

EXCELLENT DOWNTOWN RETAIL OPPORTUNITY

1451 2nd Street, Sarasota, FL 34236



PROPERTY OVERVIEW

Ian Black Real Estate is proud to present a leasing opportunity within The DeSota, a luxury apartment complex ideally situated in the vibrant heart of Downtown Sarasota. This retail space, previously occupied by a physical therapy practice, is thoughtfully built out with existing infrastructure that may benefit a variety of wellness users, while still offering flexibility for other retail or service concepts. Positioned in a desirable location, the space is directly across from Whole Foods and surrounded by a strong mix of established, high-traffic neighboring tenants, including 99 Bottles, SoFresh, Salons by JC, and Kahwa Coffee.

PROPERTY SUMMARY

Lease Rate:	\$45 SF/yr (NNN)
Available SF:	1,257 SF
Year Built:	2017
Building Size:	306,770 SF
Zoning:	DTC



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Information deemed reliable but not guaranteed. Prices subject to change without notice.

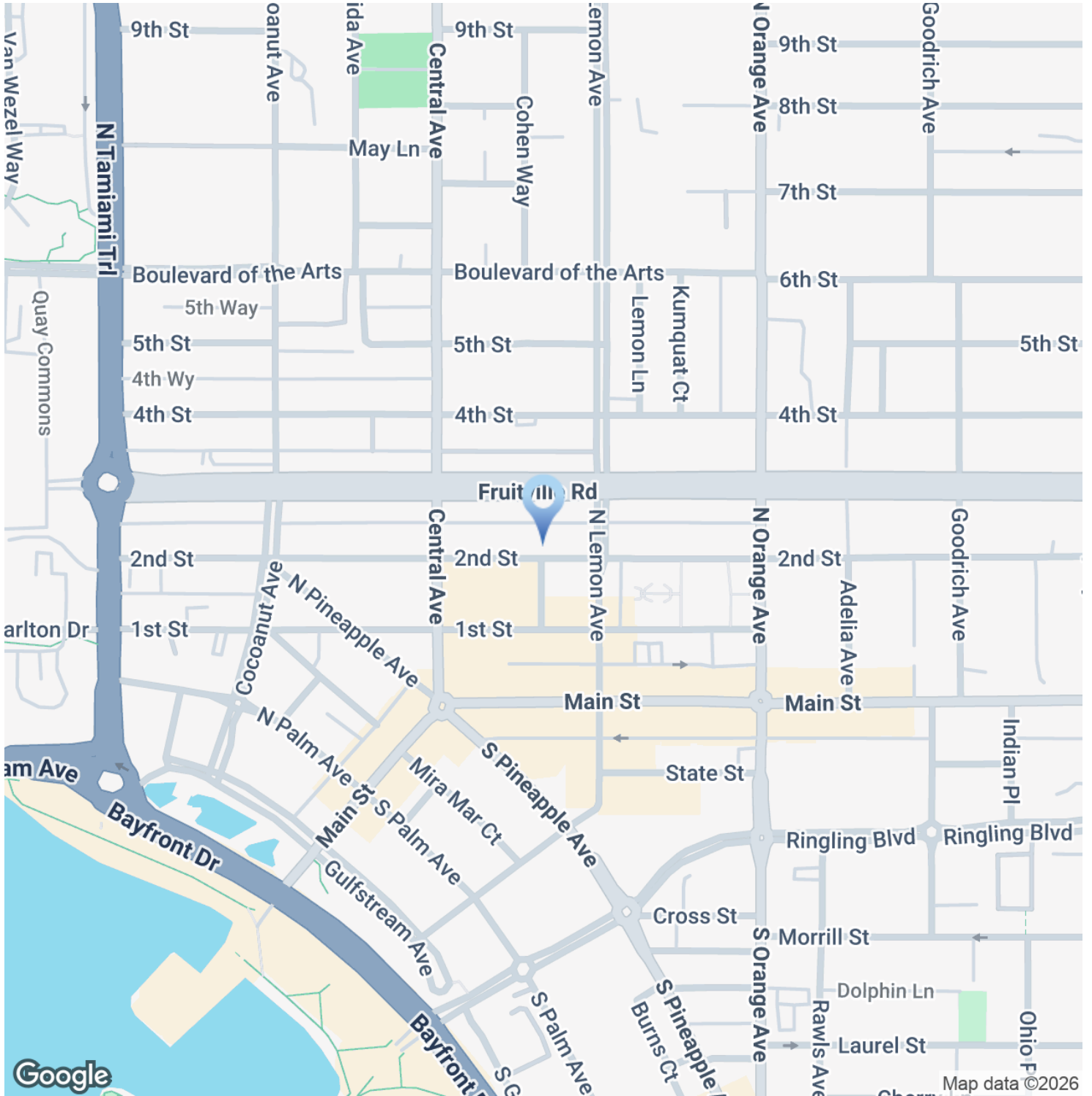
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LOCATION MAP

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AERIAL MAP

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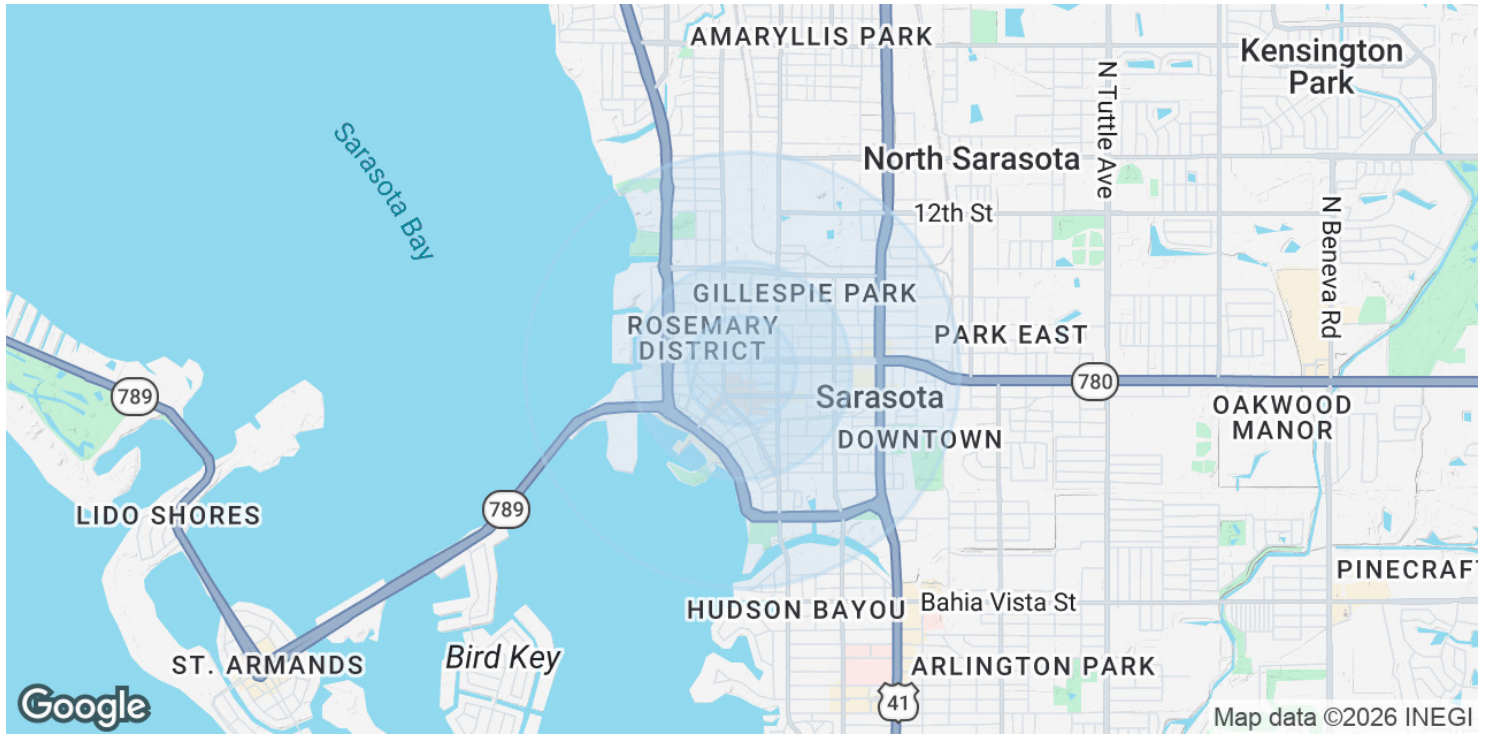
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DEMOGRAPHICS MAP & REPORT

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,747	5,020	11,886
Average Age	59.1	59.7	56.3
Average Age (Male)	53.4	56.2	53.3
Average Age (Female)	60.9	60.6	58.9
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,019	2,934	6,379
# of Persons per HH	1.7	1.7	1.9
Average HH Income	\$145,953	\$153,950	\$147,202
Average House Value	\$954,007	\$1,241,114	\$1,042,401

2023 American Community Survey (ACS)



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