



# 2200 51ST STREET

Sarasota, FL, 34234 | **Sarasota MSA**

AVAILABLE FOR SALE  
ASKING PRICE \$1,800,000

75% AIR-CONDITIONED WAREHOUSE LOCATED  
IN SARASOTA INDUSTRIAL PARK

**RIPCO**  
INVESTMENT SALES

## INVESTMENT HIGHLIGHTS

- #1** Air-Conditioned Warehouse Space

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- #2** Fully Fenced Back Lot

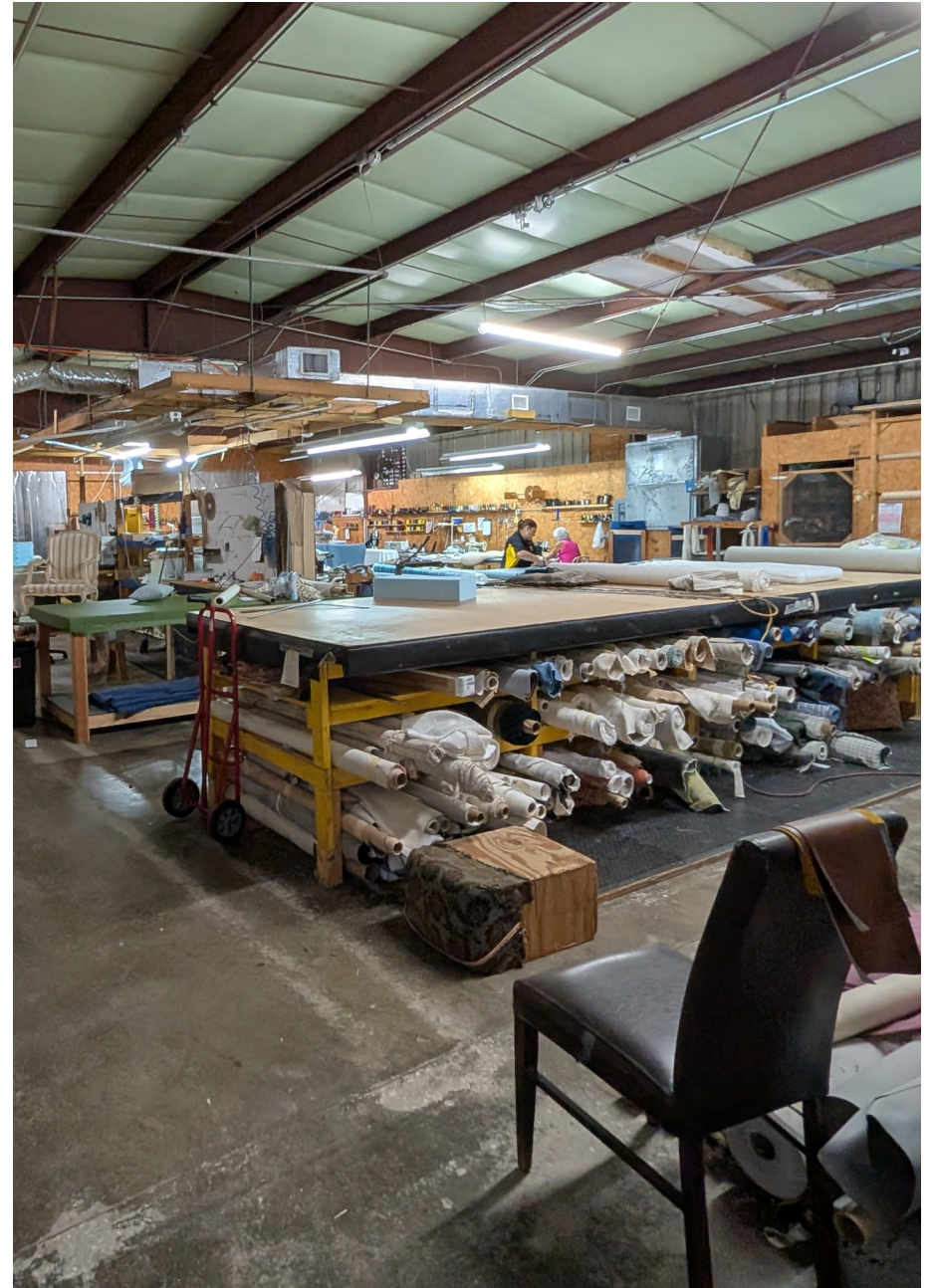
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- #3** Retail Entrance with Office or Showroom

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- #4** Sarasota Airport Area

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## PROPERTY OVERVIEW

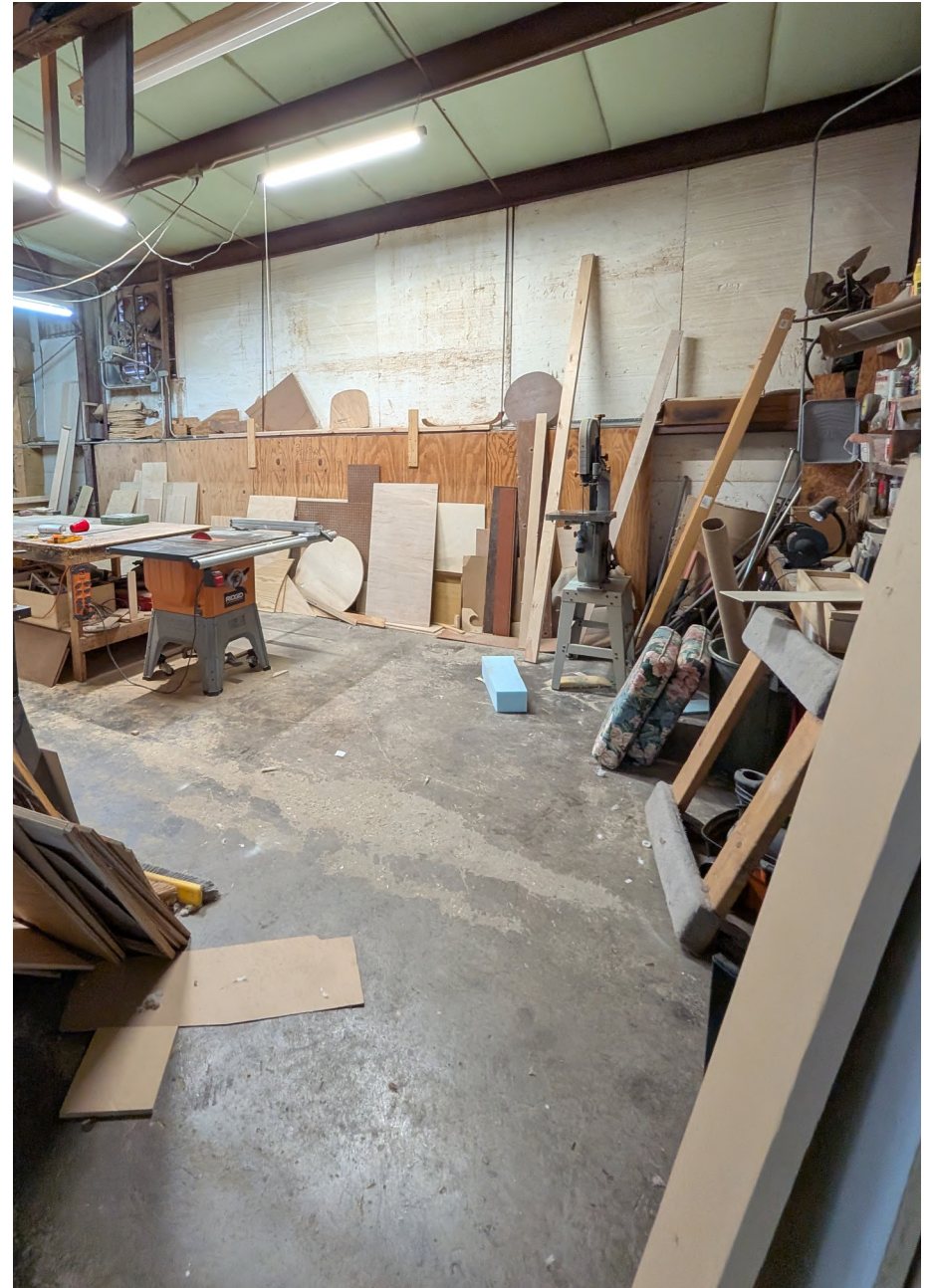
**RIPCO Real Estate** has been retained on an exclusive basis to arrange for the sale of **2200 51st Street** — Sarasota, FL (the 'Property').

9,347 SF of warehouse space in the main building with 2 additional outbuildings for 400 additional square feet of enclosed storage. The main building is  $\pm 75\%$  air conditioned. The front of the property has a retail style entrance with glass doors leading to a large office or showroom area. The back of the property is fully fenced for additional parking or outside storage. 11 FT clear height and 200 amps of power. Conveniently located in an industrial area right off of Highway 301 near the Sarasota Airport.

### PROPERTY SUMMARY

#### THE OFFERING

|                  |                                      |
|------------------|--------------------------------------|
| Property Address | 2200 51st Street, Sarasota, FL 34234 |
| Neighborhood     | North Sarasota                       |
| County           | Sarasota                             |
| Suite SF         | 9,347 SF                             |
| Zoning           | LM - Limited Manufacturing           |
| Occupancy        | Vacant                               |
| Possession       | Available June 1                     |
| Tenancy          | TBD                                  |



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# SITE AERIAL

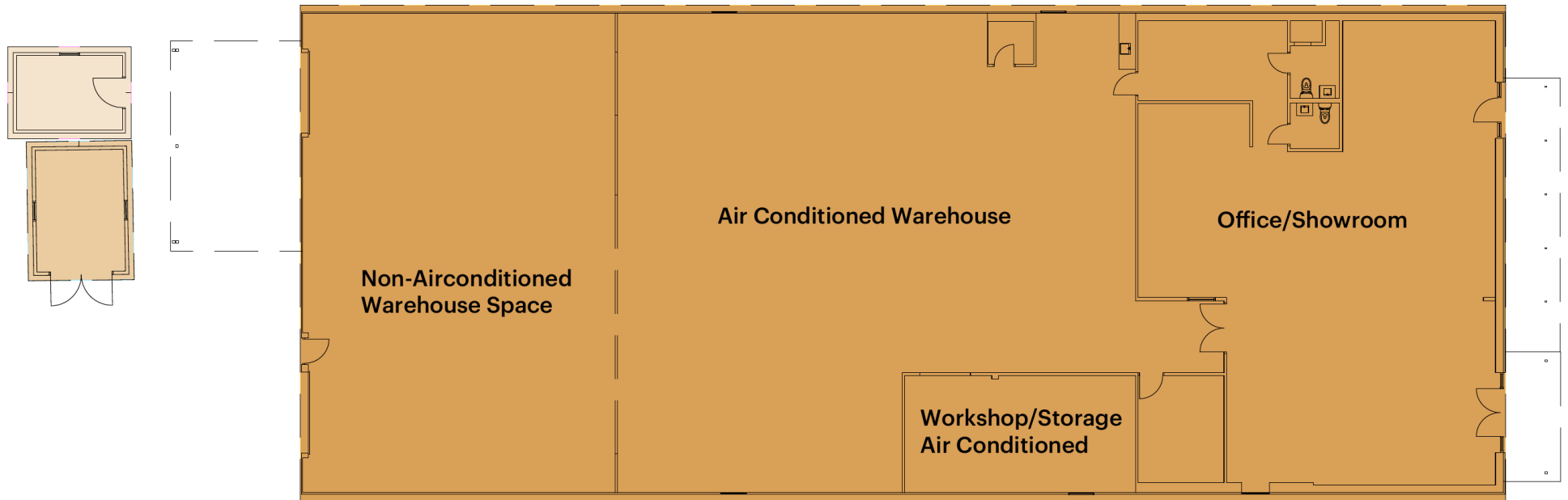





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# PROPERTY PHOTOS



# FLOOR PLAN



| ANSI / BOMA Z65.2-2012  |               |   |             |
|---|---------------|---|-------------|
|  | MAIN BUILDING | - | 9,347.37 SF |
|  | OUTBUILDING 1 | - | 229.61 SF   |
|  | OUTBUILDING 2 | - | 176.42 SF   |
|   | DRIPLINE AREA | - | 9,753.40 SF |

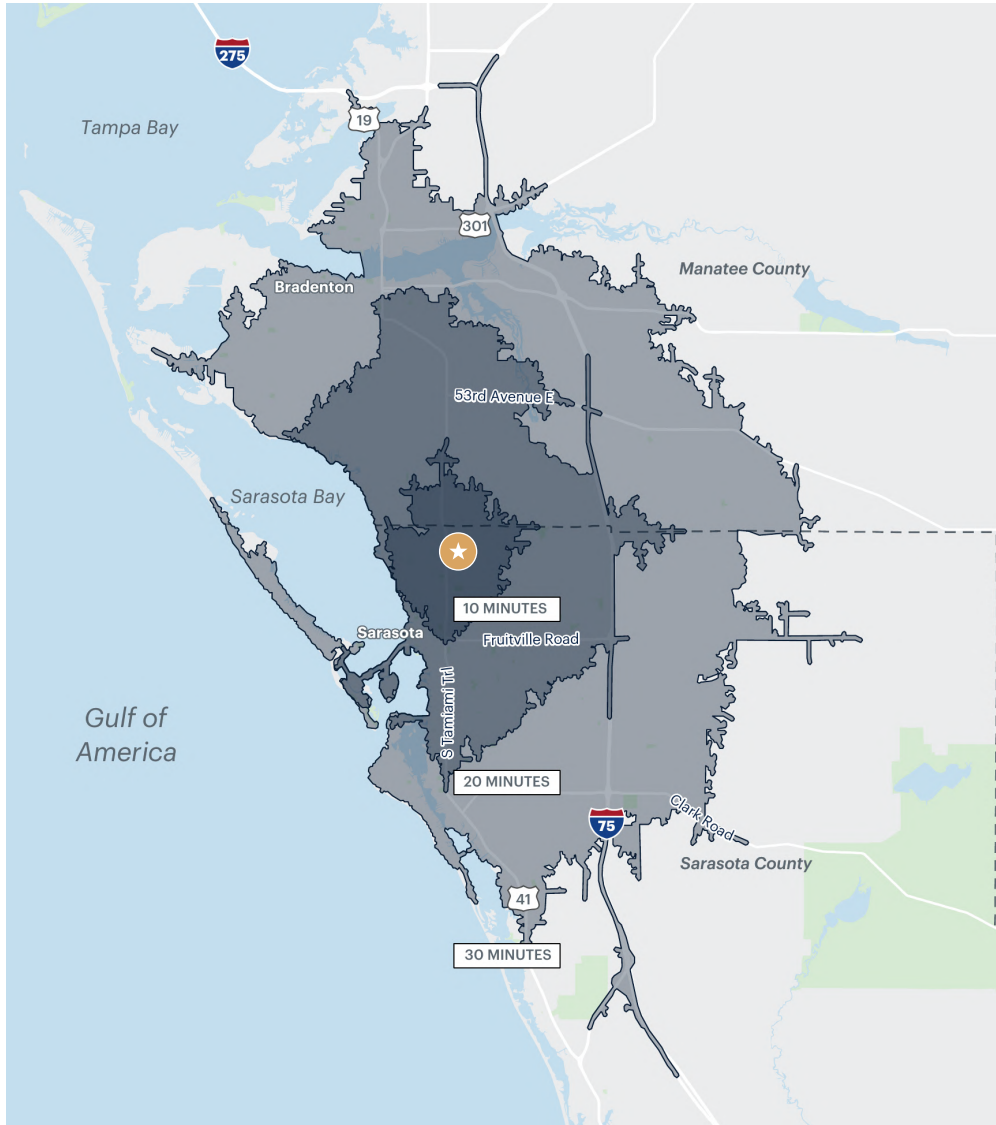
## MARKET OVERVIEW

**Sarasota** is a vibrant Gulf Coast city in Southwest Florida, located approximately 60 miles south of Tampa along Sarasota Bay. Known for its blend of coastal living, cultural attractions, and upscale amenities, the city offers a wide range of recreational and entertainment options, including the renowned The John and Mable Ringling Museum of Art, which showcases art exhibitions and historic architecture, as well as popular waterfront destinations such as Siesta Key Beach. Sarasota's extensive parks, golf courses, marinas, and proximity to the Gulf of Mexico support an active outdoor lifestyle, while major corridors such as U.S. Route 41 and Interstate 75 provide convenient access to shopping, dining, and regional connectivity.

Sarasota has a population of approximately 58,000 residents within the city and serves a broader metropolitan area with strong seasonal and year-round demographics. The area is characterized by a mix of affluent retirees, professionals, and families, with a median age above the state average and household incomes supported by strong wealth demographics and continued in-migration. Its combination of high consumer spending, desirable coastal lifestyle, and steady population growth supports a stable residential base and ongoing demand for retail, hospitality, medical, and commercial development.



# AREA DEMOGRAPHICS



|                                 | 10 MINUTES | 20 MINUTES | 30 MINUTES |
|---------------------------------|------------|------------|------------|
| <b>Population</b>               | 33,059     | 233,492    | 529,482    |
| <b>Number of Households</b>     | 13,819     | 105,363    | 237,784    |
| <b>Average Household Income</b> | \$89,526   | \$105,916  | \$117,781  |
| <b>Median Household Income</b>  | \$65,516   | \$72,271   | \$79,073   |
| <b>Median Age</b>               | 43.1       | 50.0       | 51.4       |
| <b>Total Businesses</b>         | 2,799      | 14,488     | 28,763     |
| <b>Total Employees</b>          | 22,160     | 137,486    | 271,512    |
| <b>Daytime Population</b>       | 41,133     | 273,498    | 579,038    |

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## CONTACT EXCLUSIVE AGENT

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INVESTMENT SALES

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This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.