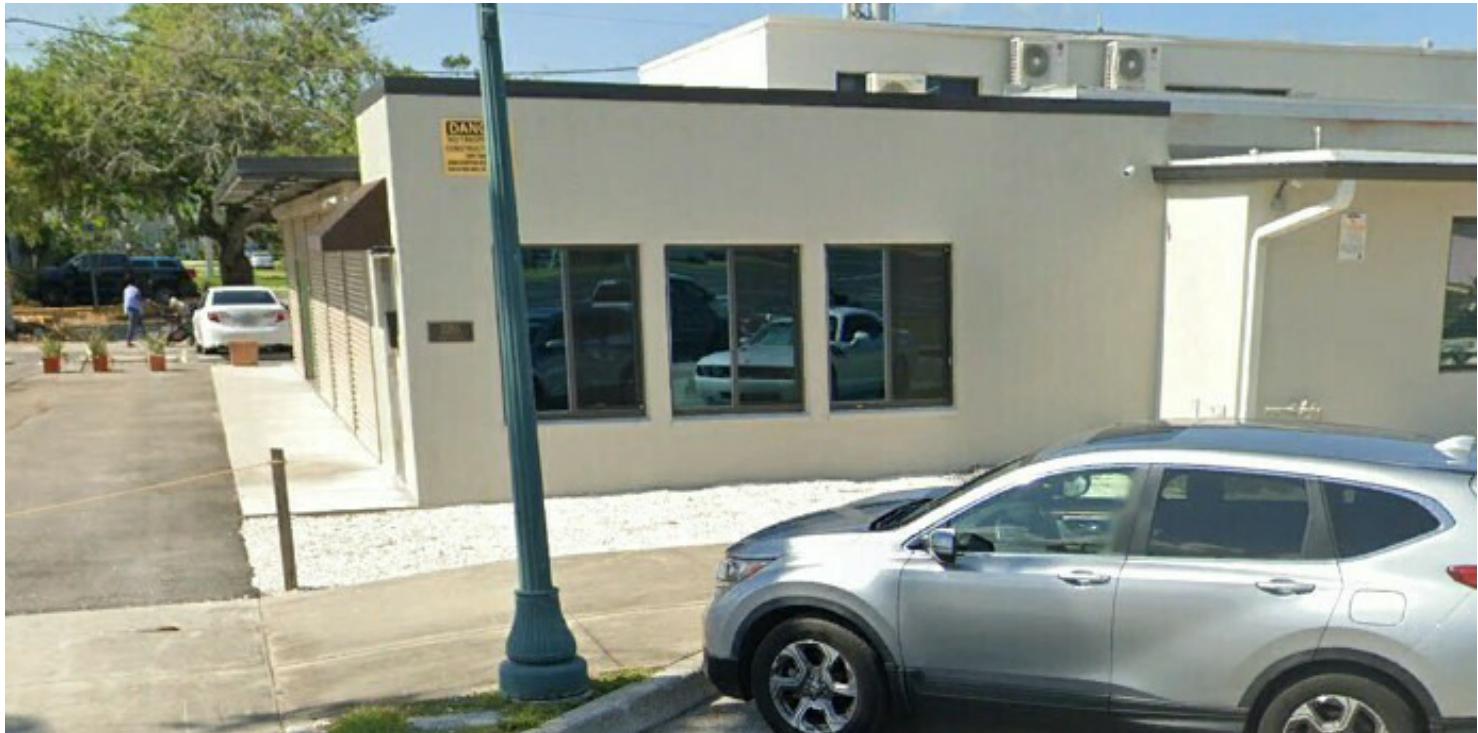


Property Summary



PROPERTY DESCRIPTION

Located at 2280 Main Street, this property occupies a strategic position on the eastern corridor of Downtown Sarasota, offering a prime transition point between the city's high-density core and the established professional neighborhoods of the 34237 zip code.

The site benefits from exceptional visibility and accessibility, situated just blocks from the US-301 and Fruitville Road intersection, which serves as the primary artery for regional traffic. The surrounding micro-market is defined by a stable mix of professional services, including legal firms and medical offices, and is anchored by the nearby Payne Park and the Legacy Trail extension. This location offers the rare advantage of a downtown "Main Street" identity with more manageable logistical access than the congested bayfront core. Its proximity to the courthouse district and upscale residential pockets ensures a consistent daytime population and long-term asset desirability within the evolving Sarasota urban landscape.

OFFERING SUMMARY

Lease Rate:	\$3,385.00 per month (Gross)
Available SF:	1,625 SF
Lot Size:	0.119 Acres
Building Size:	1,625 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	424	1,687	6,222
Total Population	945	3,774	13,636
Average HH Income	\$87,765	\$83,209	\$86,655

Location Map

