to a premium standards across all three sections — move-in ready for the right operator with no capital expenditure required.

Located in the heart of the Rosemary District on Central Avenue in the DTE (Downtown Edge) zone, the property offers genuine programming flexibility across multiple floors, sections, and an enclosed outdoor area that few comparable urban retail properties can match. The combination of authentic 1920 character, modern finishes, vertical depth, and a nationally recognized luxury consumer address makes this a one-of-a-kind opportunity in a market where comparable supply simply does not exist.

The property is offered exclusively on a select basis. No price guidance is provided — qualified offers invited.

KEN HOSKINSON, JR.

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JOE C. HEMBREE, CCIM

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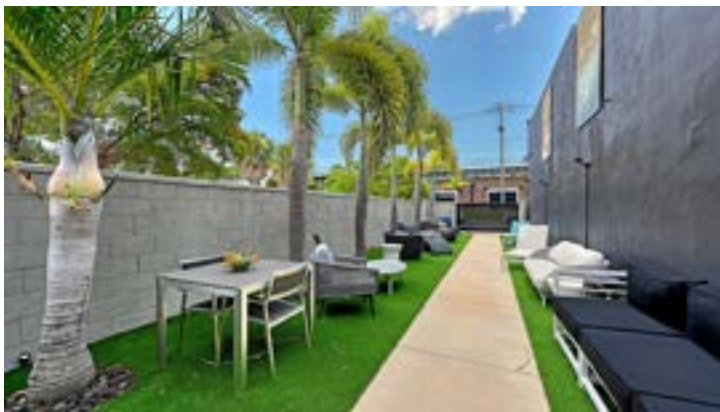
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PROPERTY HIGHLIGHTS

- 7,298 SF total across three distinct structures — original 1920 building, two-story expansion, and brand-new addition, all connected and fully built out
- Multi-level programming flexibility — ground floor street presence, upper-level showroom or private client space, new addition for additional use or separation of functions
- Historic 1920 character combined with modern construction quality — a combination new construction cannot replicate
- DTE (Downtown Edge) zoning — supports retail, restaurant, gallery, wellness, office, and residential redevelopment uses
- Residential redevelopment optionality — DTE zone with bonus density provisions; comparable DTE/DTC land transactions in downtown Sarasota ranging \$3M-\$9M per acre
- Rosemary District address — Sarasota's most walkable and fastest-appreciating urban neighborhood, with 14 residential projects and ~1,026 units in the pipeline within the district

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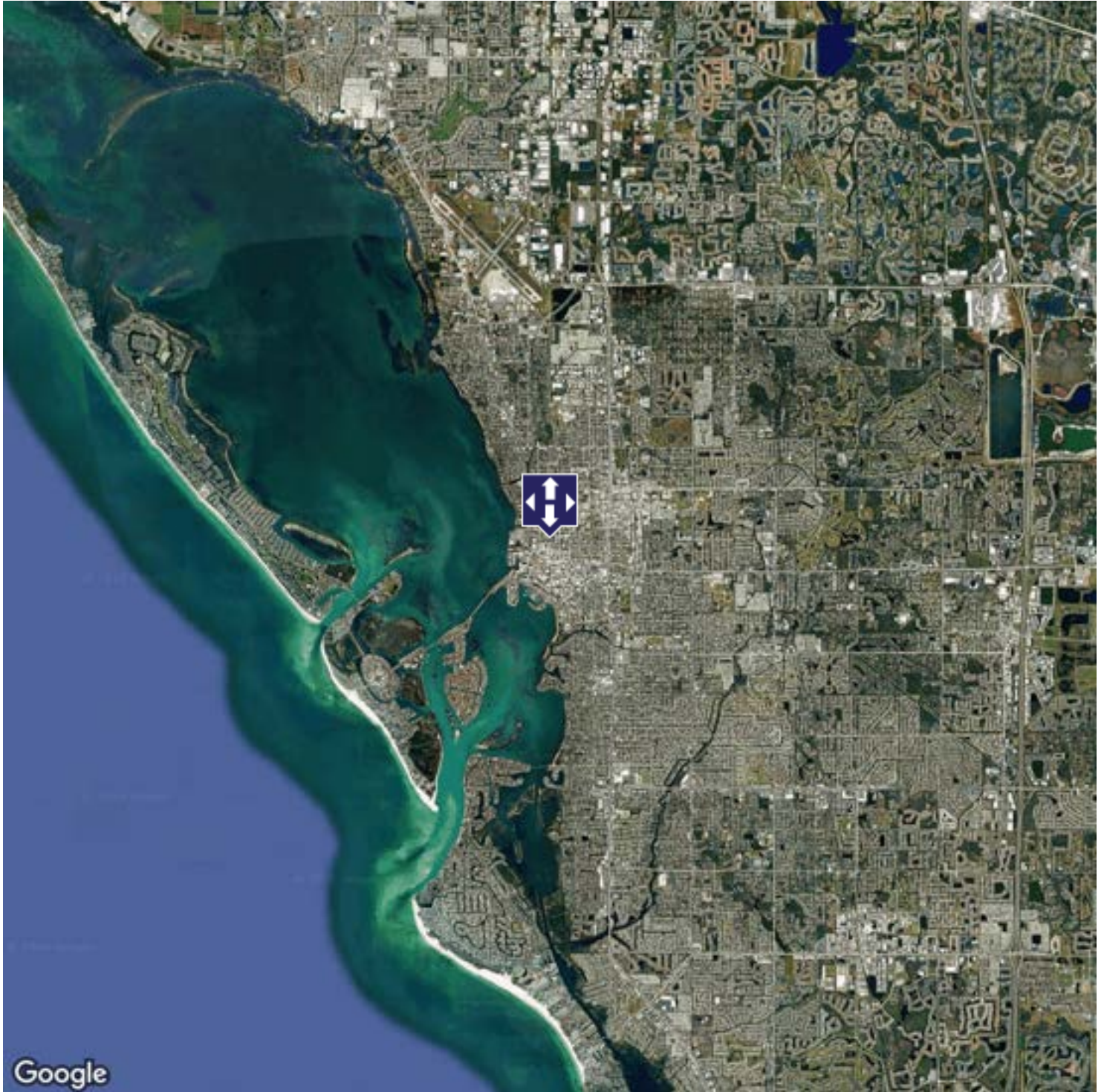
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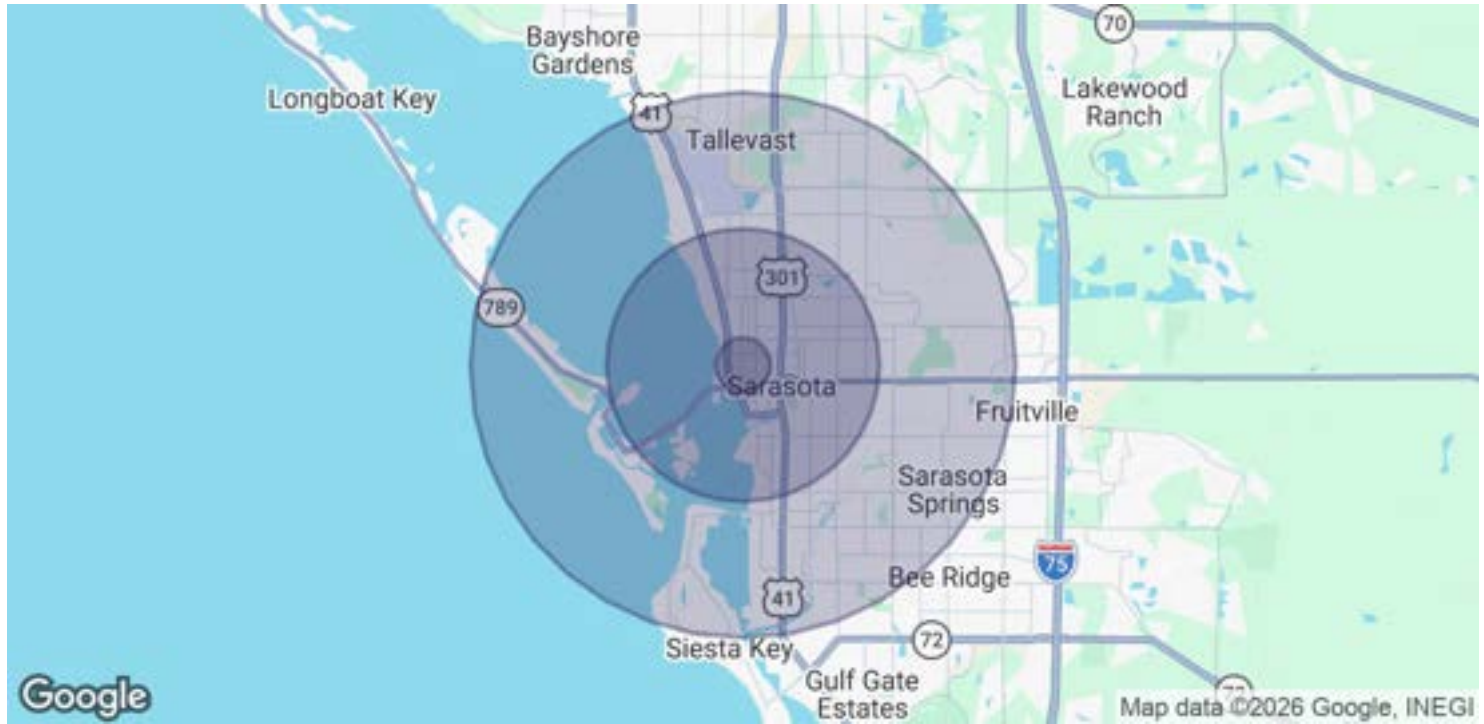
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POPULATION	0.5 MILES	2.5 MILES	5 MILES
Total Population	4,676	47,913	142,355
Average Age	58.8	47.7	50.4
Average Age (Male)	55.4	45.0	48.2
Average Age (Female)	59.9	49.7	51.7

HOUSEHOLDS & INCOME	0.5 MILES	2.5 MILES	5 MILES
Total Households	2,698	21,486	64,639
# of Persons per HH	1.7	2.2	2.2
Average HH Income	\$138,937	\$118,641	\$120,796
Average House Value	\$1,103,677	\$667,630	\$592,782

2023 American Community Survey (ACS)

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KEN HOSKINSON, JR.

Senior Associate

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FL #SL 648297

PROFESSIONAL BACKGROUND

Kenneth E. Hoskinson, Jr., Commercial Associate, is a native of Sarasota and has been involved in all facets of the community and has extensive knowledge of properties and investors throughout southwest Florida. Mr. Hoskinson is a member of the Sarasota Association of Realtors, Commercial Investment Division, as well as the Young Professionals Group. Ken received his Bachelor of Science degree in Finance from University of Central Florida, specializing in Real Estate.

Born and raised in Sarasota, Ken is a seasoned commercial real estate professional who, upon graduating with a degree in Finance from University of Central Florida, embarked on a distinguished career that has spanned 26 years and counting. After a brief tenure at a national real estate firm, Ken found his professional home at Hembree & Associates, where he has remained a dedicated and integral team member since 1998.

His commitment to excellence is evident in his work with a diverse clientele, a testament to his continuous growth in professional acumen and expertise with each interaction. Clients appreciate Ken's collegial personality and his innovative approach to finding creative solutions. Throughout his career, Ken has been an active member of both the Realtor Association of Sarasota and Manatee (RASM) and the Commercial Real Estate Association (CREA). His dedication to the industry is evidenced by his combined 14 years of service as a board member of RASM and CREA. In various leadership capacities, Ken has played a pivotal role, with his favorite being serving as the Chair for the annual CREA golf tournament. In honor of his dedication to the industry and community, Ken was awarded the Commercial Realtor of the Year Award in 2009 and 2023.

Upon joining Hembree & Associates, Ken recognized the value of having a strong and caring mentor in Joe R. Hembree. Embracing the principle of paying it forward, Ken takes pleasure in assisting newcomers to the industry, ensuring they too can forge a rewarding career. "I enjoy being around and working with positive people, so working at Hembree & Associates has always been a pleasure. I draw inspiration from the organization's ability to continually meet the demands of the fast-rising real estate industry in the region."

Outside of his professional pursuits, Ken shares a fulfilling life with his wife, Kristi, in Sarasota, where they reside with their two dogs. Ken was able to capture Kristi, in 2015, after chasing her down for 65 miles on a charity bike ride. Together, they share a passion for helping

Hembree & Associates
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Broker

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PROFESSIONAL BACKGROUND

2008- Present Hembree & Associates Inc., President/Broker

-Florida Real Estate Brokers License

-Personally represented over \$400,000,000.00 in Sales/Lease Gross Value Commercial Transactions with more than \$150,000,000 past 48 months

Military Experience

2025-Present NAVEUR FIRES N32 Fires Officer

2023-2025 NR NATO AUX ATL Training Officer

2019- 2022/Executive Officer NR Carrier Strike Group 4 FST DET MIAMI

2019 Promoted to Commander (O-5)

2016-2017

Future Operations Planner CJTF Horn of Africa (mobilized 14months)

2014- 2019 Admin Officer for NR SOCOM HQ DET 108

2011- 2014

Training Officer and Admin Officer for Commander FIFTH FLEET Maritime Operations Center

2008-2011

Operations Officer and Training Officer for COMMSCCENT 101 Reserve Unit

Over 150 Days in theater in support of Joint Operations Exercises

2007-2008

Bahrain Country Engagement Officer on COMUSNAVCENT Staff

2006-2007

USS NASSAU LHA-4, Fire Control, Command Duty Officer, Tactical Action Officer

2003-2006

USS TAYLOR FFG-50 First Lieutenant responsible for up to 37 of the ship's most junior personnel

Training Officer, Officer of the Deck underway and Command Duty Officer

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