

# AMERICAN PROPERTY GROUP

OF SARASOTA, INC.

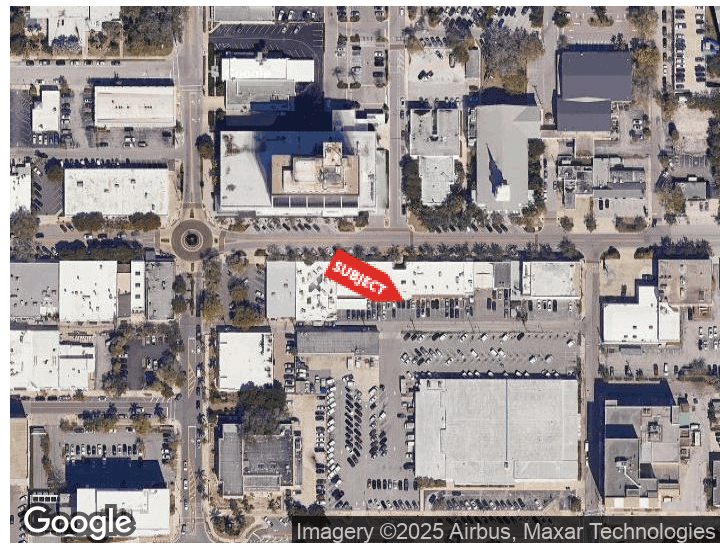


## DOWNTOWN SRQ RETAIL

1656 MAIN ST # 12  
SARASOTA, FLORIDA 34236

### PROPERTY HIGHLIGHTS

- Prime Downtown Sarasota location on Main Street
- Excellent visibility, foot traffic & signage potential
- 4 Parking Spaces
- Open and efficient retail layout
- Modern interior finishes
- Ideal for boutique retail, wellness, specialty, or service-use
- Walkable to top restaurants, shops, and entertainment
- Strong daytime and evening activity from nearby businesses and residents



For More Information

### HOUSTON KOON

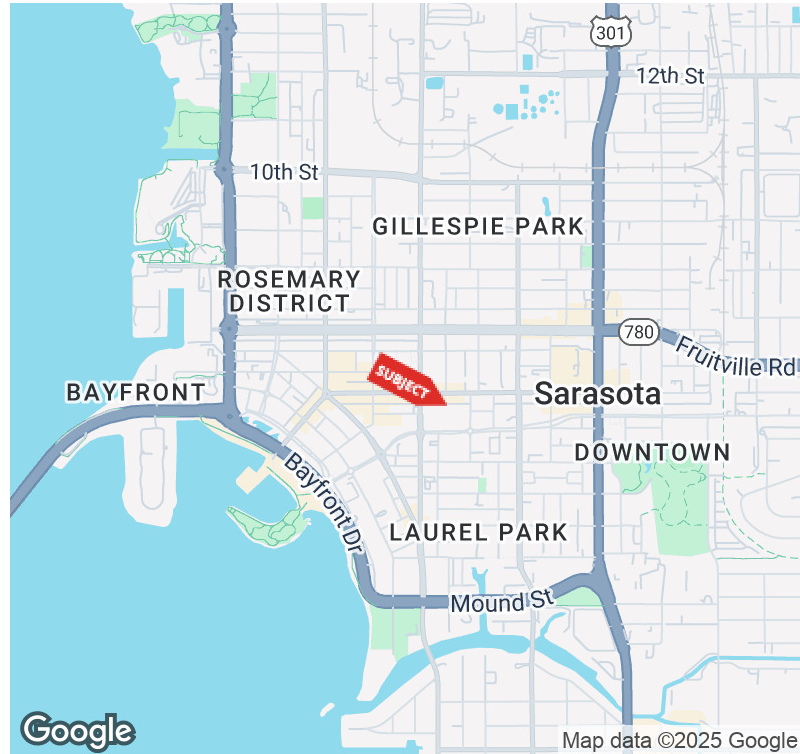
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### BRIAN SEIDEL

CCIM - Broker Associate  
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DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	927	3,273	7,920
Total Population	1,693	5,898	14,920
Average HH Income	\$129,226	\$124,755	\$113,107

# DOWNTOWN RETAIL SPACE



## OFFERING SUMMARY

Lease Rate:	\$55.00 SF/yr (NNN)
Available SF:	1,045 SF
Lot Size:	22,075 SF
Year Built:	1966
Zoning:	DTC

## PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 1656 Main St, Sarasota, FL

Property Type: Downtown Retail

Property Size: 1,045 SF

Positioned along iconic Main Street in the heart of Downtown Sarasota, this 1,045 SF retail suite delivers prime visibility, strong foot traffic, and direct frontage in one of the city's most vibrant corridors. The space features modern finishes, an open and efficient layout, and a storefront presence ideal for boutique retail, specialty shops, wellness concepts, or service-based retailers seeking a premium downtown location. Includes 4 parking spaces.

Surrounded by top restaurants, retail, entertainment, and professional offices, this location places your business at the epicenter of Downtown Sarasota's vibrant commercial activity.

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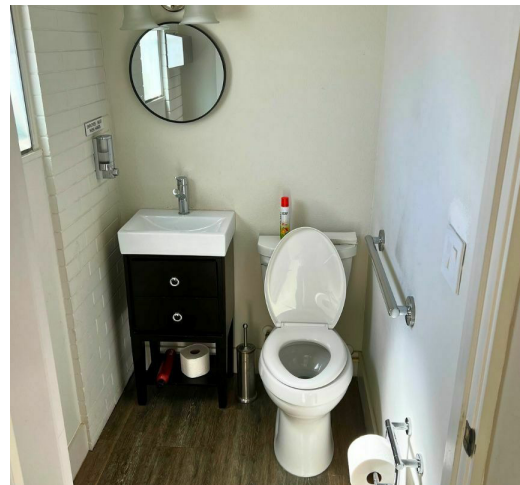
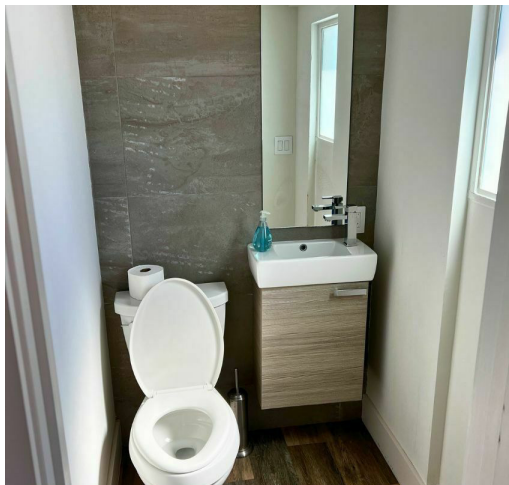
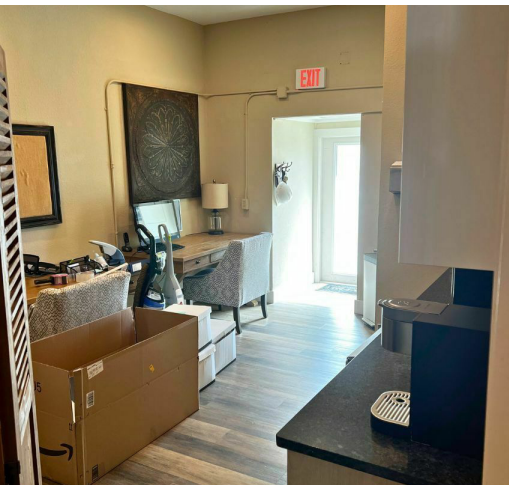
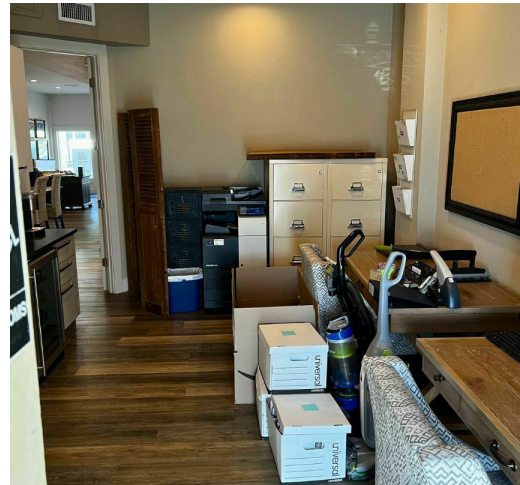
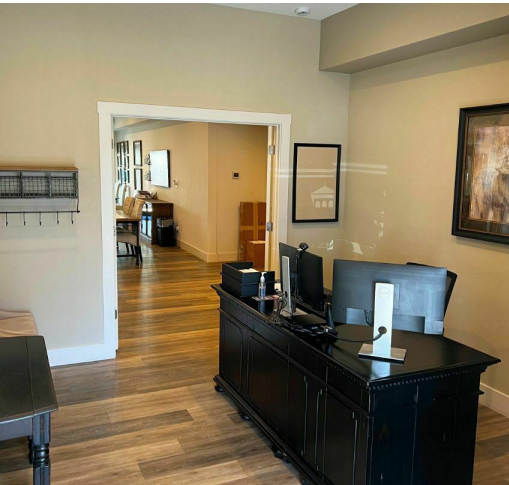
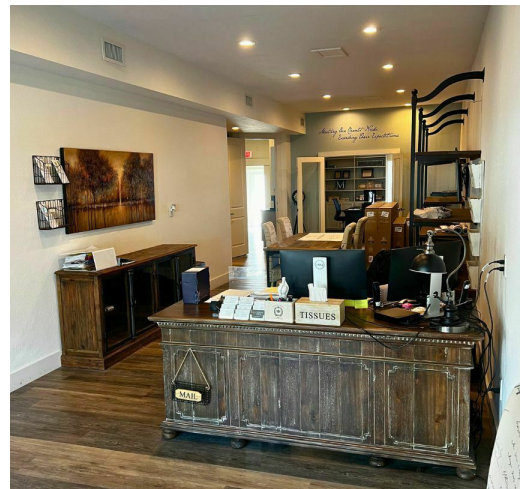
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1656 Main St # 12

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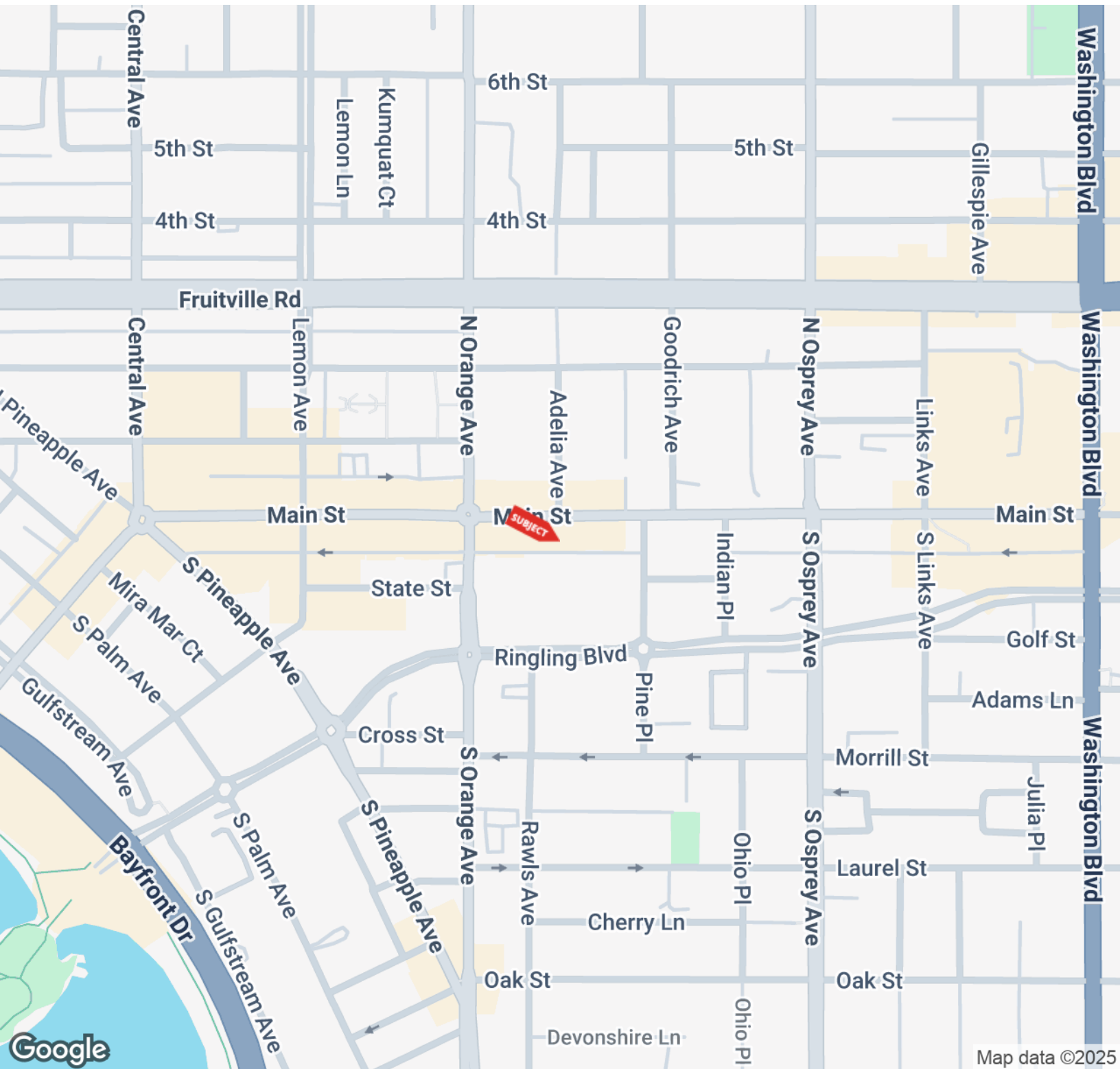
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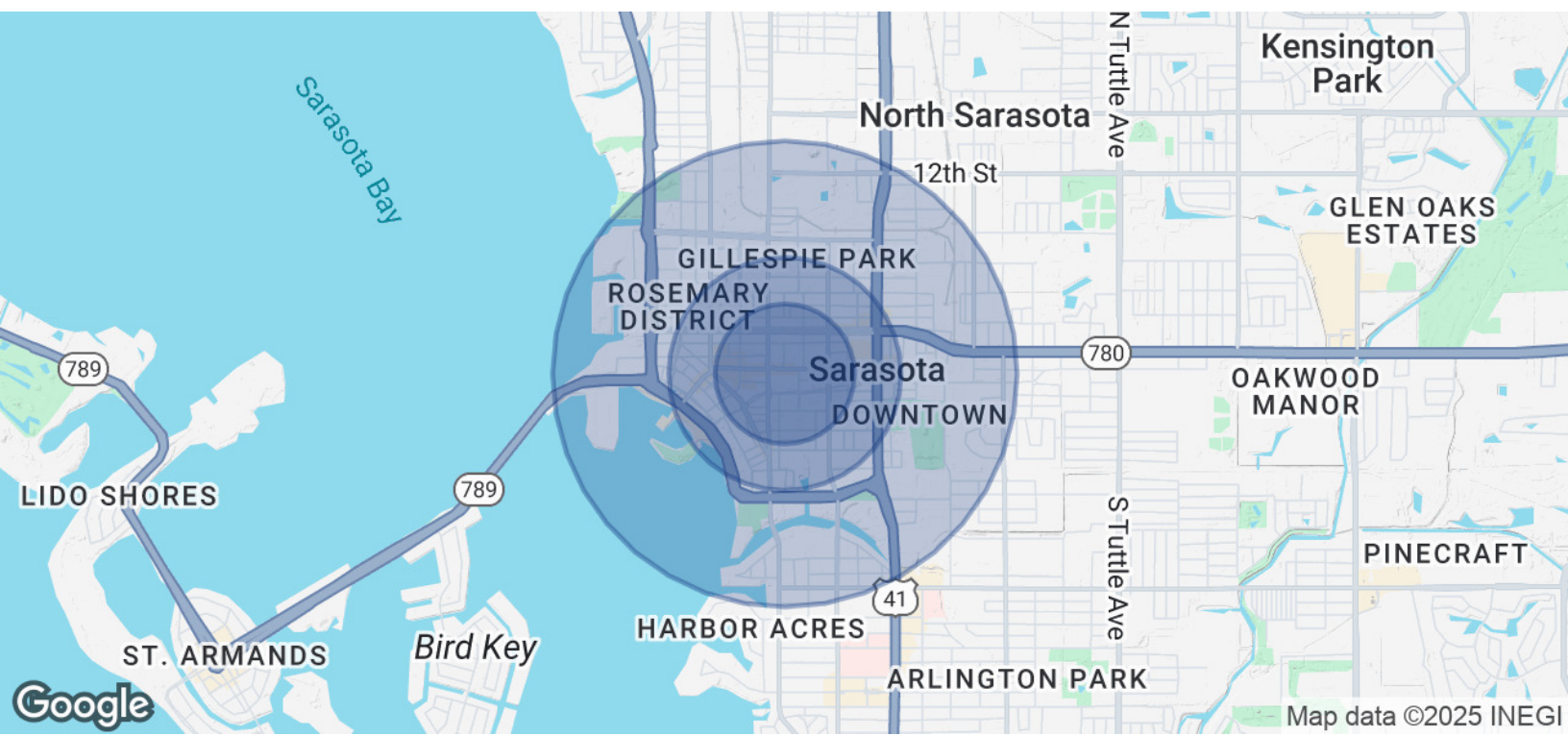
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# DOWNTOWN RETAIL SPACE



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,693	5,898	14,920
Average Age	56	56	56
Average Age (Male)	55	55	54
Average Age (Female)	58	58	57

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	927	3,273	7,920
# of Persons per HH	1.8	1.8	1.9
Average HH Income	\$129,226	\$124,755	\$113,107
Average House Value	\$991,113	\$962,929	\$852,754

Demographics data derived from AlphaMap

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