

Property Summary



PROPERTY DESCRIPTION

Introducing the prime leasing opportunity at 1900 Main St, a property exuding convenience and efficiency. This professionally managed space offers an efficient floor plan, ensuring optimal functionality for businesses. Tenants will benefit from the convenience of garage parking, maximizing accessibility for employees and clients. With utilities included in the rent, businesses can enjoy cost-effective operations within this sought-after location. Additionally, the property's proximity to the courthouse, nearby restaurants, a movie theater, and shopping outlets provides unparalleled convenience for tenants and their clientele. This space is poised to elevate business operations, offering a seamless blend of functionality, convenience, and accessibility in the vibrant heart of Sarasota.

PROPERTY HIGHLIGHTS

- Close proximity to courthouse, restaurants, movie theater, and shopping
- Efficient, well-designed floor plan
- Professional management for convenience
- Garage parking for easy accessibility

OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (Gross; MG)
Available SF:	675 - 1,945 SF
Building Size:	31,765 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	745	1,826	8,023
Total Population	1,800	4,115	15,571
Average HH Income	\$92,676	\$94,451	\$105,751

Diane Lawson

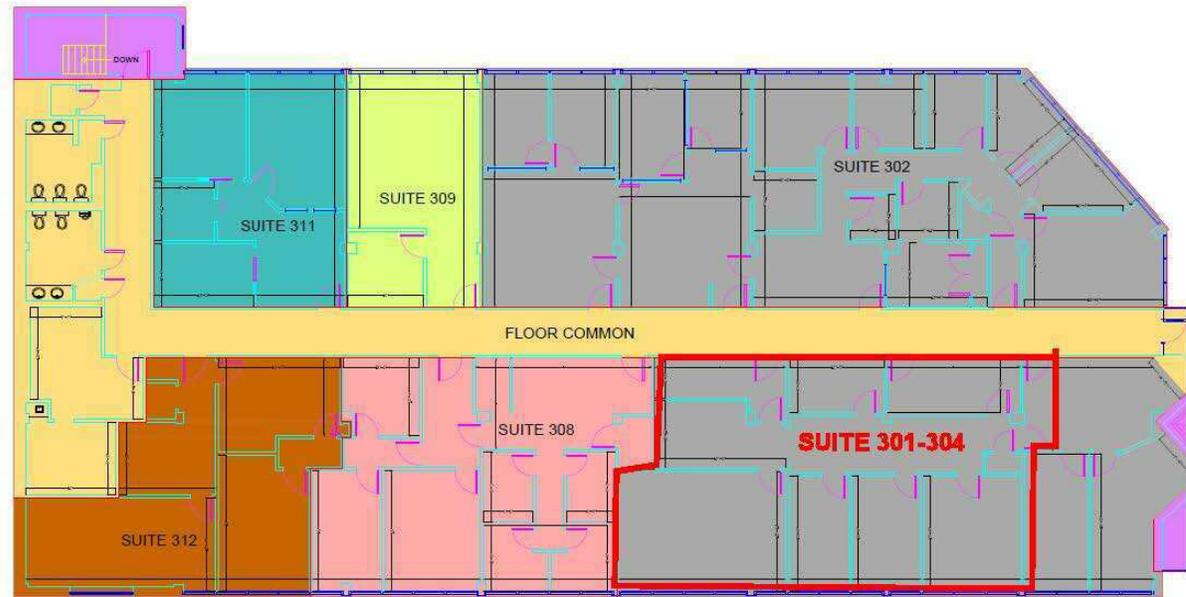
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Lease Spaces



LEASE INFORMATION

Lease Type:	Gross; MG	Lease Term:	Negotiable
Total Space:	675 - 1,945 SF	Lease Rate:	\$25.00 SF/yr

AVAILABLE SPACES

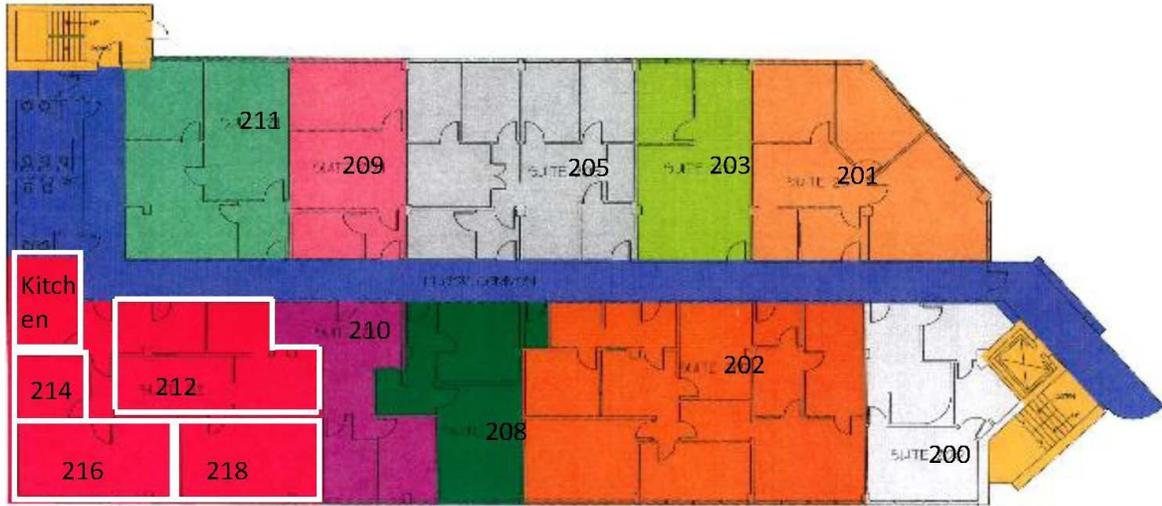
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
311	Available	935 SF	Gross	\$25.00 SF/yr	Available 1/1/26
312	Available	1,181 SF	Gross	\$25.00 SF/yr	Available ASAP
301-304	Available	1,945 SF	Gross	\$25.00 SF/yr	Available 10/1
205	Available	675 SF	Modified Gross	\$25.00 SF/yr	-

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Additional Photos



DATE ACQUIRED: ADDRESS: 1900 MAIN STREET
measuresDYNAMICS
1111 N. ...
TEL: ...

2nd Floor

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Additional Photos



2nd Floor

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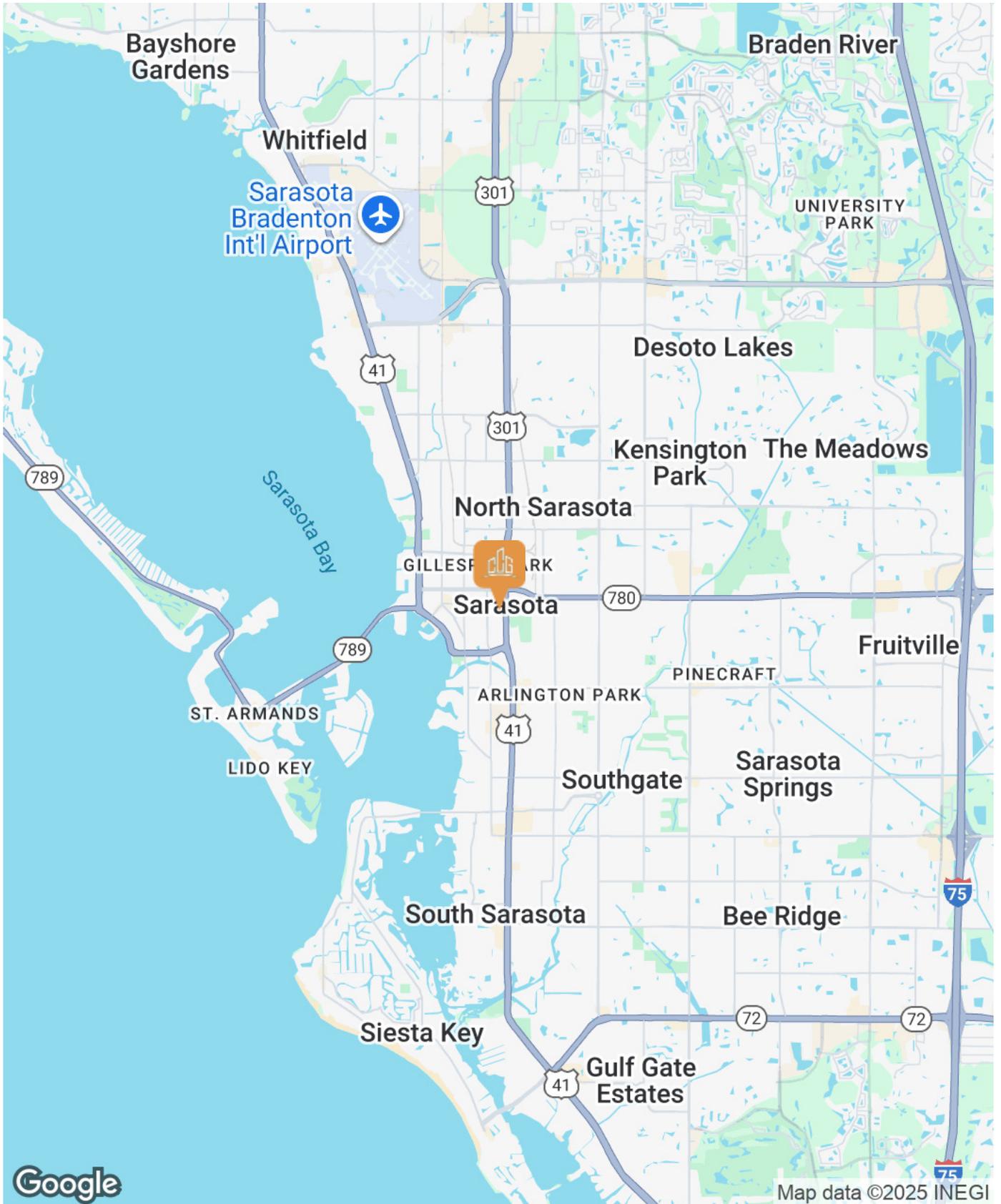
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Location Map

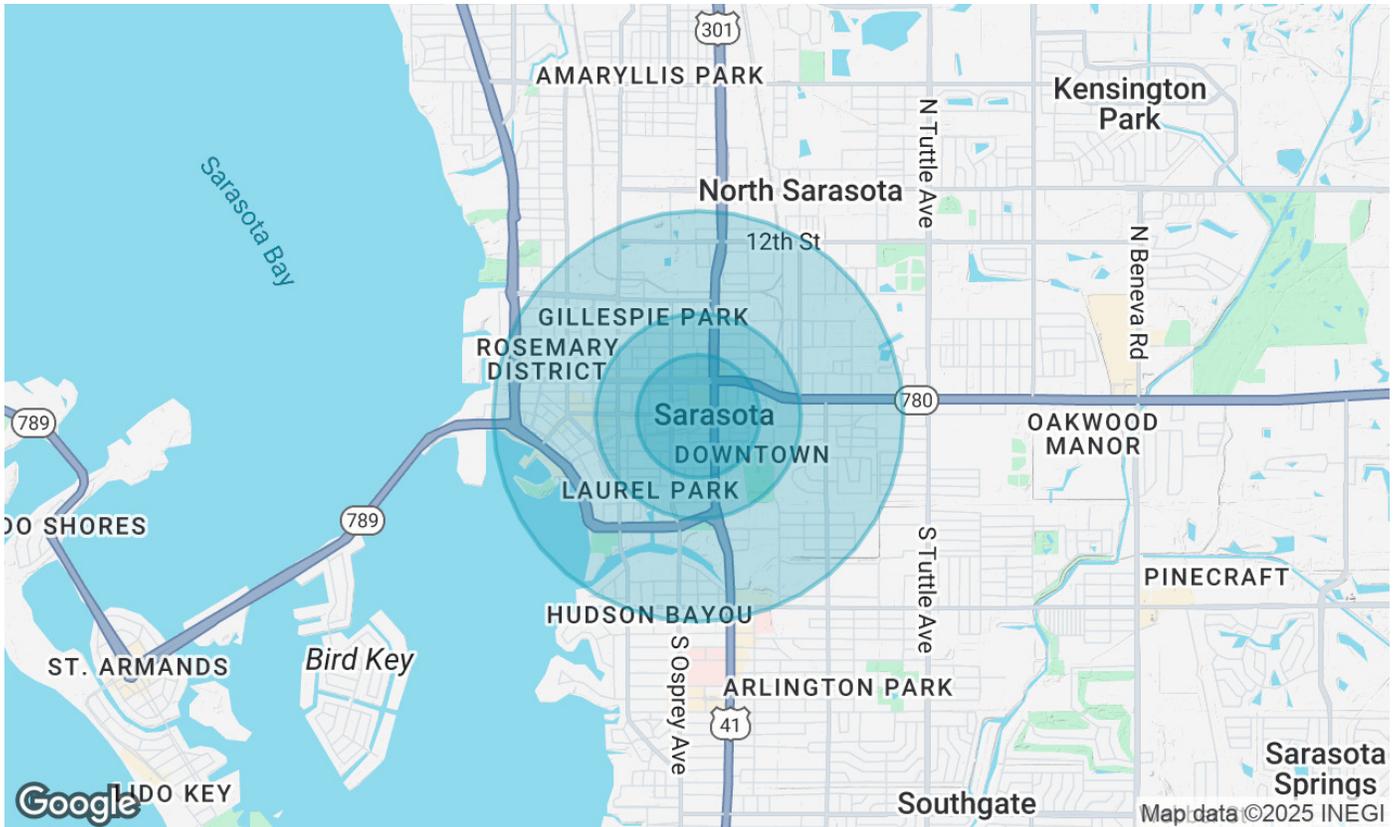


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Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,800	4,115	15,571
Average Age	49	47	52
Average Age (Male)	47	45	51
Average Age (Female)	53	49	54

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	745	1,826	8,023
# of Persons per HH	2.4	2.3	1.9
Average HH Income	\$92,676	\$94,451	\$105,751
Average House Value	\$971,301	\$864,324	\$771,418

Demographics data derived from AlphaMap

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Bios



DIANE LAWSON

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Direct: **941.780.6136**

PROFESSIONAL BACKGROUND

Diane Lawson has been in the commercial real estate industry for 35 years, specializing in the sales and leasing of office and retail space. Starting out in property management and leasing she has extensive experience in the office market providing consult to both property buyers and sellers with their acquisition and disposition requirements. Diane takes a forensic approach to her analysis all the while keeping a keen eye on the big picture. Her ability to challenge and be challenged, her attention to detail while welcoming creativity, to listen and to be heard are just a few qualities that brings successful results to her clients. Diane holds a broker's license and is one of only 6% of commercial brokers nationwide to have earned and be honored as a Certified Commercial Investment Member (CCIM) designee.

Diane lives in Bradenton and enjoys spending time with family, traveling and enjoying the gulf waters and beaches.

MEMBERSHIPS

Certified Commercial Investment Member (CCIM) designee

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Bios



RYAN EDWARDS

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PROFESSIONAL BACKGROUND

Ryan Edwards is an Advisor with Core Commercial Group in Sarasota, FL, specializing in the sales and leasing of retail, office, medical, and industrial properties across Southwest Florida. Over the past four years, Ryan has successfully represented a diverse range of landlords, tenants, buyers, and sellers—consistently helping clients maximize value through strategic marketing, data-driven insights, and hands-on deal execution. Known for his persistence, integrity, and results-driven mindset, Ryan takes pride in getting deals across the finish line and building long-term relationships rooted in trust and performance.

Before launching his career in commercial real estate, Ryan spent eight years in 3rd party logistics and technology sectors, where he honed a consultative approach to business and developed a sharp understanding of operational efficiency and client service.

Originally from Northfield, Illinois, Ryan earned his bachelor's degree in Political Science from the University of Dayton. He now resides in Sarasota's Arlington Park neighborhood and enjoys golf, fishing, and exploring Florida's Gulf Coast.

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