

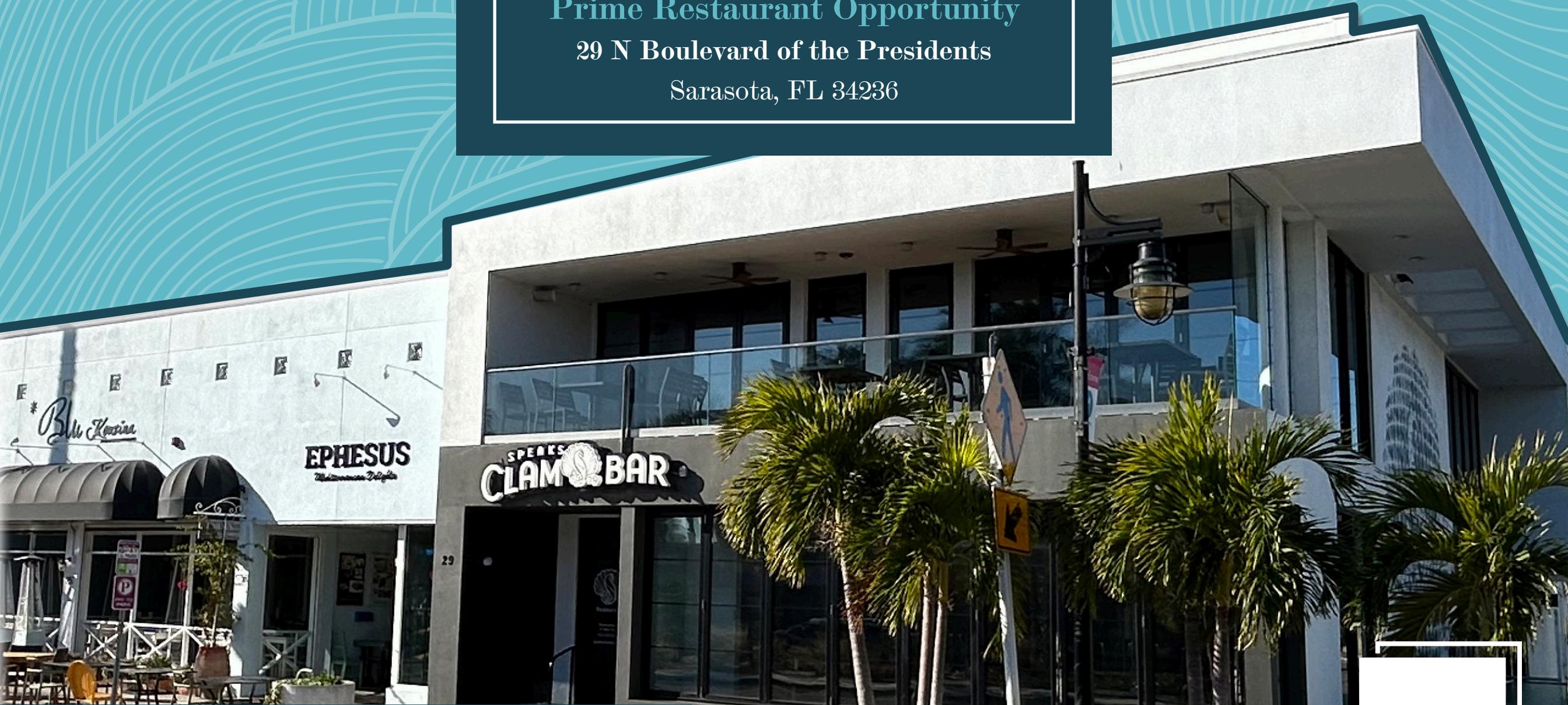
FOR SALE / LEASE

ST. ARMANDS CIRCLE

Prime Restaurant Opportunity

29 N Boulevard of the Presidents

Sarasota, FL 34236



EXCLUSIVE LEASING AGENT

Ryan Waddell | Ryan.Waddell@tscg.com | 813.842.0283

TSCG®



THE OPPORTUNITY

Architecturally distinctive property at a premier St. Armands Circle gateway, offering exceptional visibility and a high-quality buildout suitable for a broad range of restaurant uses.



5,950 SF

Total
Availability



TWO

Floors of Prime
Restaurant
Space



40 FEET

High-Visibility
Wraparound
Frontage



Downtown Sarasota

Sarasota Bay

29 N
Boulevard

St. Armands Circle

← TO LONGBOAT KEY

TO LIDO KEY →

STRONG MARKET



Flagship Coastal Location
in Sarasota's Premier
Waterfront District



130 Award-winning
restaurants, luxury
boutiques, galleries, and
specialty retailers



3,000+ Full-time
residents on St. Armands
Key



Rapid growth fueled by
high-end residential,
commercial, and luxury
resort projects.

FAMED SHOPPER'S HAVEN

A Premier Destination

St. Armands Circle is Sarasota's premier waterfront retail and dining destination, located on a picturesque barrier island just off the coast and adjacent to Lido Key. This iconic, highly walkable district is home to more than 130 award-winning restaurants, luxury boutiques, galleries, and specialty retailers, all supported by consistent year-round pedestrian traffic driven by affluent local residents and high-volume domestic and international tourism with 3 million + visitors annually. Enhanced by a robust calendar of signature events and immediate proximity to the Gulf's white sand beaches, St. Armands Circle offers a rare, supply-constrained coastal environment—making it an exceptional setting for destination restaurant seeking visibility, prestige, and long-term performance.

Located at 29 N. Boulevard of the Presidents, Sarasota, Florida 34236, the property presents a rare opportunity to establish a standout business in one of Sarasota's most affluent and sought-after coastal communities.



ST. ARMANDS CIRCLE
10 BEST SHOPPING CENTERS 2025, USA TODAY



MILLIONS OF ANNUAL VISITORS
TO SARASOTA COUNTY



DAY-TO-NIGHT
TRAFFIC DRIVERS



LOCAL DESTINATION



OUTDOOR DINING



SECOND-LEVEL DINING WITH
SUNSET VIEWS



EVENT-DRIVEN SPIKES

↑
TO LIDO KEY

↓
TO DOWNTOWN

Monroe Dr

John Ringling Blvd

John Ringling Blvd

Madison Dr

29 N
Boulevard

S. Boulevard of the Presidents

N. Boulevard of the Presidents

ST. ARMANDS CIRCLE

TO LONGBOAT KEY →

TSCG



TO LIDO KEY

John Ringling Blvd

BUTTERFLY BEACH

WHBM
WHITEHOUSE BLACK MARKET

DAIQUIRI DECK
Food • Drinks • Friends

BINJARA TRADERS
WORLDWIDE MARKETPLACE

EVERYTHING BUT water

THE SPICE & TEA EXCHANGE

Simona
JEWELRY

Rochelle's
BOUTIQUES

crazy shirts

G
GAUTHIER



Ephesus
Mediterranean
Delights

SINCE 1966
VENEZIA

GIVING TREE GALLERY
50 Years

29 N
Boulevard

Madison Dr

789

789

21,000 AADT

789

TSCG

N Boulevard of Presidents

TO LONGBOAT KEY



FLOOR PLANS

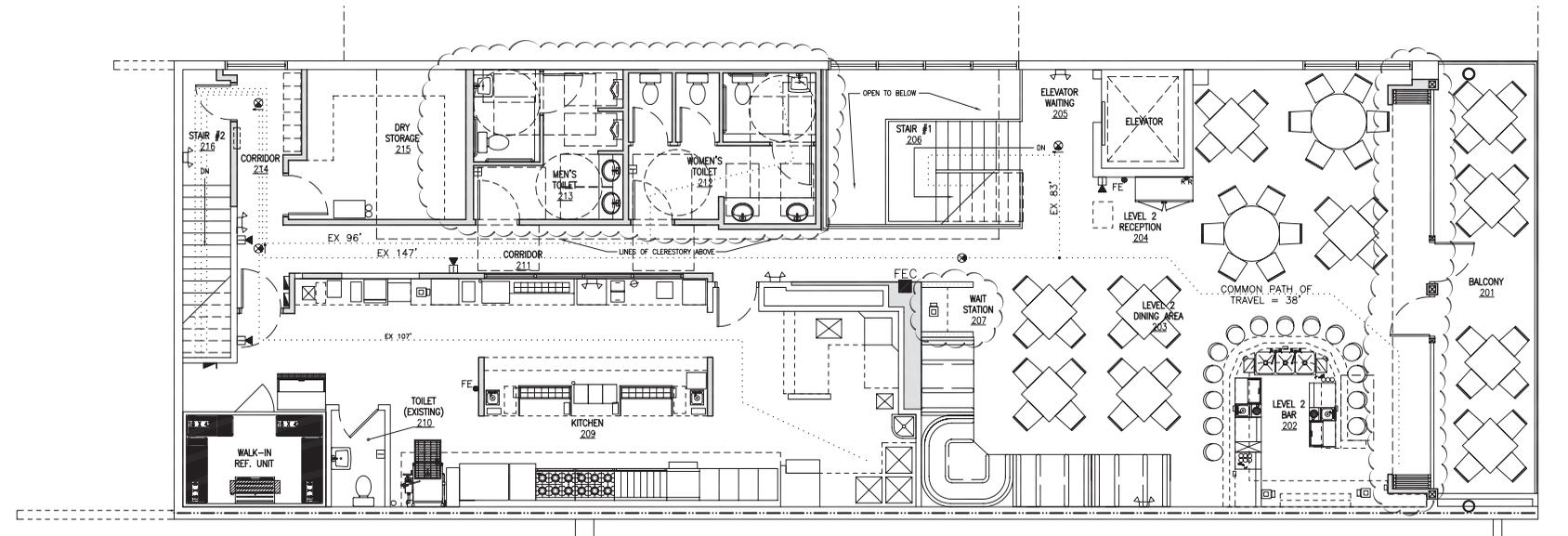
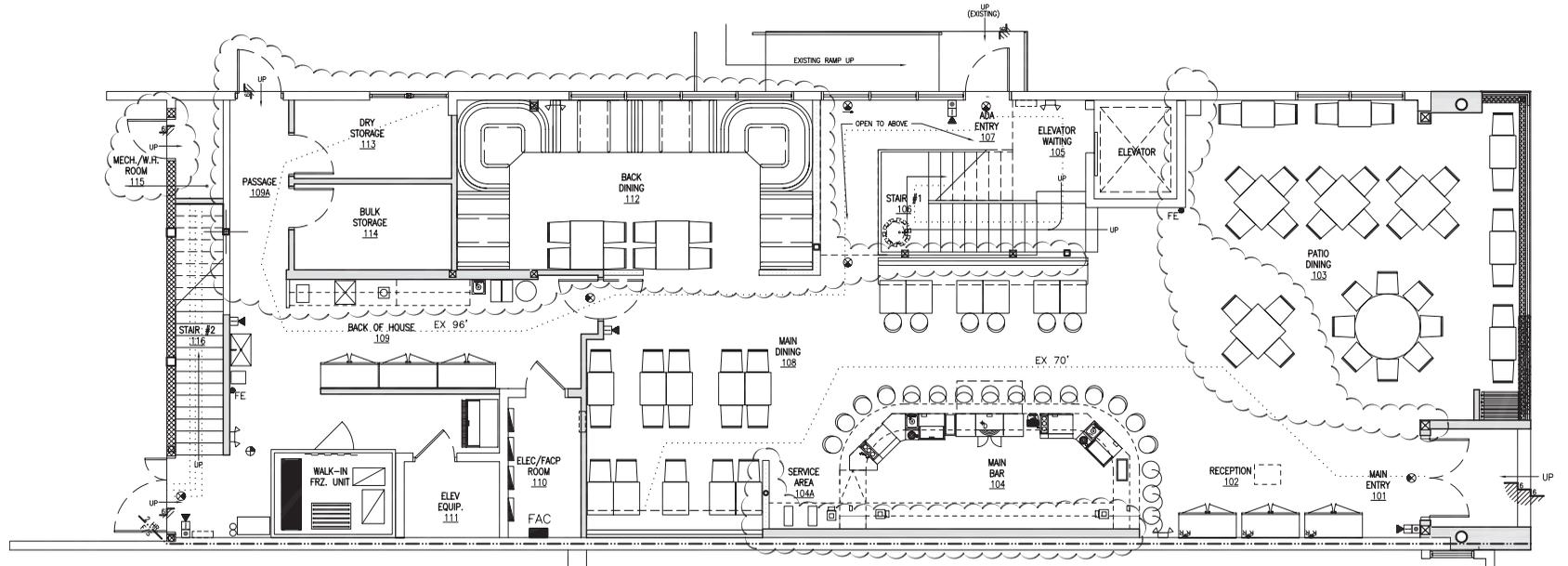
Ground Floor

2,990 SF

Second Floor

2,960 SF

400 SF Patio



10-MINUTE

DRIVE TIME

\$75,467,912

Dining Out Total Spend

\$36,554,481

Full Service Restaurant Spend
(No Alcohol)

\$914,900,104

Retail Total Spend*

\$139,773

Avg Disposable Income

62,693

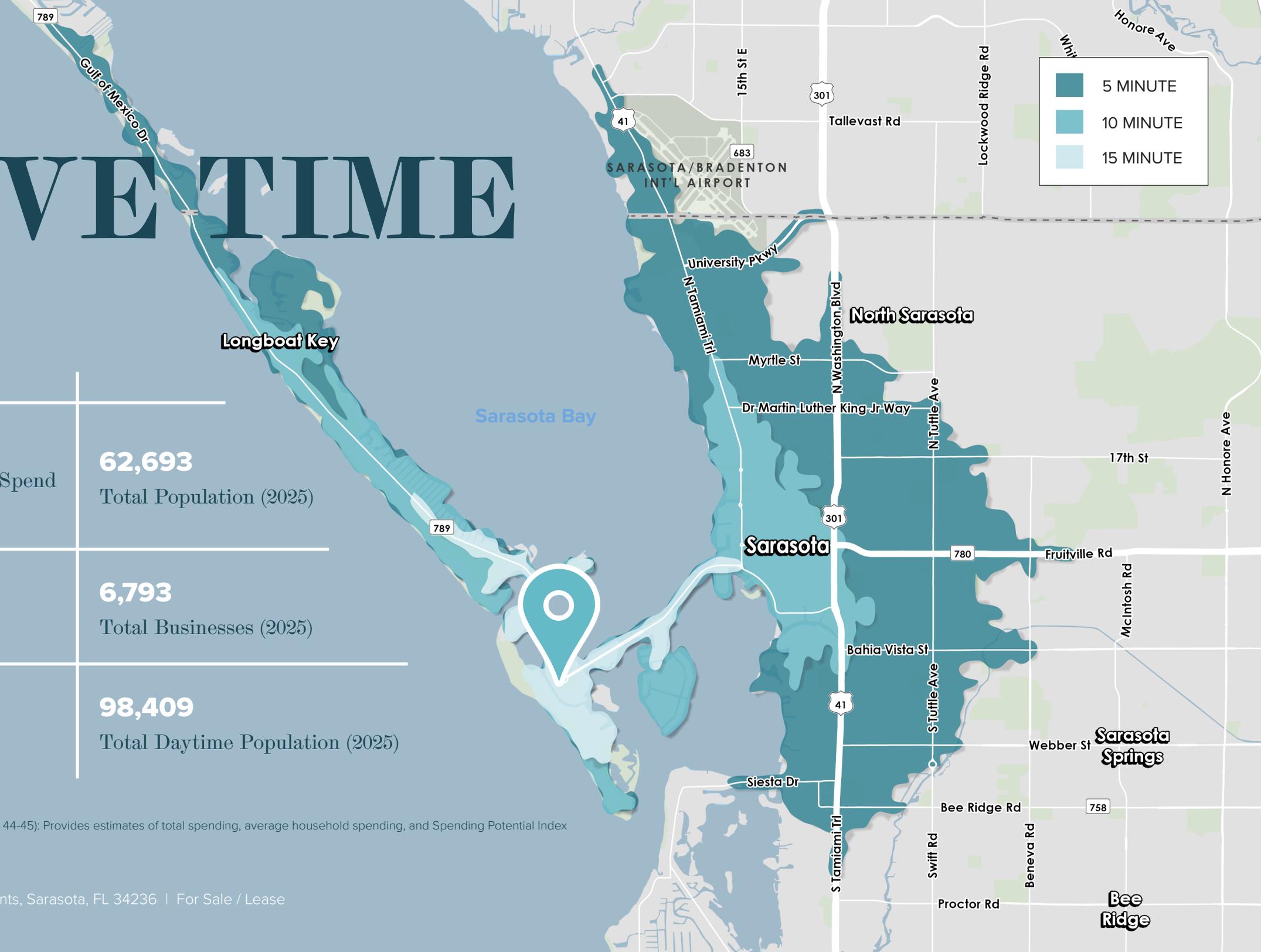
Total Population (2025)

6,793

Total Businesses (2025)

98,409

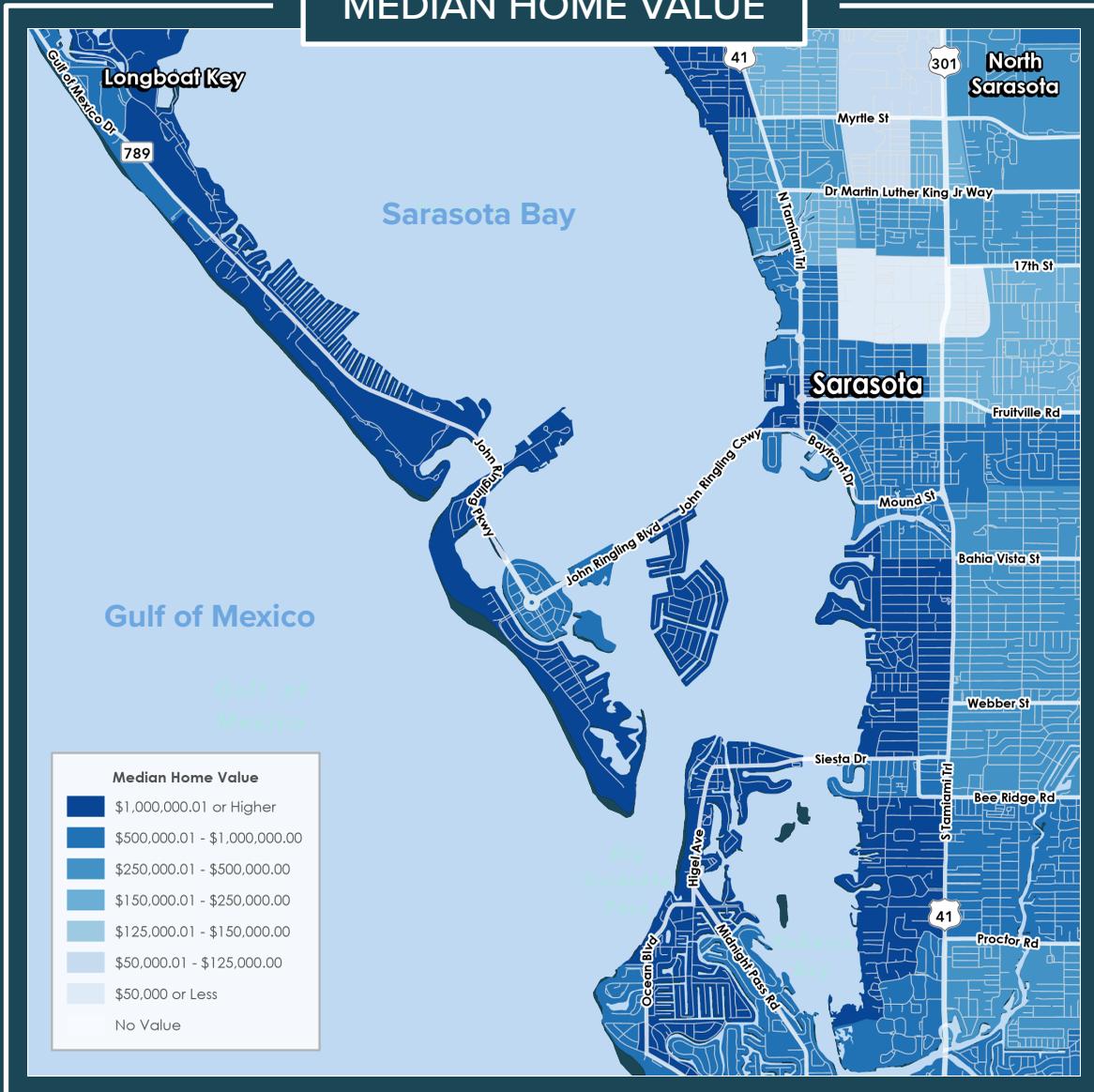
Total Daytime Population (2025)



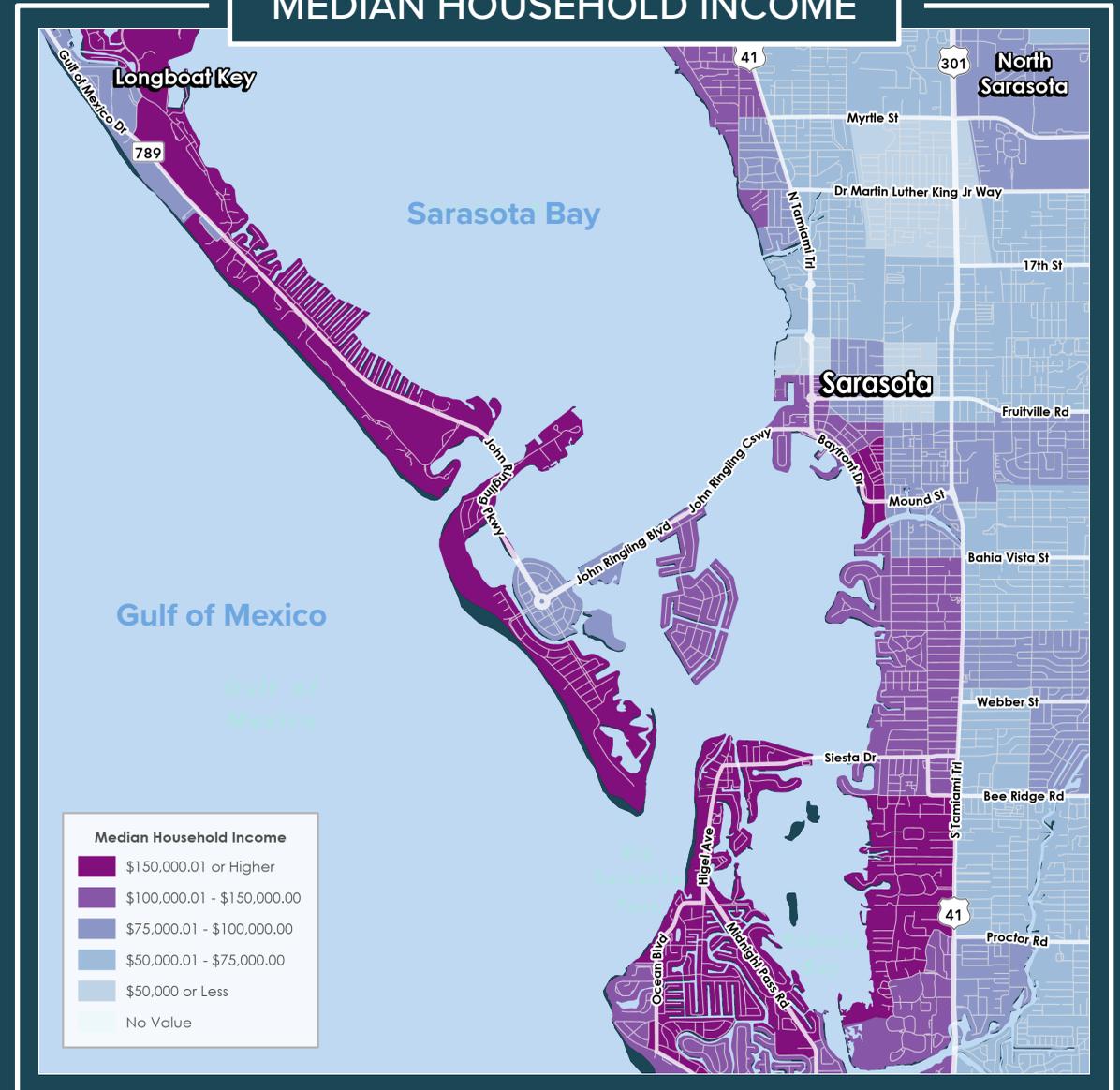
*Esri 2025 Retail Trade Spending Data (NAICS 44-45): Provides estimates of total spending, average household spending, and Spending Potential Index (SPI) for retail goods.

AFFLUENT COASTAL MARKET

MEDIAN HOME VALUE



MEDIAN HOUSEHOLD INCOME





CONTACT

EXCLUSIVE LEASING AGENT

Ryan Waddell

Ryan.Waddell@tscg.com | 813.842.0283