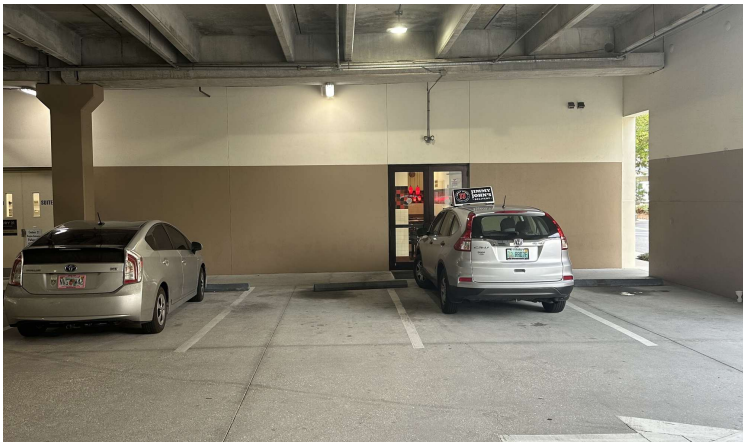




STREET LEVEL RETAIL

1626 Ringling Blvd, Suite 103, Sarasota, FL 34236



PROPERTY OVERVIEW

Located in the heart of downtown this prime retail and sandwich shop has incredible visibility. Due to its prime location and accessibility it also attracts a steady stream of foot traffic. This location presents a fantastic opportunity for those seeking to host their business in the center of downtown.

Please do not disturb the current tenant.

PROPERTY SUMMARY

Lease Rate:	\$35.00 SF/yr (NNN)
Available SF:	1,399 SF
Pass Thrus:	\$16.26 SF
Year Built:	2005
Building Size:	119,143
Zoning:	DTC



Presented By:

JAG GREWAL, CCIM, SIOR
941.356.5042
jag@ian-black.com

HEIDI HABER
941.323.0557
heidi@ian-black.com

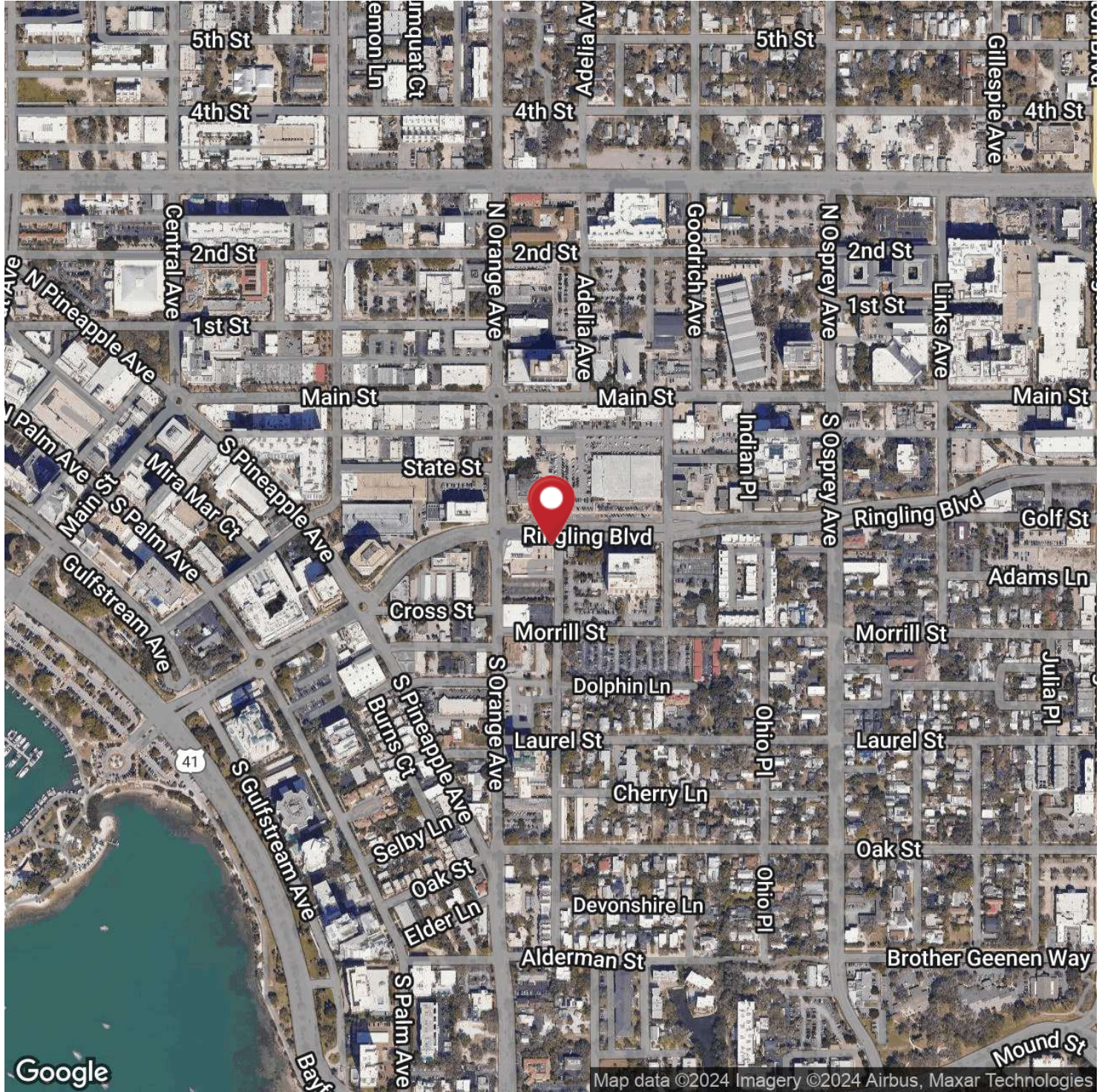
IANBLACK
REAL ESTATE
THE PLACE FOR SPACE

Information deemed reliable but not guaranteed. Prices subject to change without notice.

Ian Black Real Estate | 1 South School Avenue | Suite 600 | Sarasota, FL 34237 | ian-black.com

Hancock Bank Building

1626 Ringling Blvd, Suite 103, Sarasota, FL 34236



Presented By:

JAG GREWAL, CCIM, SIOR
 941.356.5042
 jag@ian-black.com

HEIDI HABER
 941.323.0557
 heidi@ian-black.com

Information deemed reliable but not guaranteed. Prices subject to change without notice.