

462 JOHN RINGLING *Boulevard*



PRIMELY POSITIONED ABOVE SARASOTA'S PREMIER SHOPPING DESTINATION, FOR VISITORS AND LOCALS ALIKE,

DISCOVER YOUR ELEVATED OASIS AT THE HEART OF ST. ARMANDS CIRCLE.

RIPCO
REAL ESTATE

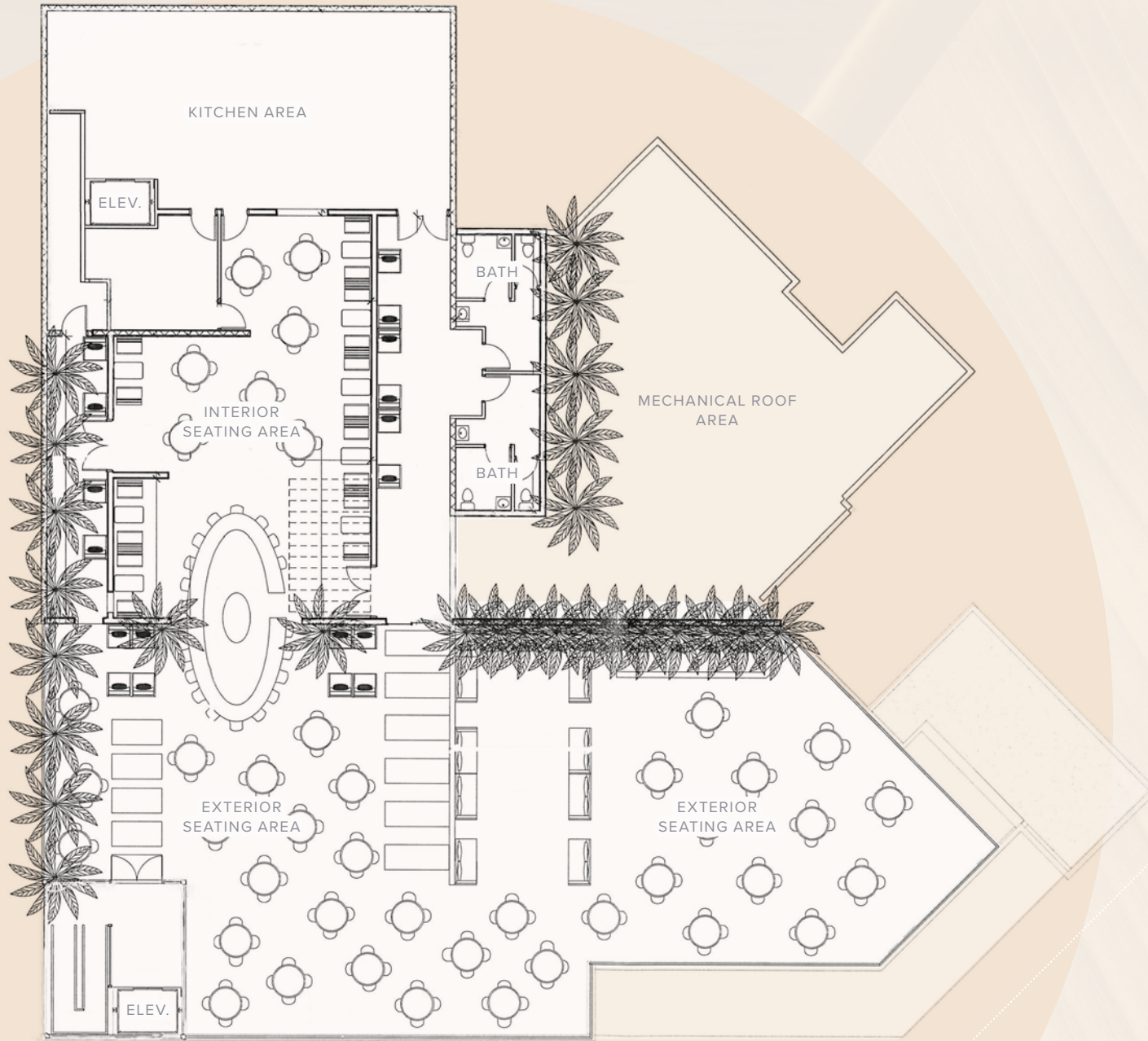
Summary

PROPERTY OVERVIEW



THE OPPORTUNITY

St. Armands Key, just off Sarasota's coast, is a hub of luxury and opportunity in a vibrant market. With its upscale boutiques, scenic vistas, and a steady flow of tourists, the island is a prime location for high-end ventures. The area's world-class dining scene is ready for the next great destination, making it an ideal spot for a restaurant that can cater to both discerning locals and visitors. The property, located at 462 John Ringling Boulevard in Sarasota, Florida, offers the chance to create a standout dining experience in a thriving, upscale community.



John Ringling Boulevard

Summary

PROPERTY OVERVIEW

DESCRIPTION

This newly constructed, rooftop and indoor dining space at the entrance of St. Armands Circle offers an expansive 9,289 square feet. Featuring panoramic rooftop views, elevator access, and ample parking, it's an inviting destination. Located in the prestigious St. Armands Circle, this space is an exceptional opportunity for an upscale restaurant operator seeking a long-term lease.

SELECT NEIGHBORS



COMMENTS

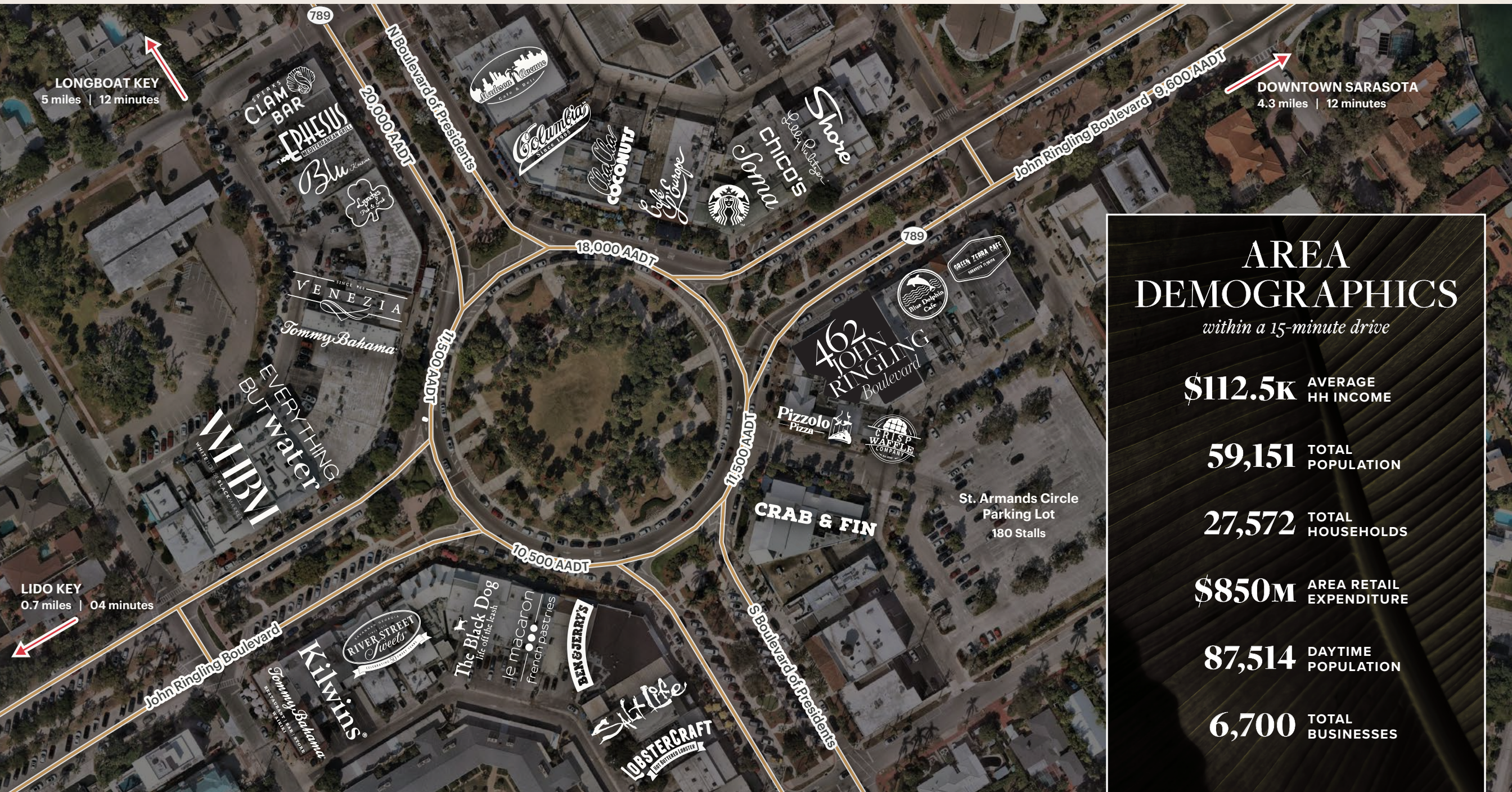
- Prime location at entrance of St. Armands Circle, Sarasota FL
- Ideal for upscale restaurant operator seeking long-term lease

DELIVERY

Immediate

SIZE

First and Second Floor Lobby	827 SF
Second Floor Interior Space	3,595 SF
Second Floor Exterior Space	4,867 SF
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Total Leasable Area	9,289 SF



AREA DEMOGRAPHICS

within a 15-minute drive

\$112.5k AVERAGE HH INCOME

59,151 TOTAL POPULATION

27,572 TOTAL HOUSEHOLDS

\$850M AREA RETAIL EXPENDITURE

87,514 DAYTIME POPULATION

6,700 TOTAL BUSINESSES



ST. REGIS LONGBOAT KEY



168 KEYS

PROPOSED HOTEL OCEAN PROPERTIES
2.7 ACRES



2.7 ACRES

OPAL LONGBOAT KEY CLUB



229 KEYS

OPAL LIDO KEY | CIRQUE



222 KEYS

LONGBOAT KEY

DOWNTOWN SARASOTA

ST. ARMANDS
CIRCLE

LIDO KEY

SIESTA KEY

Area Amenities

LOCAL HIGH-END HOTEL DEVELOPMENTS

Sarasota, Florida, is experiencing a surge in new developments, encompassing residential, commercial, and luxury resort projects. Among the prominent residential projects is the St. Regis Longboat Key Resort, set to open in summer 2024. This development will feature 166 luxury hotel rooms and 69 upscale condominiums, offering amenities such as multiple swimming pools, a spa, and concierge services. On the resort front, the Opal Collection is expanding its presence with new developments. The Opal Sands Resort and Opal Key Resort & Marina are among the latest luxurious offerings, providing high-end accommodations and amenities like gulf-facing pools, fine dining, and beach access.

These projects, along with others, are part of Sarasota's ongoing efforts to expand its appeal as a desirable location for both residents and visitors, blending luxury living with the city's natural beauty and vibrant cultural scene.

Market Overview

POINTS OF INTEREST

A SARASOTA MEMORIAL HOSPITAL

Sarasota Memorial Health Care System, offering Southwest Florida's greatest breadth and depth of care, provides services for more than 1 million patients each year across its 2 hospital campuses, freestanding ER, and network of outpatient and urgent care centers. A \$90 million expansion will expand the hospital's emergency care and surgical capacity to help meet the pressing healthcare needs in south county.

12-Minute drive

B THE ST. REGIS LONGBOAT KEY RESORT

Nestled on Sarasota's most coveted barrier island, experience the epitome of luxury at our pristine 18-acre resort, providing a refined elegance with exquisite design, legendary sunsets and unparalleled personalized services. (Opening summer 2024.)

10-Minute drive

C SARASOTA BRADENTON INTERNATIONAL AIRPORT

Sarasota-Bradenton International Airport is a public use international airport located within three jurisdictions: Sarasota County, the city limits of Sarasota, and Manatee County, all in the U.S. state of Florida.

15-Minute drive

D THE JOHN AND MABLE RINGLING MUSEUM OF ART

The John and Mable Ringling Museum of Art is the official state art museum of Florida, located in Sarasota, Florida. It was established in 1927 as the legacy of Mable Burton Ringling and John Ringling for the people of Florida.

15-Minute drive

E THE MALL AT UNIVERSITY TOWN CENTER

University Town Center (UTC) is Sarasota's premier destination for shopping, dining and discovery. Conveniently located at I-75 and University Parkway, the UTC District features more than 250 specialty shops and over 80 fast-casual to fine-dining restaurants.

30-Minute drive



462
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