

LEASE

RITZ CARLTON SARASOTA RETAIL SPACE (RARE)

1111 Ritz Carlton Dr Sarasota, FL 34236



LEASE RATE

\$67.16 SF/yr

\$4,500.00/Monthly

David Neff

(941) 448-1500

Elliot Rose

(941) 812-5057

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**COLDWELL BANKER
COMMERCIAL
REALTY**

LEASE

RITZ CARLTON SARASOTA RETAIL SPACE (RARE)

1111 Ritz Carlton Dr Sarasota, FL 34236



PROPERTY DESCRIPTION

Experience the epitome of modern commercial luxury at this prime Sarasota property. Boasting sleek architectural design and state-of-the-art amenities, the location offers an unmatched professional environment for discerning tenants. With expansive, light-filled workspaces, premium finishes, and customizable floor plans, the property is designed to elevate every aspect of your business operations. Enjoy an array of on-site conveniences, from ample parking and cutting-edge technology to exceptional security and management services. Whether you're seeking a prestigious corporate headquarters or premium office or retail space, this property provides a prestigious address and a business environment that exudes sophistication and success.

OFFERING SUMMARY

Lease Rate:	\$67.16 SF/yr (Gross)
Available SF:	804 SF
Lot Size:	331,968 SF
Building Size:	516,332 SF

DEMOGRAPHICS 0.3 MILES 0.5 MILES 1 MILE

Total Households	971	2,613	5,793
Total Population	1,597	4,044	9,653
Average HH Income	\$153,873	\$136,077	\$128,326

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LOCATION DESCRIPTION

Situated in the heart of Downtown Sarasota, the vibrant area surrounding the property provides a dynamic blend of business, culture, and recreation. Within walking distance, professionals can explore the renowned Marie Selby Botanical Gardens, take a scenic stroll through the Historic Burns Square, or enjoy upscale dining at The Ritz-Carlton. Numerous art galleries, museums, and theater venues offer cultural enrichment, while nearby Lido Key, Longboat Key and Siesta Key Beaches present an ideal retreat for relaxation and leisure. The area is a hub of activity, boasting a plethora of dining, retail, and entertainment options that cater to the diverse tastes of professionals working in the downtown market.

SITE DESCRIPTION

Situated within the spectacular Ritz Carlton Sarasota, the space available is quite the rarity and will be in the direct path of all visitors who frequent the Ballrooms and philanthropic event venues held here regularly. This space will require a very special tenant who will align with the high quality brand such as the ritz Carlton.

PARKING DESCRIPTION

Mostly Valet Parking



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PROPERTY HIGHLIGHTS

- Very Rare Opportunity
- Pristine architectural design
- State-of-the-art amenities
- Expansive, light-filled workspaces
- Premium finishes and customizable floor plans
- On-site management and security services
- Ample parking and cutting-edge technology
- Prestigious corporate headquarters or premium office space



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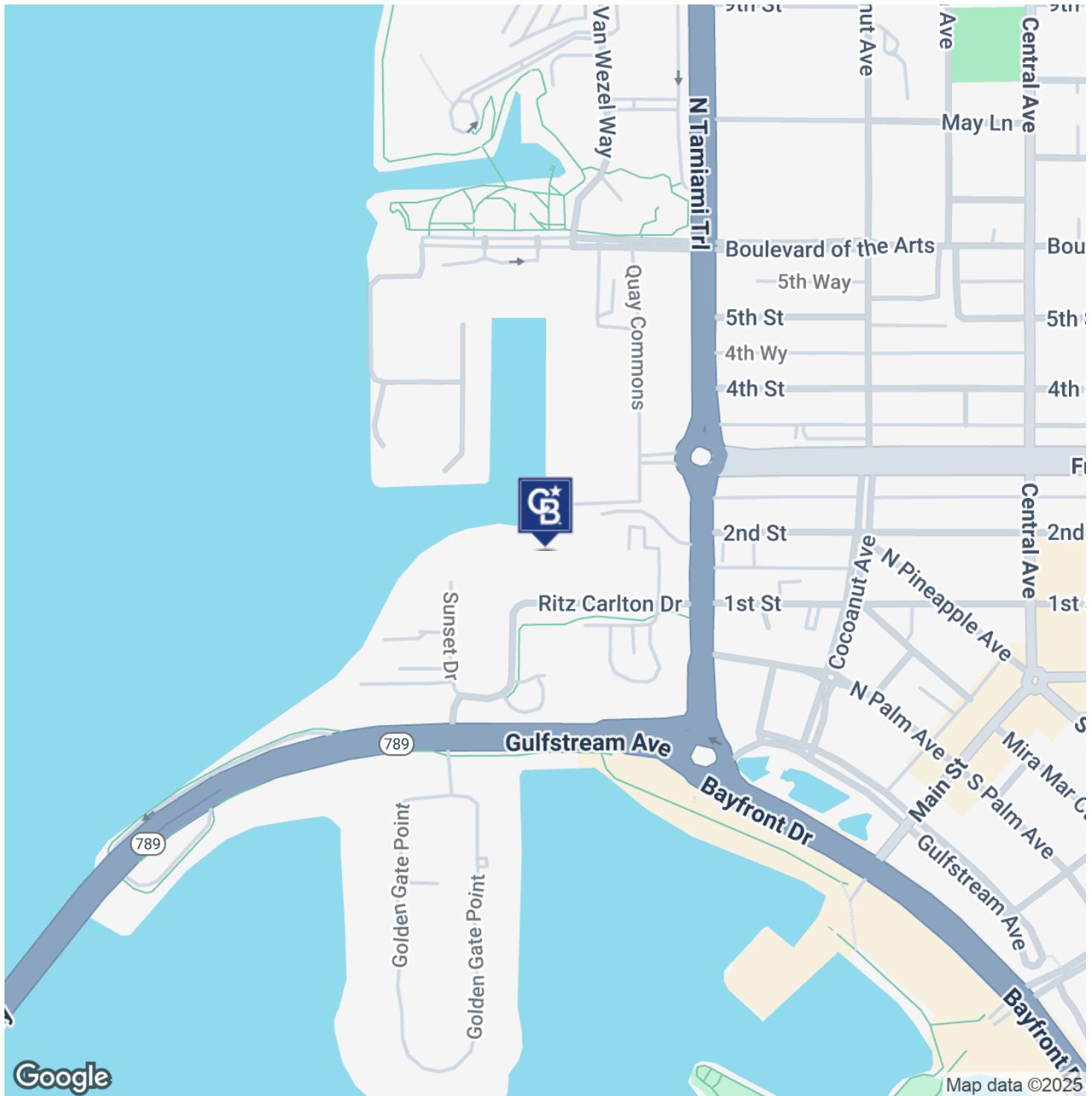


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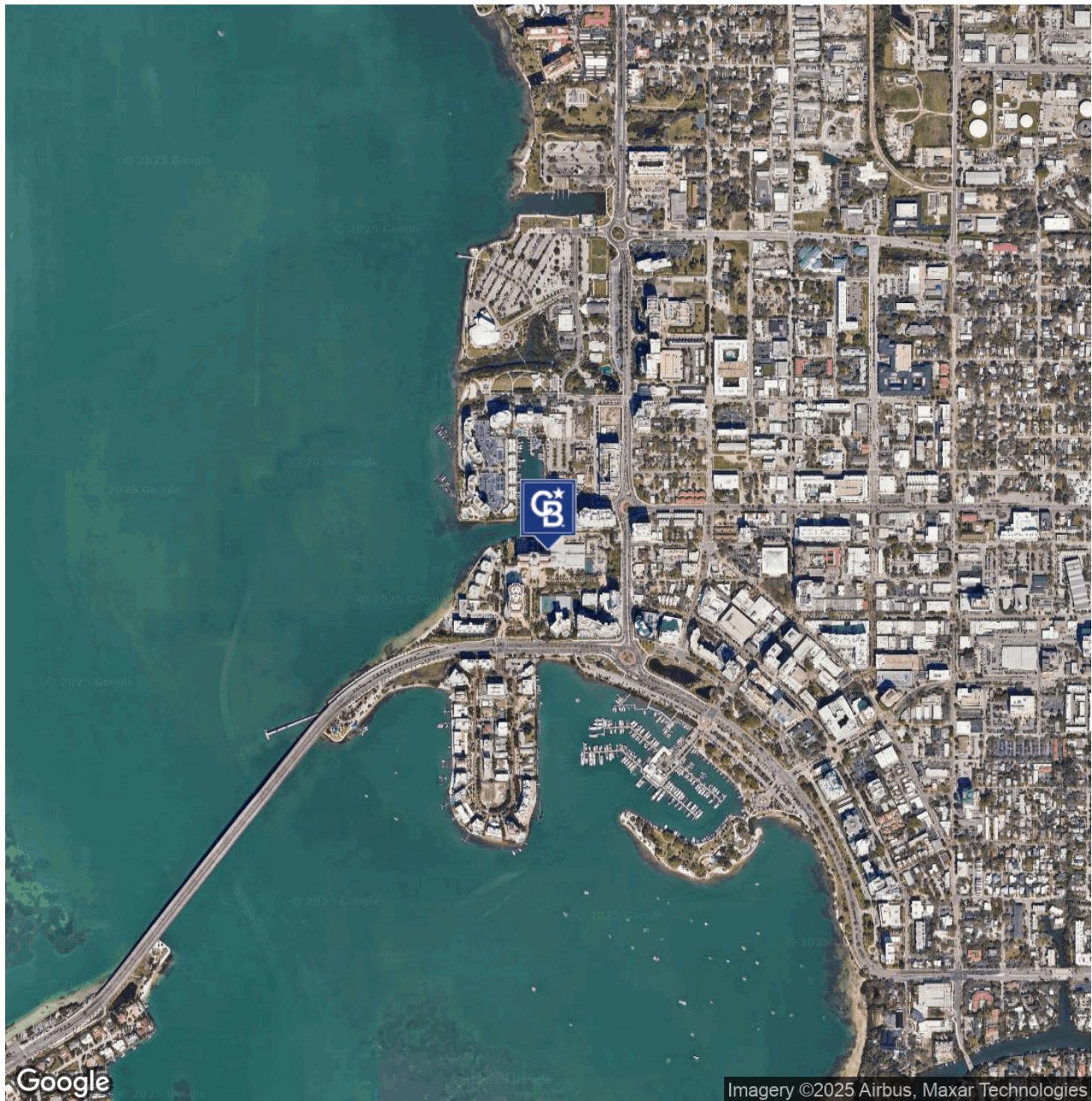
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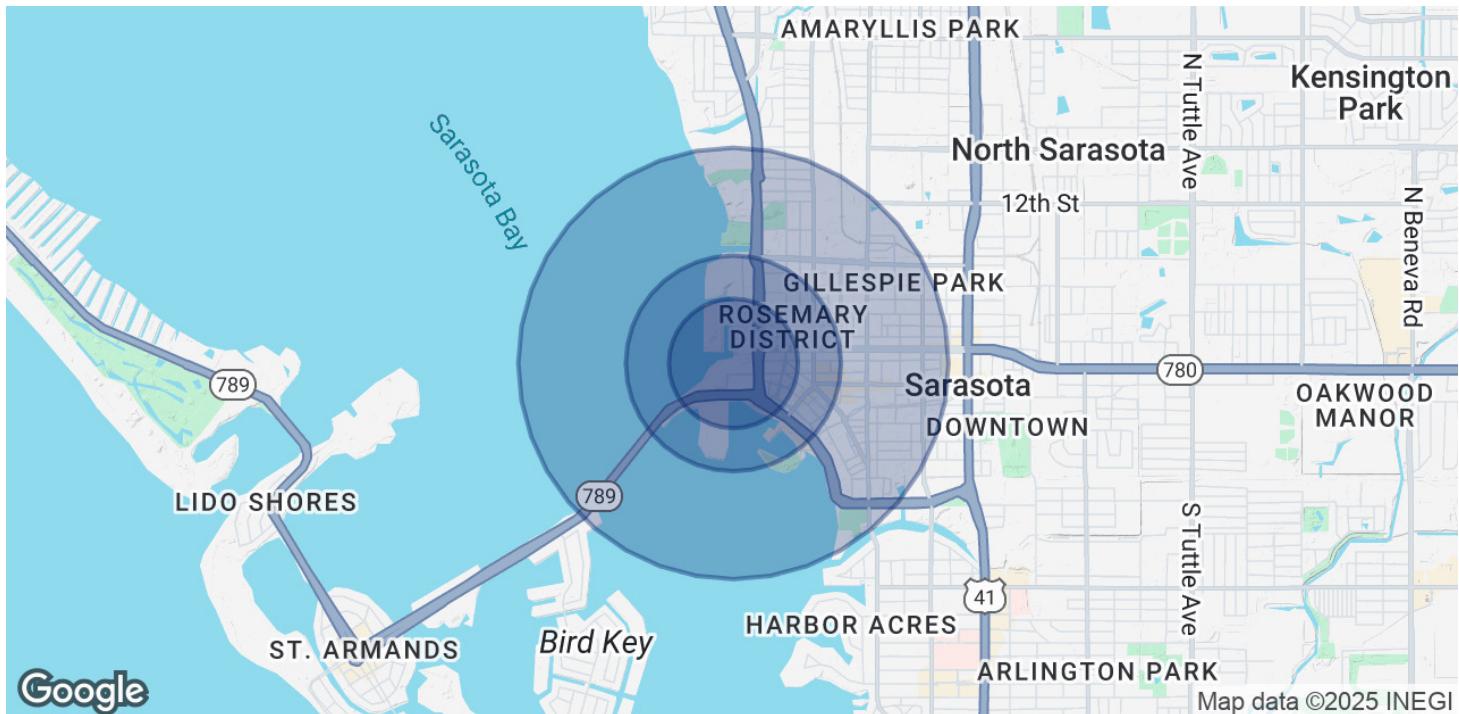


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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,597	4,044	9,653
Average Age	69	66	61
Average Age (Male)	70	66	60
Average Age (Female)	69	66	62

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	971	2,613	5,793
# of Persons per HH	1.6	1.5	1.7
Average HH Income	\$153,873	\$136,077	\$128,326
Average House Value	\$1,252,698	\$1,035,581	\$947,433

Demographics data derived from AlphaMap

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DAVID NEFF

Broker Associate

david.neff@cbcrrt.com

Direct: (941) 448-1500 | Cell: (941) 448-1500

FL #BK3224740

PROFESSIONAL BACKGROUND

David has practiced Real Estate in the Sarasota and Manatee area for 15 years. He is very fluent in the Market regarding many aspects of Commercial Real Estate to include Multi-Family, Medical, Office Buildings, Industrial, Land/Development and Retail. Prior to Real Estate, David was a small business owner in Florida performing in the construction industry. Honorable Discharged from the US ARMY after serving 8 years. Proud Father of two children who also live in Sarasota.

Specializing in:

Specializations:

Land (Commercial- Residential-Mixed-use)

Investment Properties

Industrial

Office

Retail

Multi-family

Hospitality

MEMBERSHIPS

Realtor Association of Sarasota/Manatee (RASM)

Coldwell Banker Commercial Realty

100 N Tamiami Trl

Sarasota, FL 34236

941.366.8070

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ELLIOT ROSE

Commercial Broker Associate

Elliot.Rose@cbcprt.com

Direct: (941) 812-5057

FL #BK3192558

PROFESSIONAL BACKGROUND

Over 40 years of Commercial Real Estate Brokerage experience. Licensed since 1971. New York State and Florida

-Has held senior management positions at:

- The Prudential Real Estate Affiliates (Founding team executive)
- Coldwell Banker NRT Florida operations
- Sunbelt Title Florida operations (Title Resource Group)

Specializations:

Land (Commercial/Residential/Mixed-use)

Investment Properties

Industrial

Office

Retail

Multi-family

Hospitality

EDUCATION

B.A. University at Buffalo

MEMBERSHIPS

REALTOR Association of Sarasota Manatee

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