

**21 N BLVD PRES
RETAIL PROPERTY**

21 N BLVD OF THE PRESIDENTS, SARASOTA, FL



ADDRESS

**21 N Blvd Of The Presidents
Sarasota, FL 34236**

PROPERTY FEATURES

- 777 SF Retail Space
- Located along the N Blvd of Pres spoke of prestigious St. Armands Circle
- Great tourism district with high foot traffic counts
- Offered at \$80/SF NNN plus \$19.45/SF OpEx
- 2 parking spaces
- Contact Broker to schedule showing

	0.3 Miles	0.5 Miles	1 Mile
Total Households:	115	467	1,060
Total Population:	266	999	2,130
Average HH Income:	\$155,188	\$171,793	\$188,587

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It or other conditions, prior sale, lease or financing, or withdrawal without notice.



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OFFERING SUMMARY

Lease Rate:	\$80.00 SF/yr (NNN)
Building Size:	777 SF
Year Built:	1963
Renovated:	2011
Zoning:	CT
Market:	Sarasota
Submarket:	St. Armands Circle

PROPERTY OVERVIEW

Great opportunity for prime St. Armands Key retail space. Located along the N Blvd of the Presidents spoke. The space is 777 SF, offered at \$80/SF NNN (\$19.45/SF in OpEx). Contact Broker to schedule showing.

LOCATION OVERVIEW

Located along the N Blvd of the Presidents spoke, this space is perfect for the boutique shop you always wanted to open. The space sits among other popular retailers and is passed by thousands of tourists walking the circle, or driving from Lido Beach or Longboat Key. .

St Armands Circle is a well know shopping destination of highly esteemed retail, shopping, and dining, filled with year round tourism and events.

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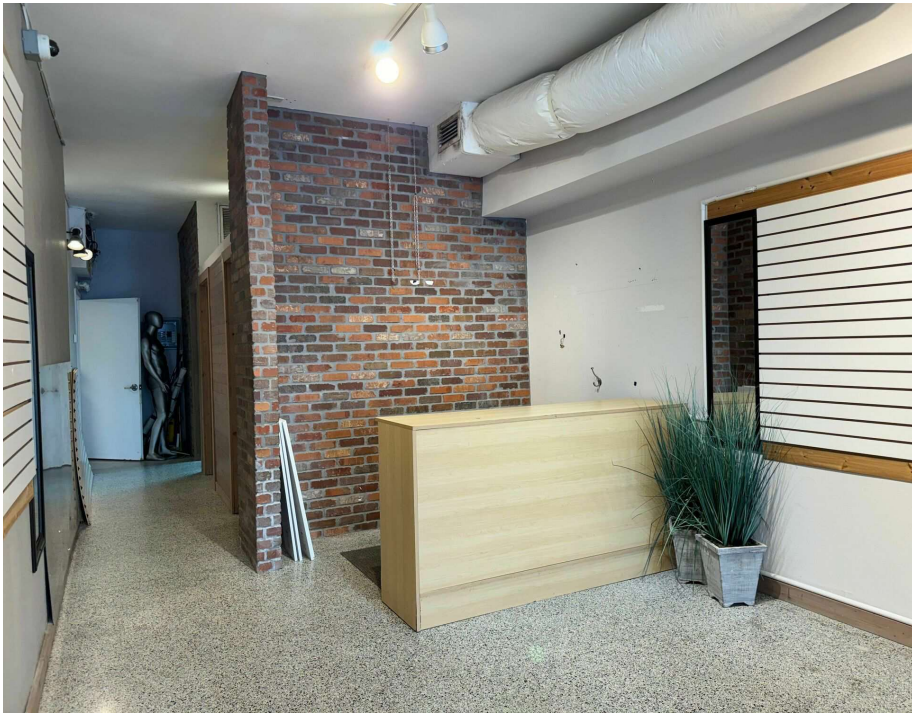
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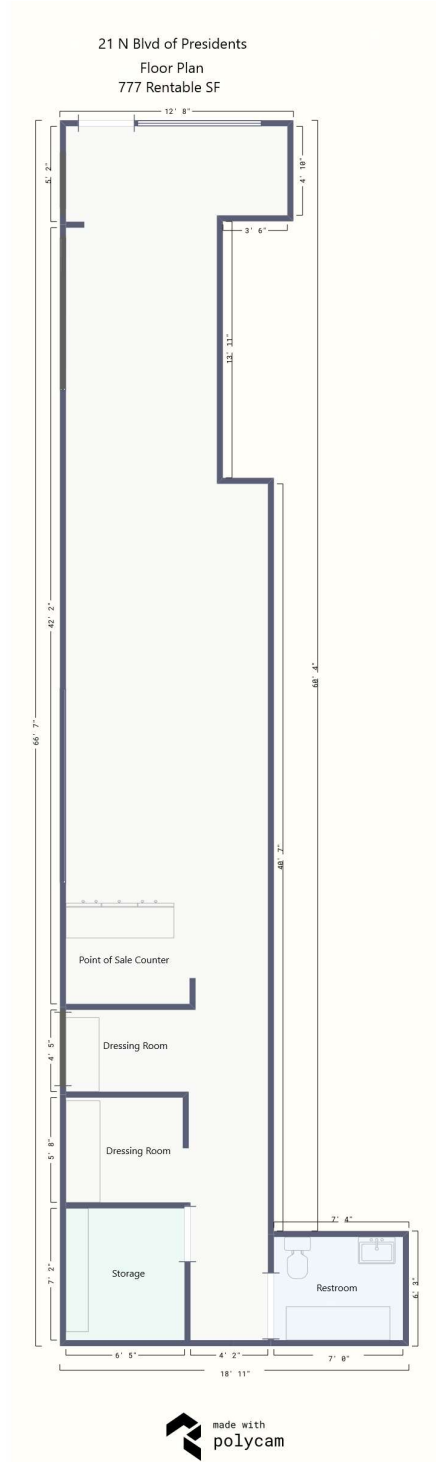
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S. WASHINGTON DRIVE



N. WASHINGTON DRIVE

PURPLE QUADRANT

UPSTAIRS

TOMMY BAHAMA RESTAURANT & BAR 300

KILWIN'S CHOCOLATES 312

WYLAND GALLERIES 314

RIVER STREET SWEETS 318

HATLEY 320

RICO'S PIZZERIA 322

ARCADE MONSTER 326

MICHAEL SAUNDERS & CO 330

SAHARA 362C

BREEZIN' UP 362B

LE MACARON 352

COASTAL COWGIRL 364

CIGAR PARADISE-BOUTIQUE 368

THE BLACK DOGS 370

LANDING COMPANY 372A

DESTINATION FLORIDA 372

BEN & JERRY'S 374

STINGRAY BEACHWEAR 378

OH MY GAUZE 380B

FUGATE'S BY THE SEA 382

SEA GLASS LANE 384

EARTH 386

MEANIE'S MINI DONUTS 388

ROCHELLE'S ON ST. ARMANDS 390

SEA BAGS 392

BEACH SOUNDZ APPAREL 394

SALT LIFE 396

BEACH SOUNDZ APPAREL 398

INARDELLO SPORT 400

LE COQUINE 28A

ALLIUM NATURAL BATH 28B

KARANANI 28C

LOBSTERCRAFT 28D

NEW STORE COMING 40

PINK QUADRANT

UPSTAIRS

301 ARTISAN'S 563

309 DALMOROS PASTA TO-GO 561

311 GREEN BIOTICS 301

313 BUTTERFLY BEACH 301

317 WHITE HOUSE/BLACK MARKET 301

319 TERSVIS STORE UPSTAIRS

321 GELATO-GO

325 DAIQUIRI DECK

327 BINJARA TRADERS

331 EVERYTHING BUT WATER

333 ALEXANDER FINE JEWELERS

339 SUNGLASS EXPRESS OPTICAL

343 THE SPICE & TEA EXCHANGE

345 SIMONA JEWELRY

347 CARLOTTA BAMBINO

349 BEACH HOUSE

351 ISLAND PURSUITS

355 NATURAL COMFORT FOOTWEAR

357 CRAZY SHIRTS

361 LA CEE BOUTIQUE

367 SETTIMIO GELATO

367A LITTLE BO-TIQUE

371 TOMMY BAHAMA RETAIL STORE

373 VENEZIA ITALIAN RESTAURANT

5 THE GIVING TREE GALLERY

7 JEWELRY BY COLE

9 FLIP FLOP SHOE

11 NERONICA LOBBE

15 IVORY COAST

17 DANA TYLER JEWELRY

19A IRISH GIETS

19B KYNICHES PUB

19C WYOM BOUTIQUE

21 JAGEL LIFE

23 PEPPER PACT

25 BLU KOLIZUM

27 EPHESIUS MEDITERRANEAN

29 SPANKS CLAM BAR

300 ST. ARMANDS CIRCLE ASSOCIATION



S. BLVD. OF PRESIDENTS

N. BLVD. OF PRESIDENTS

AQUA QUADRANT

UPSTAIRS

MICHAEL SAUNDERS & CO. 19

MODERN SOUL BOUTIQUE 59

PELINDABA LAVENDER 57

RODolfo LUGO JEWELS 55

THE MET FASHION HOUSE 35

TUMSKIN AQUATIC APPAREL 17

OLIVIA FASHION BOUTIQUE 9

JUST BECAUSE 7

RAISED ON THE WATER 5

AMAZONIAN COLLECTIONS 3

BETTER HOMES & GARDENS REAL ESTATE 400

TILDEN ROSS 410

CRAB & FIN 420

THE STADIUM GALLERY 434

ST. ARMANDS VAPOR & SMOKE SHOP 438B

PIZZOLO PIZZA 438

NEW STORE COMING SOON 440

ALVIN'S ISLAND 462

APRICOT LANE BOUTIQUE 466

SALTY STITCH 468

MERCANTILE HOME & APPAREL 470

BLUE DOLPHIN CAFE 472

CHARLESTON SHOE CO. 474

INFLUENCE 476

GREEN ZEBRA CAFE 478

COASTAL HOBBO 482

NEW STORE COMING SOON 482

TONY'S TOO BOUTIQUE 20

17 CRISP WAFFLE CO. 5

21 ANTIQUES & GIFTS 10

21 WE ARE FAMILY 10

AQUASANDZ NAIL SALON 10

SUMMER HOUSE HAIR SALON 10

SERENDIPITY MASSAGE & DAY SPA 10

GOLD QUADRANT

UPSTAIRS

12 GARDEN ARGOSY

14 MADISON AVE CAFE

22 THE ANCIENT OUTLET

24 CANDY BARREL

26 ARMEL JEWELERS

28 COTTON CLUB

30 THE BEAUFORT BONNET COMPANY

400 KATHY GROOM ART STUDIO

411 COLUMBIA RESTAURANT

417 CHA CHA COCONUTS

423 COLDWELL BANKER REALTY

431 CAFE L'EUROPE

443E STARBUCKS

443D STARBUCKS

443C SOMA

443B CHICO'S

443A SUNGLASS HUT

465 LILLY PULITZER

481 FOXY LADY WEST

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443A SUNGLASS HUT

465 LILLY PULITZER

481 FOXY LADY WEST

6 LES CISEAUX INTERNATIONAL HAIR SALON & DAY SPA

6 ST. ARMANDS OPTICAL

6 OTTO'S JEWELRY

6 NEW STORE COMING SOON

6 CILANTRO GRILL

6 YOUR CBD STORE

6 EDWARD JONES INVESTMENTS

6 ALTIORA PLASTIC SURGERY & MED SPA

6 SHORE RESTAURANT

S. ADAMS DRIVE

N. ADAMS DRIVE

PARKING LOT

500 SARASOTA MEMORIAL URGENT CARE CENTER AT ST. ARMANDS

540 RONTO REALTY ROSEWOOD RESIDENCES SALES GALLERY

544 TARPON SHORES DENTAL

40 ST. ARMANDS KEY LUTHERAN CHURCH

500 SARASOTA MEMORIAL URGENT CARE CENTER AT ST. ARMANDS

540 RONTO REALTY ROSEWOOD RESIDENCES SALES GALLERY

544 TARPON SHORES DENTAL

40 ST. ARMANDS KEY LUTHERAN CHURCH

PARKING GARAGE

ST. ARMANDS CIRCLE ASSOCIATION

DIR@STARMANDSCIRCLEASSOC.COM

WWW.STARMANDSCIRCLEASSOC.COM

FOLLOW US ON FACEBOOK AND INSTAGRAM

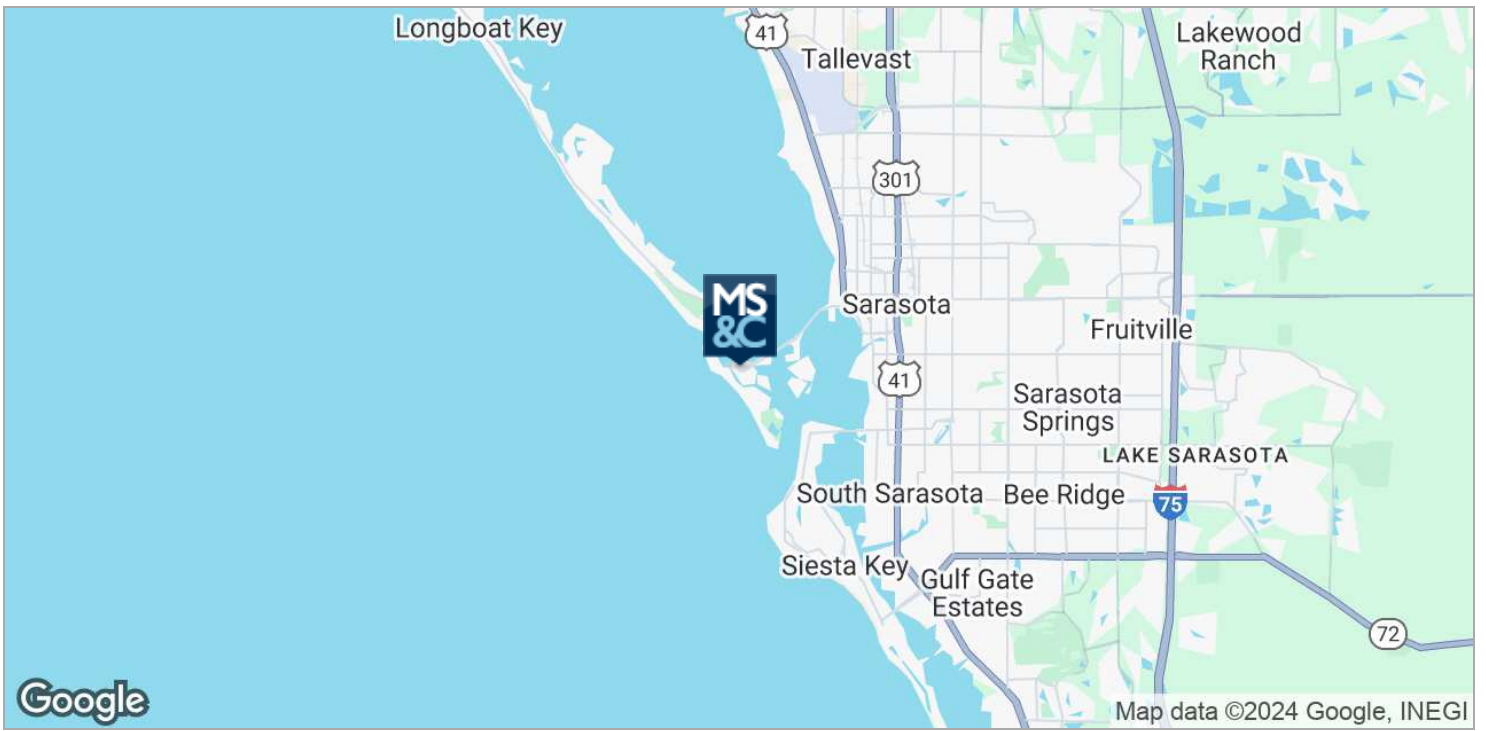
#STARMANDSCIRCLE

*Available in the Fillmore Parking Lot, North Adams Garage and Street Parking throughout St Armands Circle



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Michael Saunders & Company



Licensed Real Estate Broker

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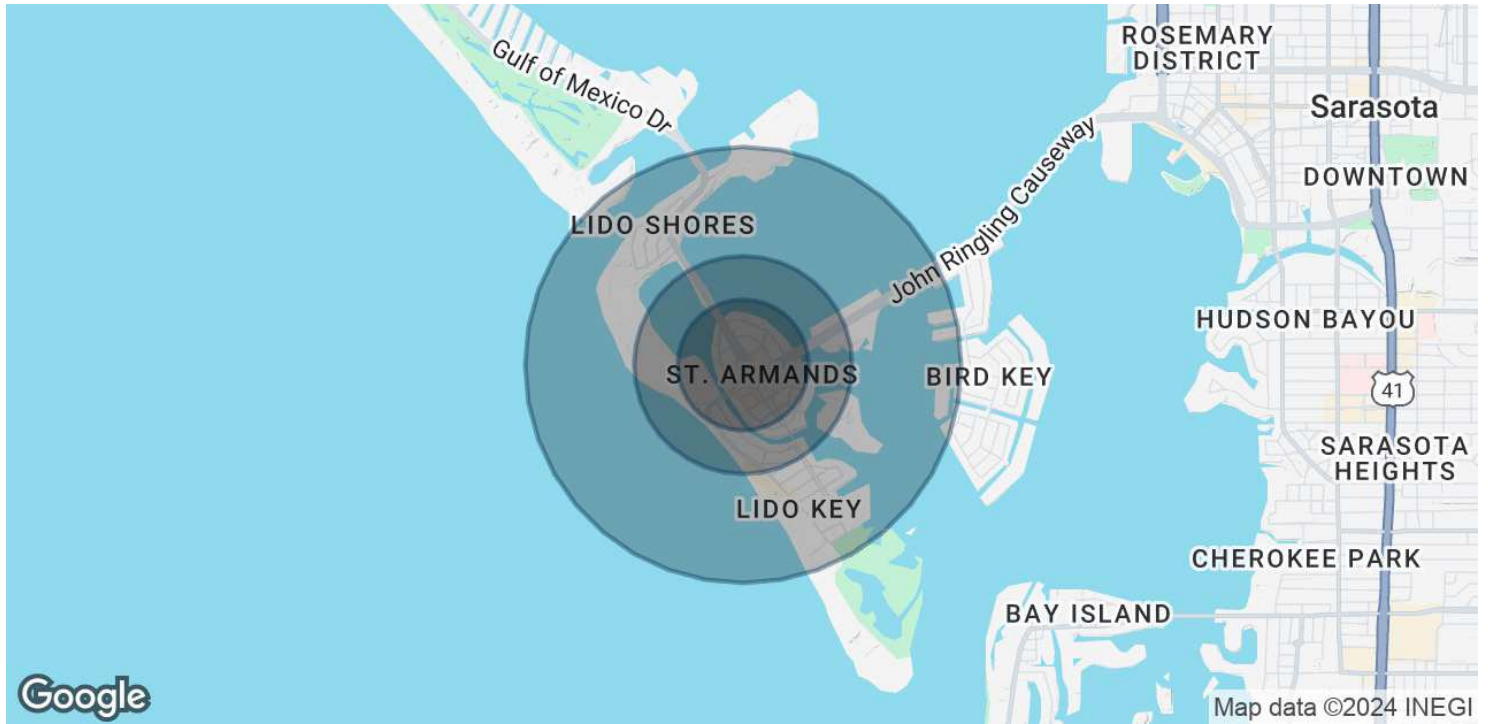
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21 N BLVD PRES RETAIL PROPERTY

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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	266	999	2,130
Average Age	78	75	73
Average Age (Male)	77	75	73
Average Age (Female)	78	76	73

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	115	467	1,060
# of Persons per HH	2.3	2.1	2
Average HH Income	\$155,188	\$171,793	\$188,587
Average House Value	\$1,038,446	\$1,101,089	\$1,188,282

Demographics data derived from AlphaMap

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PROFESSIONAL BACKGROUND

A real estate sales and commercial specialist for 19+ years, Lee DeLieto Jr. offers a uniquely informed perspective on the Sarasota and surrounding markets, helping clients to make the right decisions about their investment strategies. In 2005, Lee Jr joined his father Lee Sr, a seasoned Michael Saunders associate, to form the Company's top producing Commercial team, namely the DeLieto Team. To date, this exceptional duo has closed on hundreds of millions of dollars of commercial property, working diligently to achieve the objectives of clients and investors.

Lee's Commercial real estate services include commercial investment property, land development, site and land acquisition, office, retail, and industrial sale leasing, 1031 exchanges, and asset disposition. The DeLieto Team has the proven ability to make every investment, lease, acquisition/sale a profitable experience.

Committed to the community they serve, both Lee Jr. and Sr. are actively involved in local organizations both civic and charitable. Lee Jr currently sits on the Plymouth Harbor Board of Trustees. He is also a past board member of the Sarasota School of Arts and Sciences (SSA+S) and past President of the OGPNA (Original Gillespie Park Neighborhood Association).

As an active member in the business community, Lee Jr. is a recent past member of the Board of Directors for the Greater Sarasota Chamber of Commerce and Past Chair of their City Priorities Council. He is also the 2010 Past President of Commercial Investment Division (CID) under the Realtor Association of Sarasota and Manatee.

A graduate of the University of Florida, Lee has lived in Sarasota since 2005. Married to Valarie Wadsworth-DeLieto, a residential agent with Michael Saunders & Company, together they enjoy traveling across the United States on Lee's 2008 Harley Davidson.

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