

**331 John Ringling Blvd**

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Sarasota, FL 34236

**FOR SALE**

**PRESENTED BY:**

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FL #303911

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**EVERYTHING BUT water**

## DISCLAIMER

The material contained in this Proposal is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

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Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Proposal may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Proposal, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



EVERYTHING BUT water

SECTION 1

Property  
Information

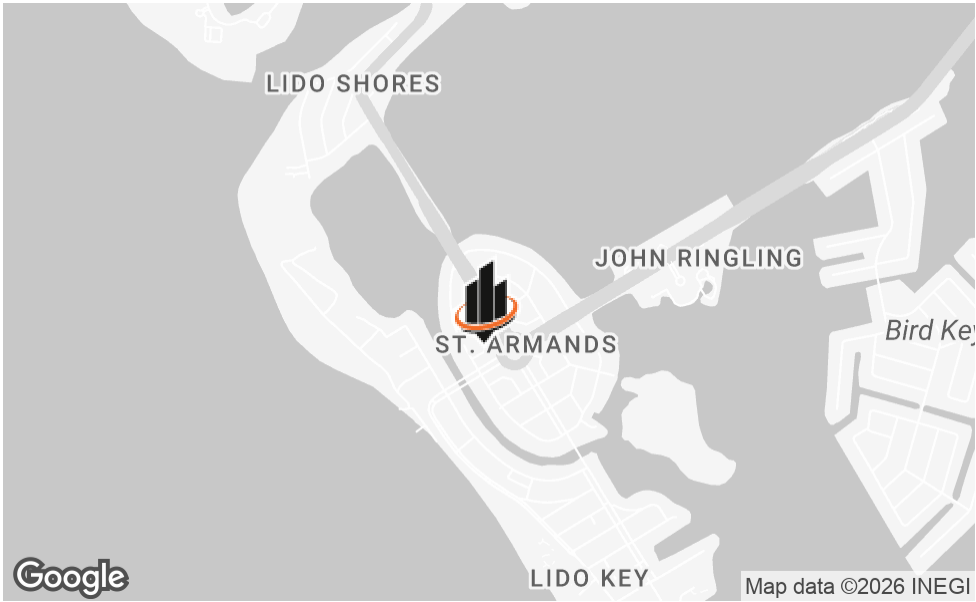


PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$6,300,000
BUILDING SIZE:	3,554 SF
CAP RATE:	6.4%



PROPERTY DESCRIPTION

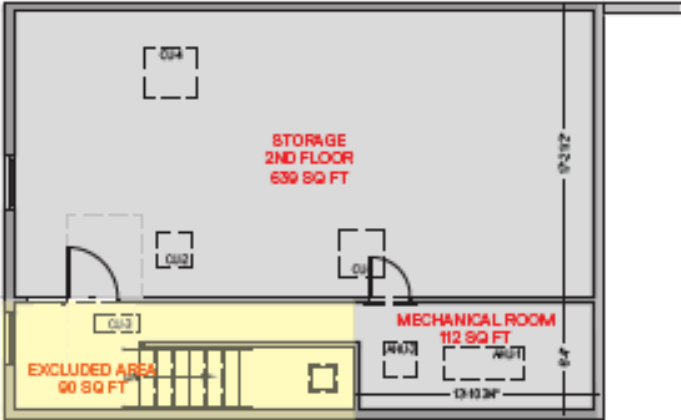
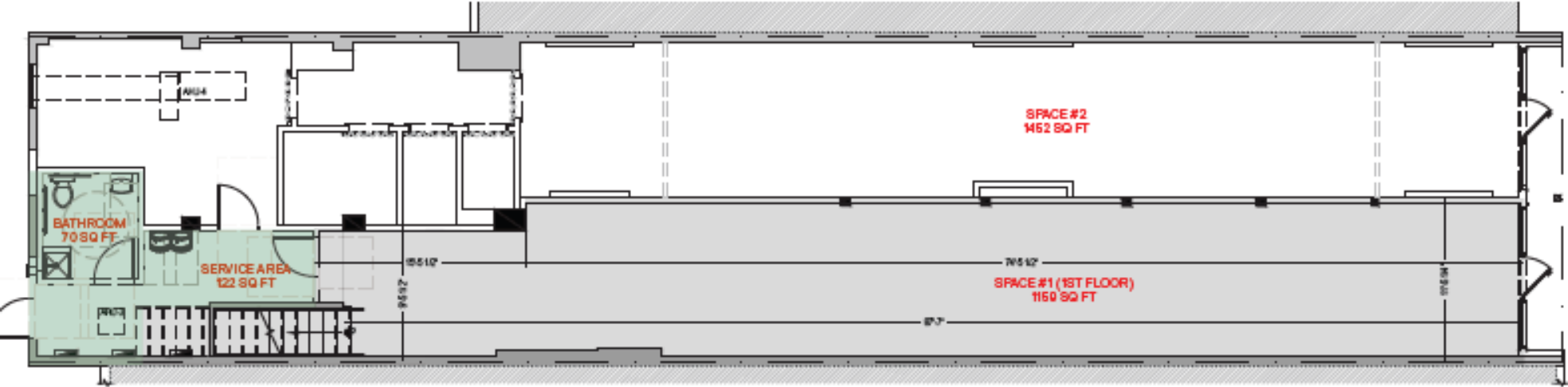
331 John Ringling Blvd, a prime retail investment opportunity and the home of Everything but Water on world renowned St Armand’s Circle in Sarasota, FL. This 3,554 SF building has been completely renovated, enlarged and demised into two spaces in 2025 with new storefronts, electrical, HVAC, lighting, plumbing and restroom at a substantial cost and is currently 100% leased by two national tenants making it an attractive prospect for retail investors. With its prime location and annual increases in lease rates, this property offers excellent return on capital.

LOCATION DESCRIPTION

Located on the highly sought after St. Armand’s Circle on Lido. There is an abundance of foot traffic year round. Surrounded by the beautiful blue waters and beaches of the Gulf of Mexico, including Lido Key, Longboat Key, Anna Maria Island and Siesta Key. Located just over the bridge from the city of Sarasota with more than 1,000 new condos slated to be added to the downtown Sarasota area, further increasing the demographic desirability.



FLOOR PLAN



SPACE #2 AREAS		
TOTAL AREA	1452	SQ FT
ALLOC. COMMON AREAS	94	SQ FT
TOTAL	1546	SQ FT

SPACE #1 AREAS		
1ST FLOOR AREA	1150	SQ FT
2ND FLOOR AREA (STORAGE)	630	SQ FT
2ND FLOOR AREA (MECHANICAL)	112	SQ FT
ALLOC. COMMON AREAS	98	SQ FT
TOTAL	2008	SQ FT

COMMON AREA		
1ST FLOOR AREA	102	SQ FT
TOTAL	102	SQ FT

NEW WALL  
EXISTING WALL TO REMAIN  
PROPOSED FLOOR PLAN

EVERYTHING BUT water



SPACE 1



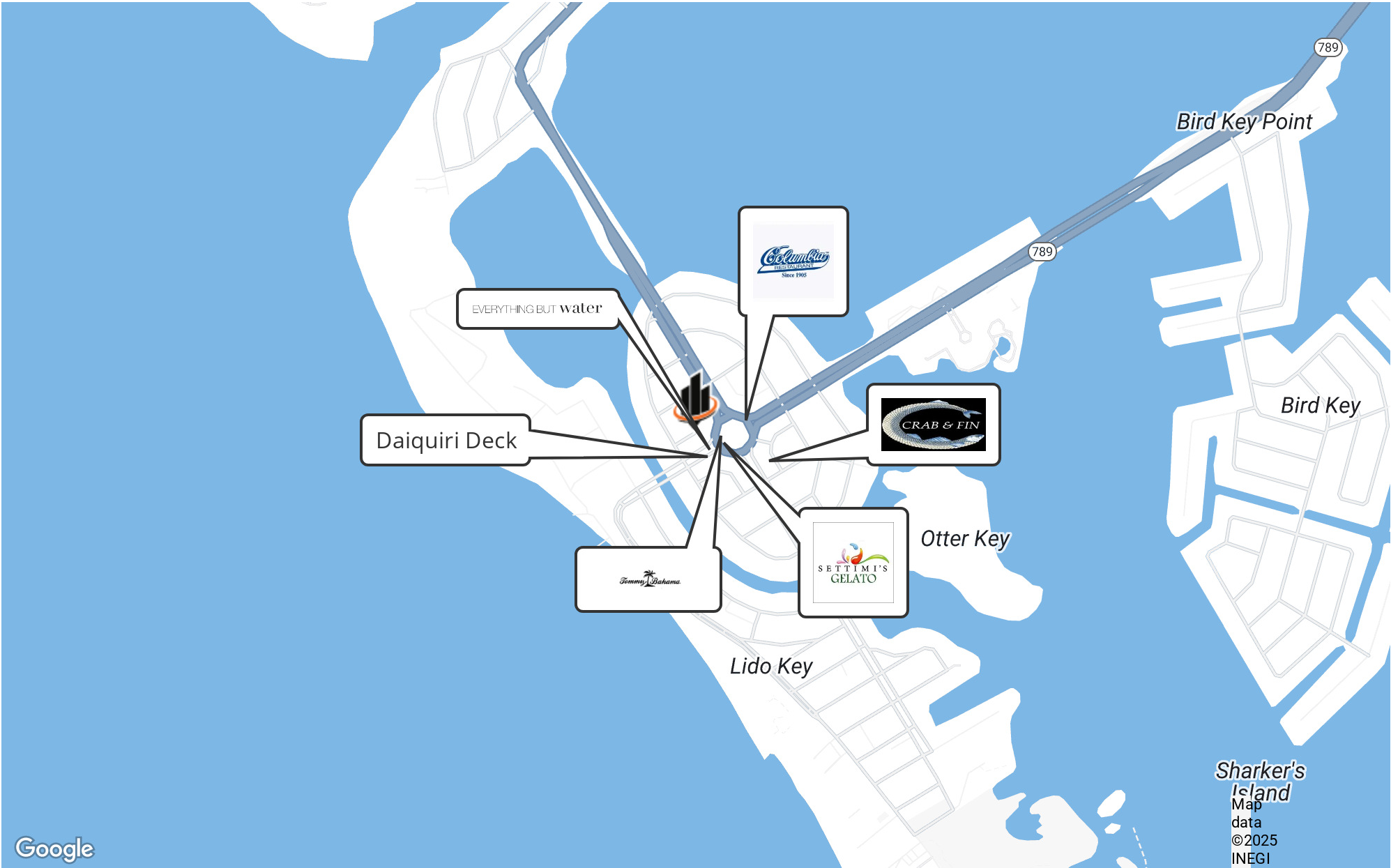


SPACE 2



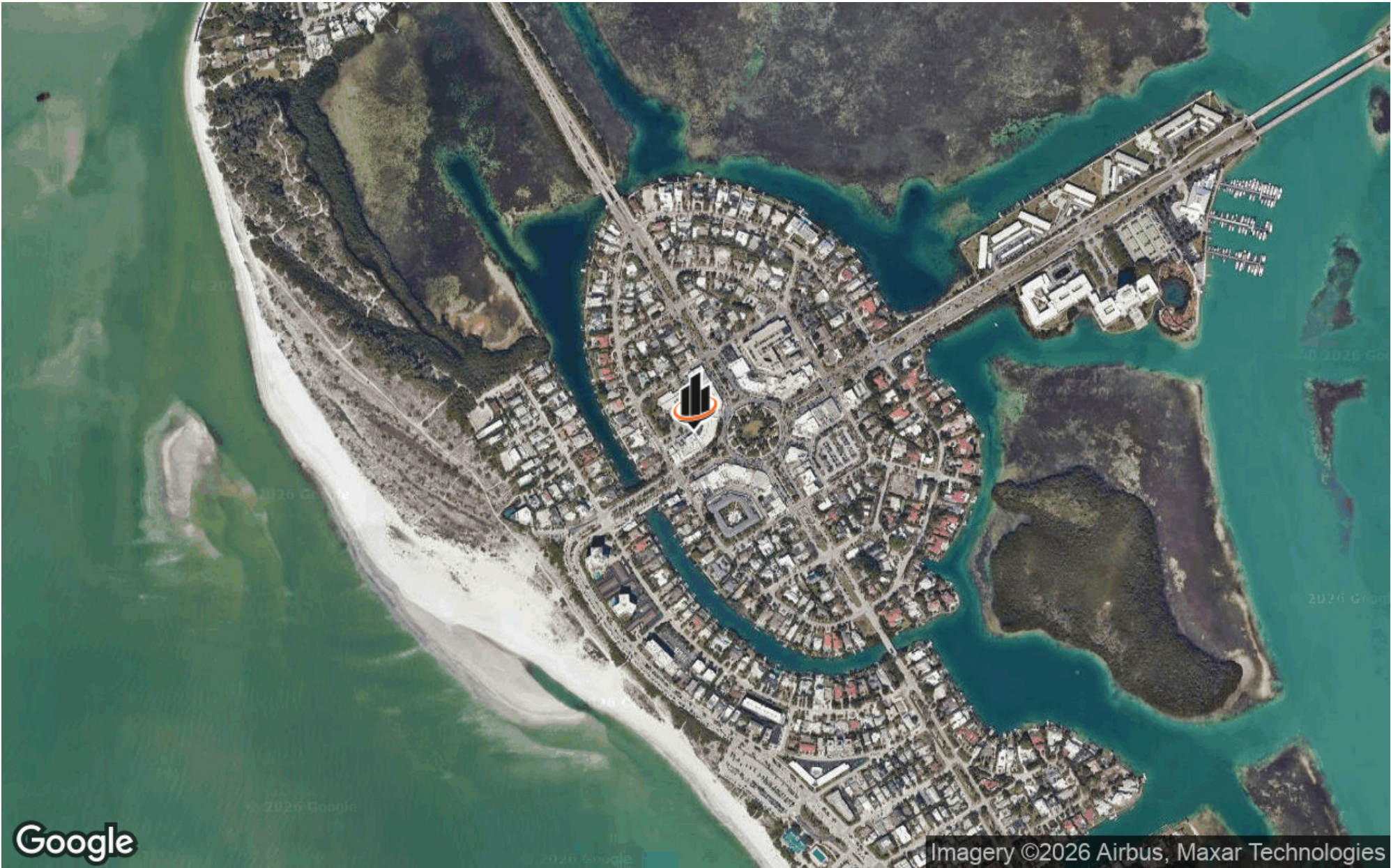


RETAILER MAP





AERIAL MAP



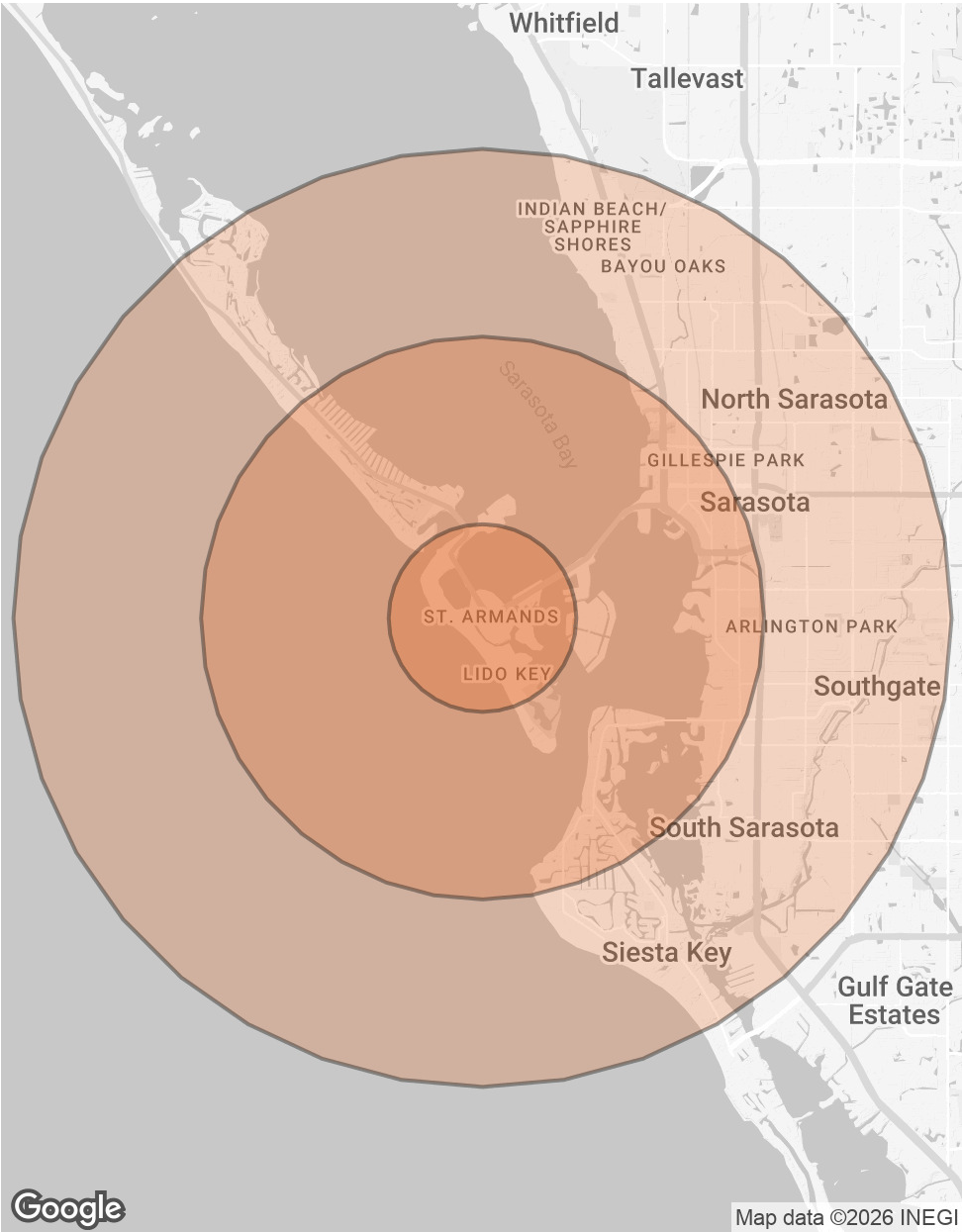


# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,130	20,397	87,019
AVERAGE AGE	73	62	51
AVERAGE AGE (MALE)	73	62	50
AVERAGE AGE (FEMALE)	73	63	52

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,060	11,124	40,871
# OF PERSONS PER HH	2	1.8	2.1
AVERAGE HH INCOME	\$188,587	\$164,164	\$112,395
AVERAGE HOUSE VALUE	\$1,188,282	\$1,130,257	\$648,405

Demographics data derived from AlphaMap





ADVISOR BIO 1



LARRY STARR

Executive Director

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FL #303911

PROFESSIONAL BACKGROUND

Larry Starr serves as Executive Director for SVN Commercial Advisory Group, specializing in the forward movement of commercial real estate deals for clients who include buyers and sellers of all commercial property types. Starr also specializes in land and development projects along with hospitality based assets in the West Coast Florida markets of Sarasota, Manatee and Charlotte Counties.

With 25 plus years of residential and commercial real estate experience, Starr has achieved a career sales volume in excess of \$200 million. Starr also currently serves as President of Resort Vacation Accommodations, the largest vacation rental service in the region.

Prior to joining SVN, Starr served as President of ResortQuest Southwest Florida, on Longboat Key, where he expanded this real estate, property management, and vacation rental business to more than 1200 properties and over 100,000 guests.

Previously, Starr served as President of Florida Vacation Accommodations where he was responsible for design, site plan approval, construction and sales, and where he successfully developed a number of resort communities on Bradenton Beach, Longboat Key, Siesta Key, Anna Maria Island and Sarasota.

Starr is a prior member of the Board of Directors and Grant Panel Chairman of the Sarasota County Arts Council. Starr has also held volunteer positions at the Sarasota Convention and Visitor’s Bureau. As past President and board member, he served as Chairman of the bureau’s Advertising Committee as well. When not involved in developing business opportunities or participating in community obligations, Starr and his daughter spend their free time enjoying island life just as much as his vacationing resort guests do.

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ADVISOR BIO 2



HANNAH STARR

Associate Advisor

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PROFESSIONAL BACKGROUND

Hannah Starr-McComb joined SVN Commercial Advisory Group as an analyst, concentrating on creating value for our clients through analytics of past, present, and future market trends.

Prior to joining SVN, Hannah worked in financial planning, servicing the investment needs of her clients. She worked with a team to help find appropriate financial solutions for each investor based on their long-term goals and predilection to risk.

Hannah also worked at AllianceBernstein as an Investment Consultant where she was responsible for providing relevant investment solutions, market research, investment analysis, and practice management strategies to investment management firms.

Hannah graduated from Florida State University in 2018 with a Bachelor of Science in Finance and currently holds the Series 7, 66, and 63 designations.

As a Sarasota native, Hannah enjoys being active in the community, supporting charitable organizations, and exploring all that Sarasota has to offer.

Hannah also loves to travel and is a member of YPO Next Generation where she builds relationships through the many networking and global opportunities they offer. Interacting with people around the world is one of the many things that inspired her to begin a career in Commercial Real Estate.

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