

300 JOHN RINGLING BOULEVARD



ST. ARMANDS
CIRCLE
—
SARASOTA
—
FLORIDA

PROPERTY OVERVIEW

Located at the western spoke of Sarasota's iconic St. Armands Circle, this premium second generation restaurant space offers unparalleled visibility and accessibility with easy access to abundant street parking. Spanning a total of $\pm 8,696$ SF across two levels, the property includes ground-level interior space ($\pm 3,783$ SF), a spacious patio (± 481 SF), and a second-level interior ($\pm 3,734$ SF) with a stunning terrace (± 698 SF). Enjoy picturesque views of St. Armands Circle from the north-facing balcony and breathtaking sunsets over the Gulf of Mexico from the southwest-facing terrace.

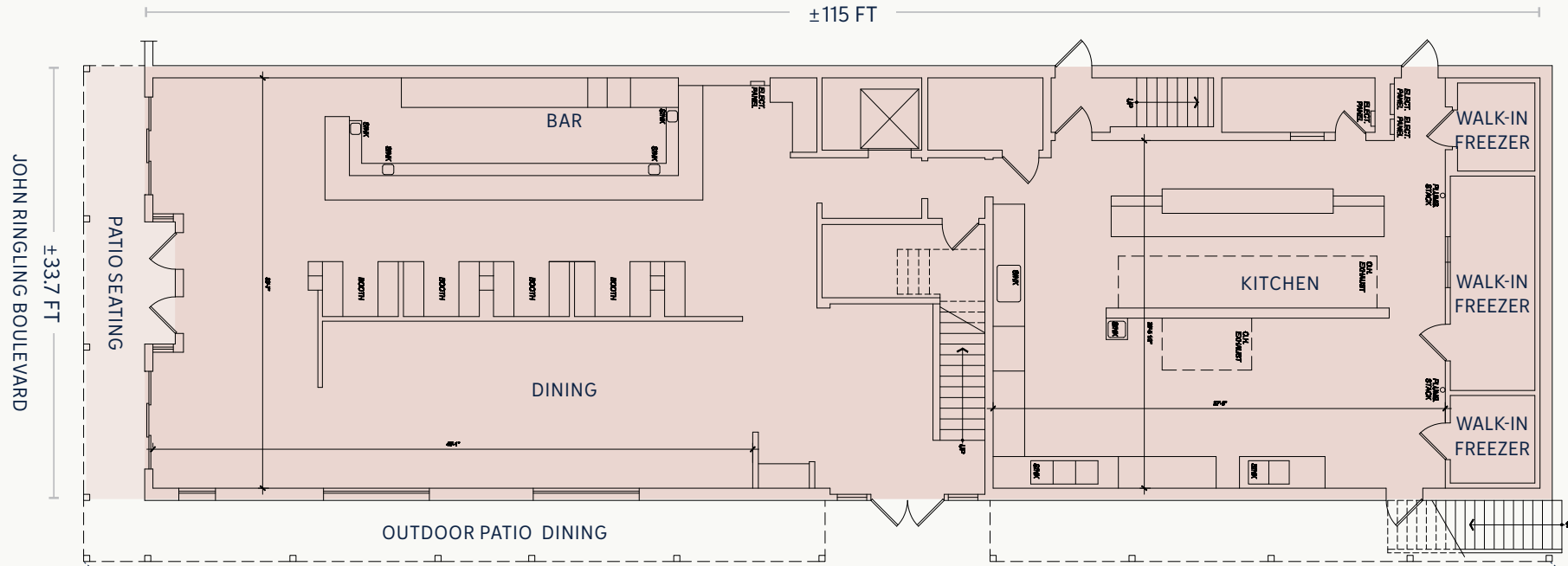
Surrounded by upscale neighbors such as White House Black Market, Chicos, The Black Dog, Tommy Bahama, and Columbia Restaurant, this prime location offers the perfect opportunity to showcase your brand in one of Sarasota's most sought-after shopping and dining destinations. With easy access to Lido Key Beach, this space is ideal for those looking to elevate their business in a high-traffic, vibrant area.



GROUND LEVEL

±4,264 SF

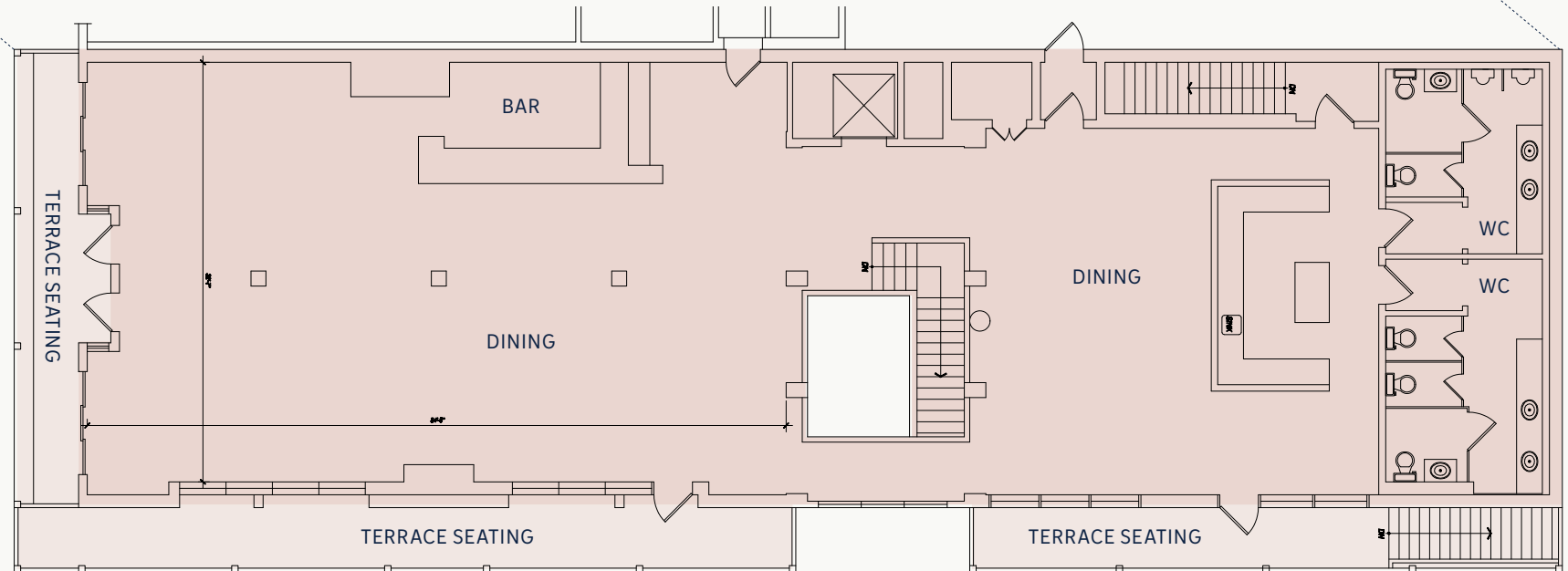
Interior Space ±3,783 SF
 Patio Seating ±481 SF



SECOND LEVEL

±4,432 SF

Interior Space ±3,734 SF
 Terrace Seating ±698 SF



PRIME LOCATION

St. Armands Circle is Sarasota's premier shopping and dining hub, where locals and tourists alike come to indulge in a vibrant mix of upscale boutiques, gourmet restaurants, and charming cafes. Known for its stunning atmosphere and eclectic selection of high-end stores, it's the perfect destination for those seeking style, taste, and a touch of local charm. Whether you're enjoying a leisurely stroll or savoring a meal with a view, St. Armands Circle offers an unforgettable experience in the heart of Sarasota.



TO
LIDO KEY



Area Amenities

LOCAL HIGH-END HOTEL DEVELOPMENTS

Sarasota, Florida, is experiencing a surge in new developments, encompassing residential, commercial, and luxury resort projects. Among the prominent residential projects is the St. Regis Longboat Key Resort, set to open in summer 2024. This development will feature 166 luxury hotel rooms and 69 upscale condominiums, offering amenities such as multiple swimming pools, a spa, and concierge services. On the resort front, the Opal Collection is expanding its presence with new developments. The Opal Sands Resort and Opal Key Resort & Marina are among the latest luxurious offerings, providing high-end accommodations and amenities like gulf-facing pools, fine dining, and beach access.

DEMOGRAPHICS

TOTAL POPULATION

3 miles	20,517
5 miles	86,238
7 miles	162,378

DAYTIME POPULATION

3 miles	43,136
5 miles	124,572
7 miles	202,875

TOTAL HOUSEHOLDS

3 miles	11,639
5 miles	40,293
7 miles	75,157

FOOD AWAY FROM HOME

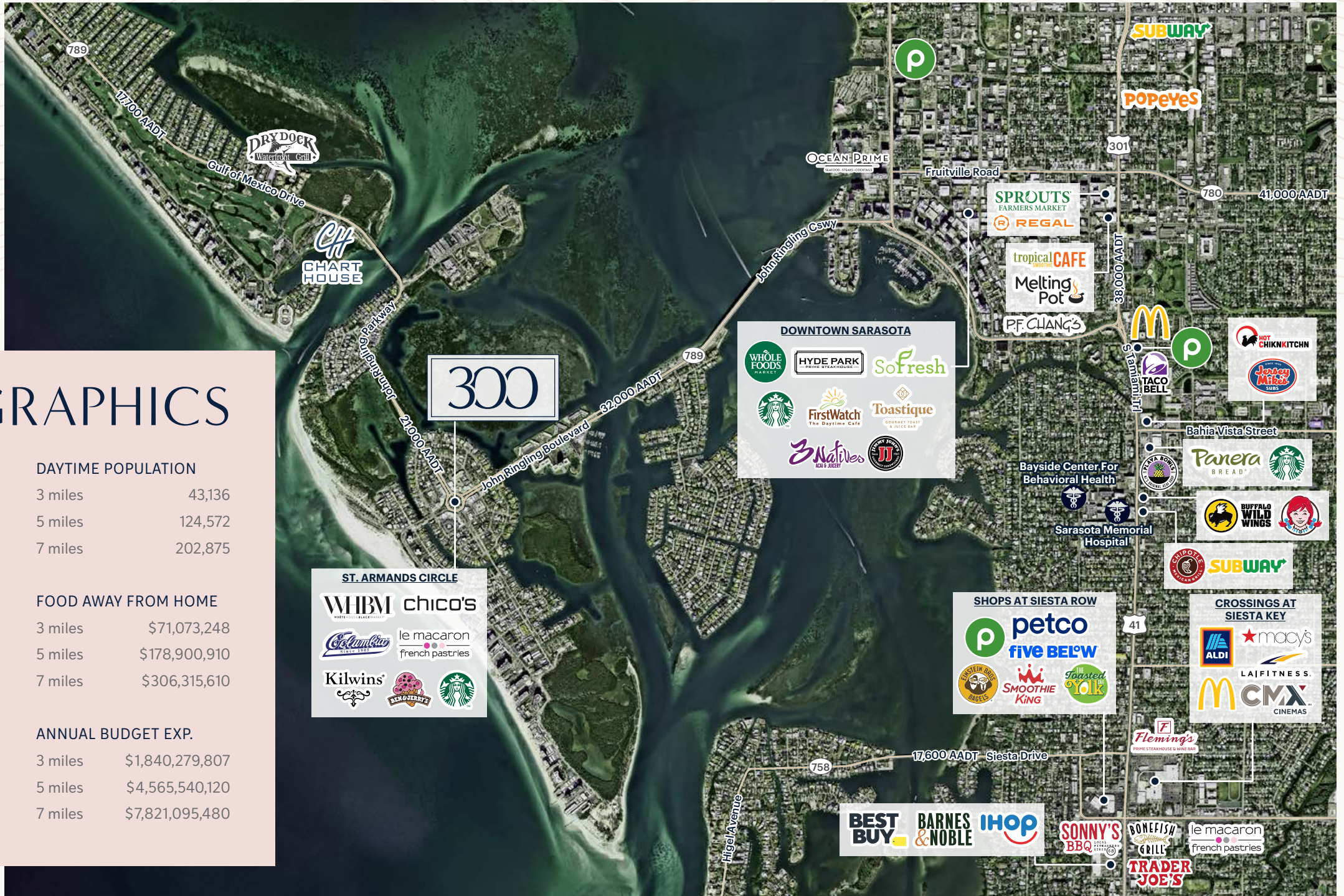
3 miles	\$71,073,248
5 miles	\$178,900,910
7 miles	\$306,315,610

AVG. HOUSEHOLD INCOME

3 miles	\$181,684
5 miles	\$129,336
7 miles	\$118,418

ANNUAL BUDGET EXP.

3 miles	\$1,840,279,807
5 miles	\$4,565,540,120
7 miles	\$7,821,095,480



Market Overview

POINTS OF INTEREST

A SARASOTA MEMORIAL HOSPITAL

Sarasota Memorial Health Care System, offering Southwest Florida's greatest breadth and depth of care, provides services for more than 1 million patients each year across its 2 hospital campuses, freestanding ER, and network of outpatient and urgent care centers. A \$90 million expansion will expand the hospital's emergency care and surgical capacity to help meet the pressing healthcare needs in south county.

12-Minute drive

B THE ST. REGIS LONGBOAT KEY RESORT

Nestled on Sarasota's most coveted barrier island, experience the epitome of luxury at our pristine 18-acre resort, providing a refined elegance with exquisite design, legendary sunsets and unparalleled personalized services. (Opening summer 2024.)

10-Minute drive

C SARASOTA BRADENTON INTERNATIONAL AIRPORT

Sarasota-Bradenton International Airport is a public use international airport located within three jurisdictions: Sarasota County, the city limits of Sarasota, and Manatee County, all in the U.S. state of Florida.

15-Minute drive

D THE JOHN AND MABLE RINGLING MUSEUM OF ART

The John and Mable Ringling Museum of Art is the official state art museum of Florida, located in Sarasota, Florida. It was established in 1927 as the legacy of Mable Burton Ringling and John Ringling for the people of Florida.

15-Minute drive

E THE MALL AT UNIVERSITY TOWN CENTER

University Town Center (UTC) is Sarasota's premier destination for shopping, dining and discovery. Conveniently located at I-75 and University Parkway, the UTC District features more than 250 specialty shops and over 80 fast-casual to fine-dining restaurants.

15-Minute drive



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Contact Exclusive Agent

ALISON HORBACH

941.263.7424

ahorbach@ripcofl.com

RIPCO
REAL ESTATE

4211 West Boy Scout Blvd. Suite 690 Tampa, FL 33607 • 813.320.0050 • ripcofl.com

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