



1551 2ND ST SALE

1551 2ND ST, SARASOTA, FL 34236

LEE DELIETO JR.

BROKER ASSOCIATE
941.323.0060
LEEDIETIETOJR@MSCCOMMERCIAL.COM

MSC | COMMERCIAL
REAL ESTATE

Michael Saunders & Company
LICENSED REAL ESTATE BROKER

PROPERTY SUMMARY



VIDEO

OFFERING SUMMARY

Sale Price:	\$3,950,000
Building Size:	5,190 SF

PROPERTY HIGHLIGHTS

- 3-story office building, 6,470 sq ft gross / 5,190 sq ft living area
- Built 1969
- Fully renovated 2024: new roof, all-new HVAC, complete electrical rewire, epoxy-finished slab, new sand-finish stucco interior walls/ceilings
- Code-compliant fire alarm system (annunciators, strobes, EPS monitoring) and powder-coated metal stairway railings
- Energy-efficient LED lighting throughout (occupancy-sensor common areas, stairwells, exterior)
- Updated restrooms, new acoustic ceiling systems, and new door hardware
- 17 on-site parking spaces, 10,500 sq ft lot
- Zoned DTC
- Located in Downtown Sarasota area
- Surface parking in rear
- Available for lease or sale

PROPERTY DESCRIPTION

1551 2nd St is offered at \$3,950,000, a fully renovated three-story office building right in the heart of Sarasota's Downtown Core. Since 2023, the building has been rebuilt from the ground up - new roof, all-new HVAC and electrical systems, epoxy-finished floors, fresh stucco walls and ceilings, a code-compliant fire alarm system, energy-efficient LED lighting throughout, and updated restrooms, ceilings, and hardware. The location puts tenants and owners within walking distance of Main Street's shops and restaurants, the Sarasota Opera House, Marie Selby Gardens, and the bayfront, in a district that continues to draw new investment and foot traffic making it a prime office location. The building's layout works well as a single company's headquarters, giving one business a full three floors of move-in-ready space in a prime downtown address, or it can serve an owner-user who occupies one floor and leases the remaining two as a source of income - flexibility that makes the property a strong fit for a range of buyers. The building is also available for lease at \$32/SF NNN with an estimated \$9.45/SF in Operating Expenses.

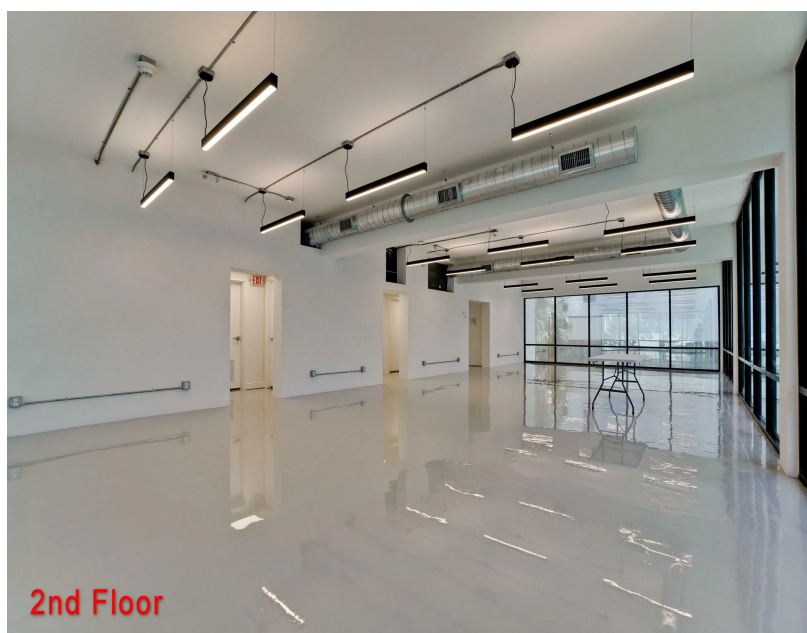
LOCATION DESCRIPTION

1551 2nd St sits in Sarasota's Downtown Core (DTC) zoning district, one block off Main Street in the heart of downtown. The area blends historic character with active redevelopment - it's a walkable setting where people can frequent nearby restaurants and boutiques. The immediate 2nd Street corridor has seen significant investment, including new luxury residential and mixed-use projects nearby, reinforcing downtown Sarasota's continued growth as a walkable, amenity-rich business district. Around the corner from Whole Foods and down the road from Sprouts, along with a wide variety of other restaurants and retail accommodations, this is a great location for an office headquarter.

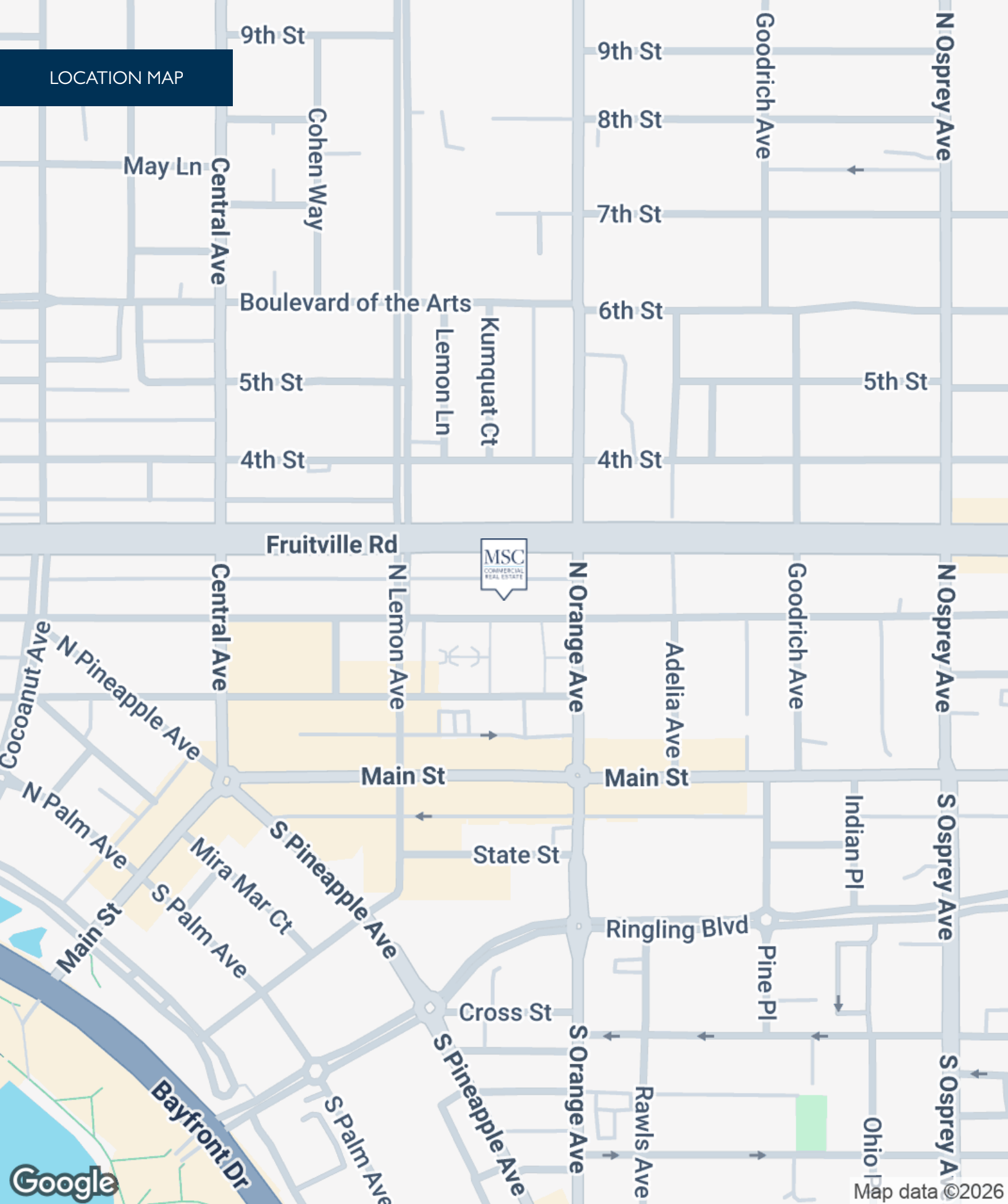
ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



LOCATION MAP



AERIAL MAP



© 2026 Google

© 2026

Google

Imagery ©2026 Airbus, Maxar Technologies, Vexcel Imaging US, Inc.

Michael Saunders & Company
LICENSED REAL ESTATE BROKER

6 | 1605 Main Street, Suite 500, Sarasota, FL 34236 • 941.957.3730 • www.MSCcommercial.com

MSC | COMMERCIAL
REAL ESTATE



RETAILER MAP



Publix



Arts & Central



Hanami



Gulfside



Whole Foods Market



Kahwa



Fushipoke



Starbucks



Mattison's City Grille



MSC



C'est La Vie!



Sprouts Farmers Market



Duval's



Patsy's



Cask & Ale



1592



Boca



FVIE'S



BESO

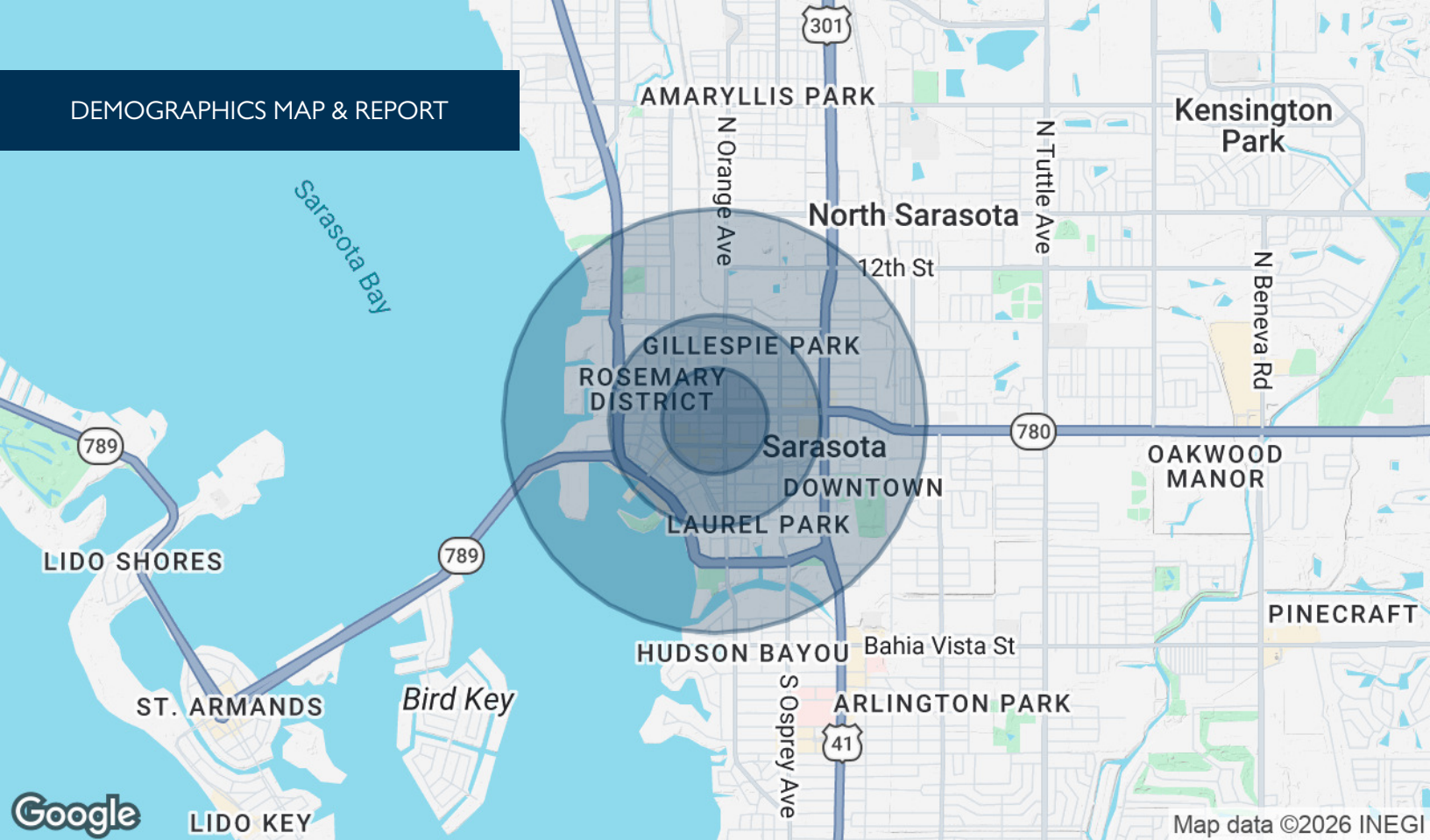


Pastry Art Cafe



Marina Jack

DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,534	5,058	12,613
Average Age	55.3	56.9	55.3
Average Age (Male)	50.4	53.2	52.3
Average Age (Female)	56.9	58.2	58.0
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	875	2,872	6,680
# of Persons per HH	1.8	1.8	1.9
Average HH Income	\$137,077	\$149,204	\$143,952
Average House Value	\$662,260	\$1,123,182	\$997,221

2023 American Community Survey (ACS)



LEE DELIETO JR.

Broker Associate

leedelietojr@msccommercial.com

Direct: 941.323.0060 | Cell: 941.323.0060

FL #BK702292

PROFESSIONAL BACKGROUND

A real estate sales and commercial specialist for 20+ years, Lee DeLieto Jr. offers a uniquely informed perspective on the Sarasota market, helping clients to make the right decisions about their investment strategies.

In 2005, Lee joined his father, a seasoned Michael Saunders associated, to form the Company's top producing Commercial team. To date, this exceptional duo has closed on millions of dollars of commercial property, working diligently to achieve the objectives of clients and investors. Lee's Commercial real estate services include commercial investment property, site and land acquisition, office space and retail leasing, 1031 exchanges, and asset disposition.

The DeLieto Team has the proven ability to make every investment, lease, and acquisition/sale a profitable experience.

Committed to the community they serve, both Lee Jr. and Sr. are actively involved in local organizations, both civic and charitable.

Lee Jr. has formerly sat on various boards, including the Greater Sarasota Chamber of Commerce, RASM Commercial Investment Division and Public Policy, Sarasota School of Arts and Sciences, and Plymouth Harbor Board of Trustees as Secretary.

Lee is a graduate of the University of Florida and has lived in Sarasota since 2005.

MSC Commercial

1605 Main Street , Suite 500

Sarasota, FL 34236

941.957.3730



COMMERCIAL OFFERING MEMORANDUM/BROCHURES DISCLOSURE

MS&C Commercial, a Division of Michael Saunders & Company

MS&C Commercial as the Property Owner's representative has been authorized to provide select persons/entities with materials to assess any interest in pursuing further discussions with the Property Owner. Only a fully signed contract will bind the Owner and you. Acceptance of the materials serves as your confirmation of the following conditions: the information cannot be duplicated or provided to a third party; no materials, records, or representations offered, to include but not limited to financial, environmental, zoning, use or income, are warranted or guaranteed to be accurate, current or complete. Prior to executing any purchase contract you assume all responsibility to independently verify any representation relied upon, whether verbal or written, and you agree to hold Owner and MSC harmless from any error or inaccuracy.

MSC

COMMERCIAL
REAL ESTATE



MSC COMMERCIAL

For More Information:

LEE DELIETO JR.

Broker Associate

941.323.0060

leedelietojr@msccommercial.com

FL #BK702292

WILL MARTIN

Commercial Advisor

941.302.9990

willmartin@msccommercial.com

SPENCER BRANNEN

Commercial Advisor

941.822.7473

spencerbrannen@msccommercial.com