



2214 N WASHINGTON BLVD

SARASOTA, FL 34234

LEE DELIETO JR.

BROKER ASSOCIATE

941.323.0060

LEEDIETOJR@MSCCOMMERCIAL.COM

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Michael Saunders & Company
LICENSED REAL ESTATE BROKER



OFFERING SUMMARY

Lease Rate:	\$18 SF/yr (NNN)
Available SF:	10,555 SF
Lot Size:	32,350 SF

PROPERTY HIGHLIGHTS

- 10,555 SF freestanding commercial showroom/warehouse space available for lease
- \$18.00/SF NNN
- \$2.77/SF in NNN Expenses
- Additional small office located within the warehouse area
- Flexible configuration for showroom, retail, contractor, service, distribution, storage, and trade-oriented users
- High-visibility location on N Washington Blvd/U.S. 301 with large signage

PROPERTY DESCRIPTION

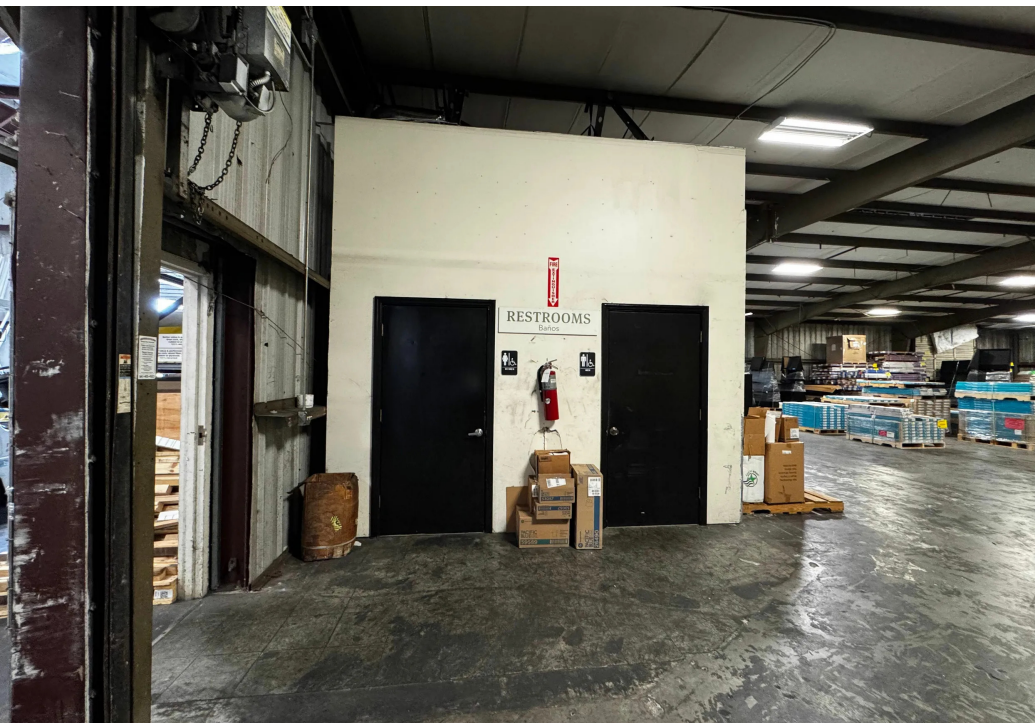
10,555 SF commercial showroom/warehouse space available for lease. Features approximately 1,151 SF of air-conditioned office and showroom space, plus 9,404 SF of non-air-conditioned warehouse area with an additional small warehouse office. Ideal for retail showroom, contractor, service, distribution, storage, or trade-oriented uses. The functional layout allows tenants to combine front-end customer interaction and administrative operations with substantial back-of-house warehouse or storage capacity.

LOCATION DESCRIPTION

High-visibility commercial location on N Washington Blvd/U.S. 301, one of Sarasota's primary north-south business corridors. Centrally positioned between Downtown Sarasota and the University Parkway market, with convenient access to U.S. 41, I-75, Sarasota-Bradenton International Airport, and the broader Sarasota-Manatee trade area. Surrounded by established retail, showroom, service, and trade-oriented businesses.



ADDITIONAL PHOTOS



LOCATION MAP

Google

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RETAILER MAP

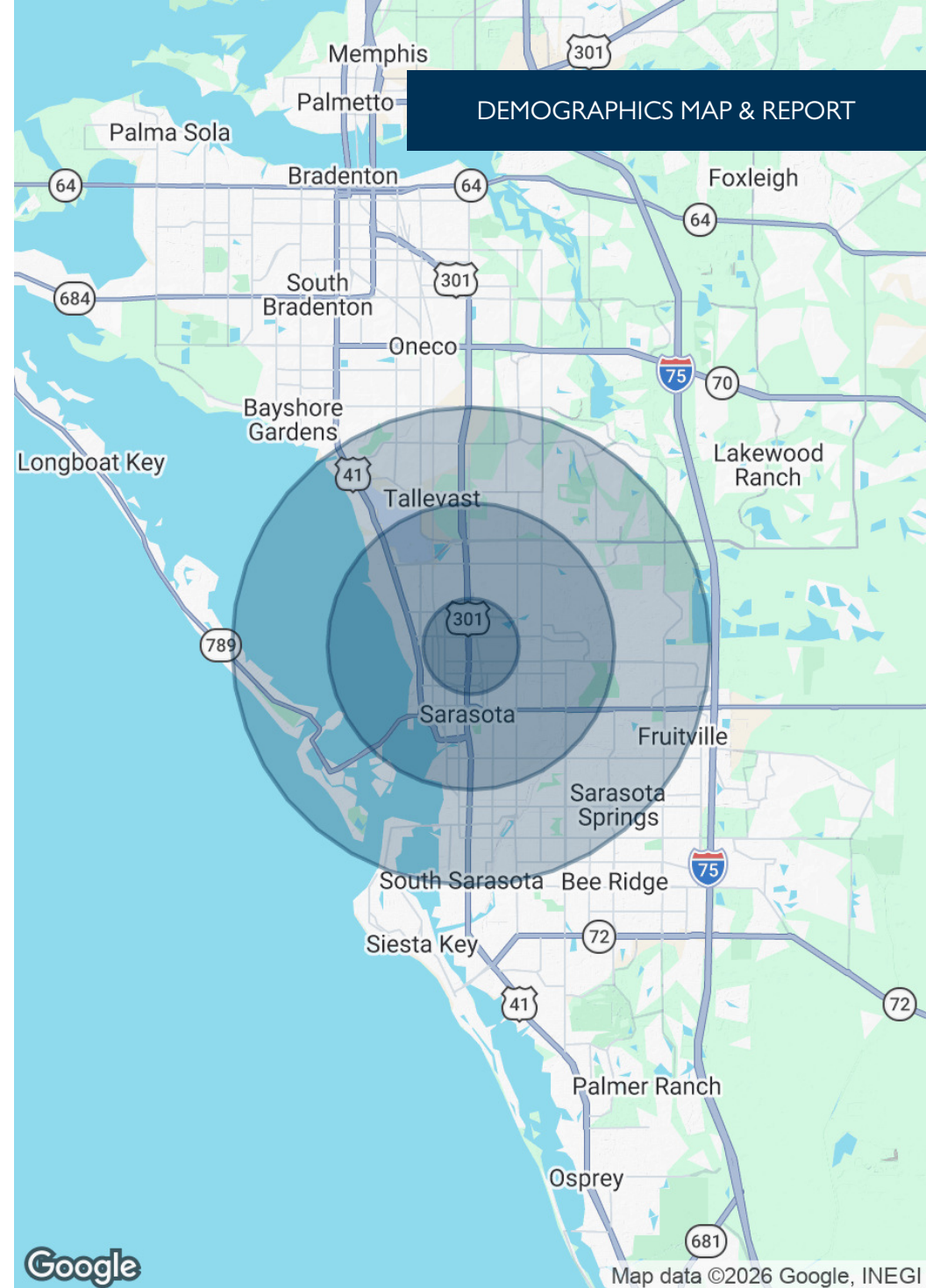
POPULATION

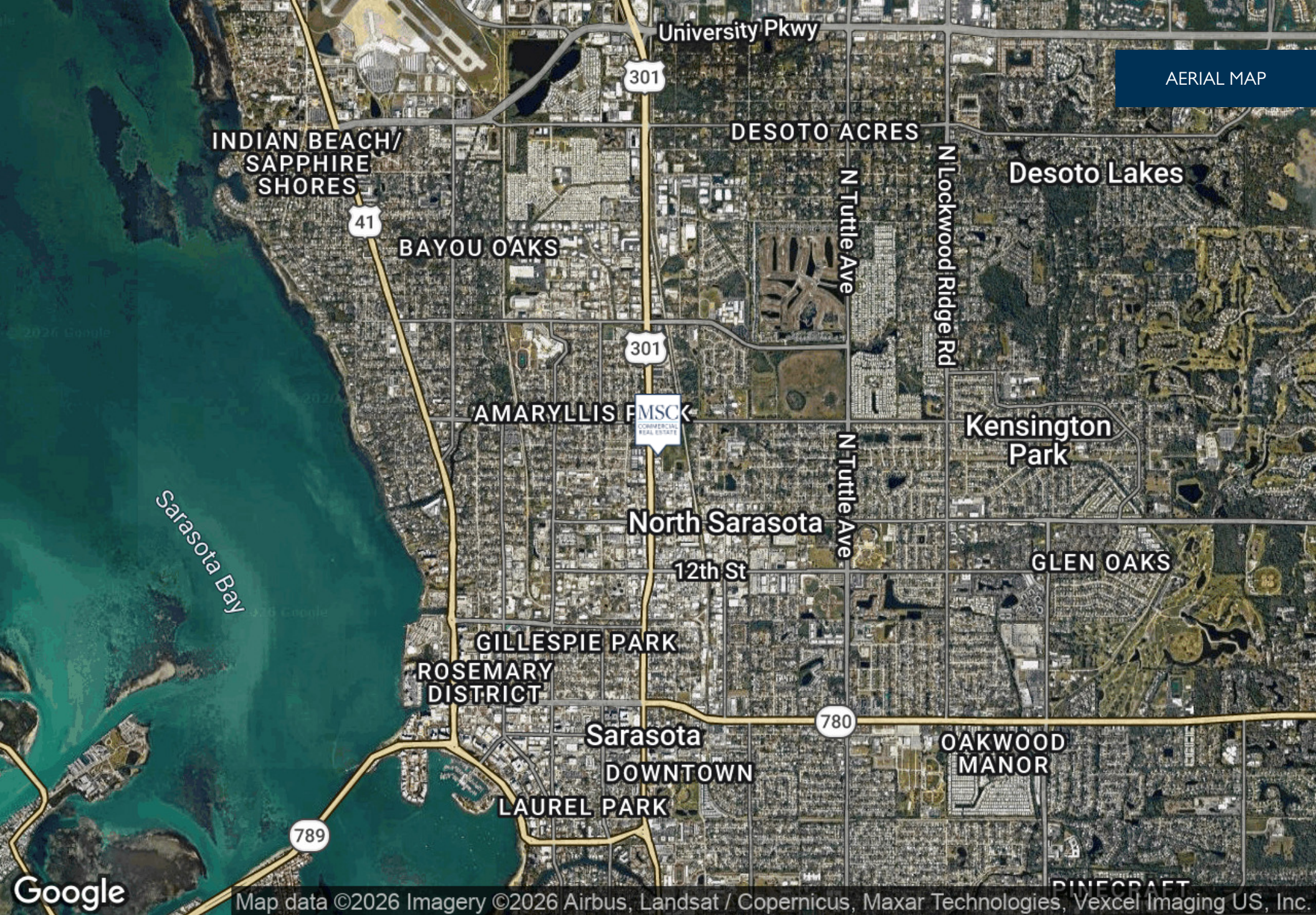
	1 MILE	3 MILES	5 MILES
Total Population	12,106	71,282	155,417
Average Age	36.0	47.2	50.3
Average Age (Male)	33.5	44.6	48.2
Average Age (Female)	38.2	48.7	51.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,305	31,388	70,101
# of Persons per HH	2.8	2.3	2.2
Average HH Income	\$65,975	\$100,902	\$116,236
Average House Value	\$223,257	\$465,123	\$546,635

2023 American Community Survey (ACS)





AERIAL MAP

Sarasota Bay

University Pkwy

301

DESOTO ACRES

INDIAN BEACH/
SAPPHIRE
SHORES

41

BAYOU OAKS

N Tuttle Ave

N Lockwood Ridge Rd

Desoto Lakes

301

AMARYLLIS



N Tuttle Ave

Kensington
Park

North Sarasota

12th St

GLEN OAKS

GILLESPIE PARK
ROSEMARY
DISTRICT

780

Sarasota
DOWNTOWN

OAKWOOD
MANOR

LAUREL PARK

789

PINECRAFT

Map data ©2026 Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies, Vexcel Imaging US, Inc.

Google

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**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

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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.