



Siesta Key Portfolio

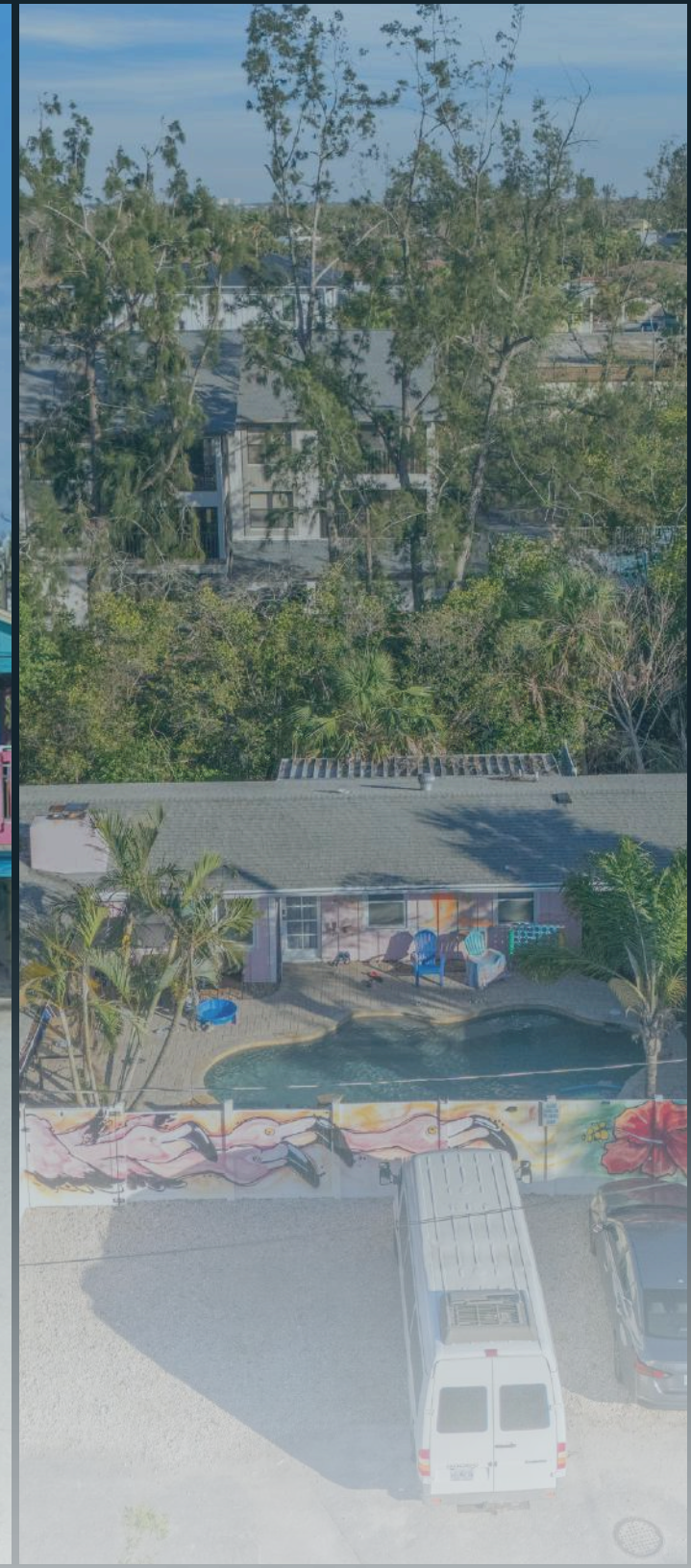


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527 Beach Road



Executive summary



Property Facts

Year Built: 1985 , Eff Yr Built 1995

Land Area: 7,379 Sqft

Building Square Feet: 4,384

Municipality: Sarasota County

Roof Structure and Material: Gable Asphalt;shingles

Zoning: RMF1- Residential Multi Family

Taxes 2024: \$23,673.46

Subdivision: 0289 - SARASOTA BEACH

Property Use: 0820 - 2-Family Dwelling

Frame: Concrete Load Bearing

Positioned directly across from the globally recognized sands of Siesta Key Beach, 527 Beach Road presents a premier investment opportunity on Florida's Gulf Coast. This elevated duplex, constructed in 1995 to FEMA standards, offers two well-appointed, turnkey rental units designed for maximum short-term rental performance. With zoning that permits flexible leasing, the property provides direct exposure to Siesta Key's robust vacation rental market. Guests benefit from seamless beach access and a walkable connection to the restaurants, shops, and entertainment of Siesta Key Village. The property has been carefully maintained and thoughtfully improved, ensuring operational efficiency and guest appeal. As a fully stabilized asset in an irreplaceable beachfront location, 527 Beach Road offers a compelling combination of location, zoning flexibility, and income-generating potential for both seasoned investors and lifestyle buyers.





5228 Calle Menorca



Executive summary



Property Facts

Year Built: 1965 , Eff Yr Built 1995

Land Area: 4,565 Sqft

Building Square Feet: 2,030

Municipality: Sarasota County

Roof Structure and Material: Gable Asphalt;shingles

Zoning: CG - Commercial General

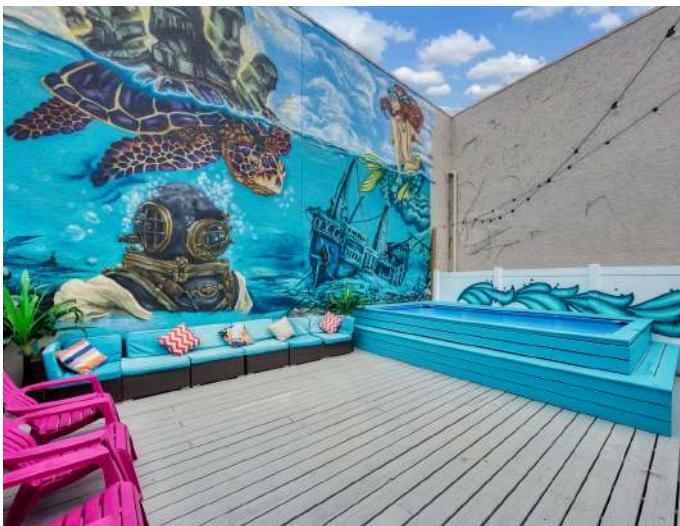
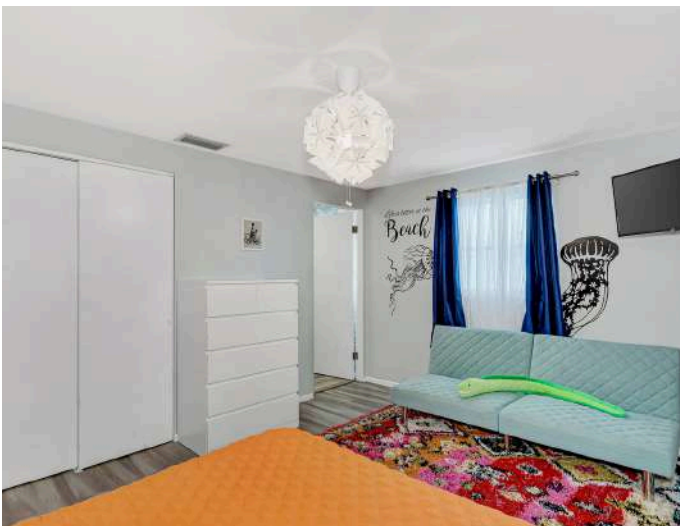
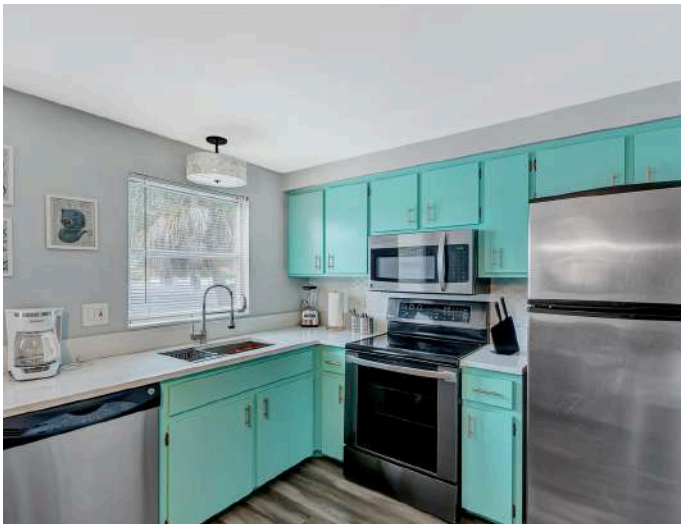
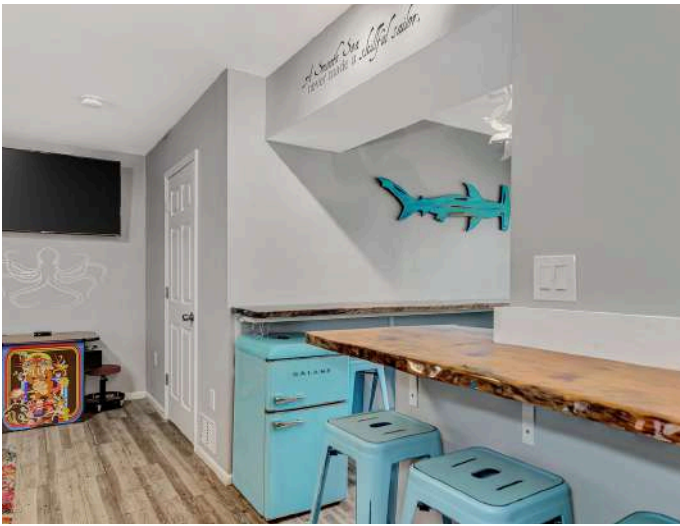
Taxes 2024: \$14,890.13

Subdivision: 0289 - SARASOTA BEACH

Property Use: 0820 - 2-Family Dwelling

Frame: Concrete Load Bearing

Strategically located in the heart of Siesta Key Village, 5228 Calle Menorca is a rare offering with exceptional legal and operational advantages. Zoned Commercial General (CG) and benefiting from a special exemption certificate, the property allows for unrestricted nightly short-term rentals—an increasingly limited and valuable attribute in Florida's coastal markets. The duplex consists of two extensively renovated units comprising a total of four bedrooms and two bathrooms. Recent improvements include new HVAC systems, electrical and plumbing upgrades, custom kitchens with stone countertops and tile backsplashes, modern flooring, new interior and exterior doors, hot water tanks, and energy-efficient foam insulation. This level of renovation ensures the property is fully optimized for short-term rental use, minimizing maintenance while maximizing occupancy and nightly rates. Just steps from Ocean Boulevard and within walking distance to the beach, this is an exceptional opportunity to acquire a turn-key, income-producing asset in one of the most vibrant and heavily trafficked locations on Siesta Key.





6550 Sabal Dr



Executive summary



Property Facts

Eff Year Built: 2007

Land Area: 8,960 Sqft

Building Square Feet: 1,988

Municipality: Sarasota County

Roof Structure and Material: Hip roof

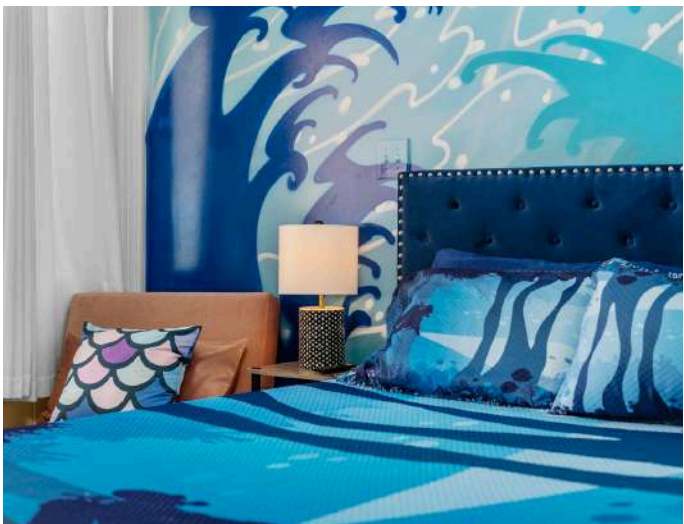
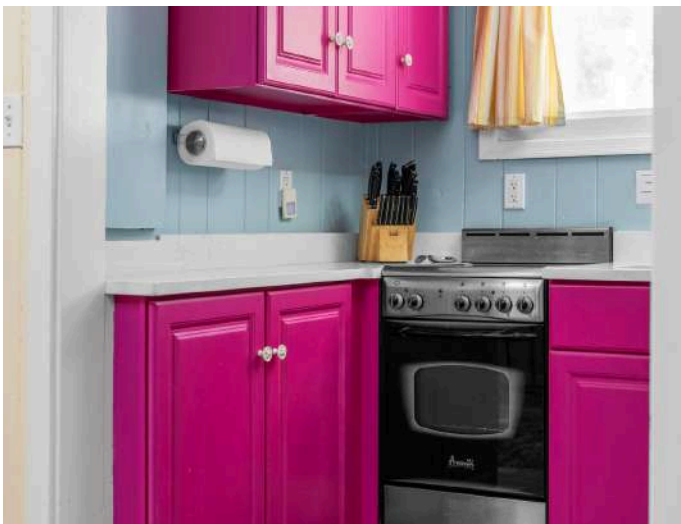
Zoning: RMF1 - RESIDENTIAL, MULTI FAMILY

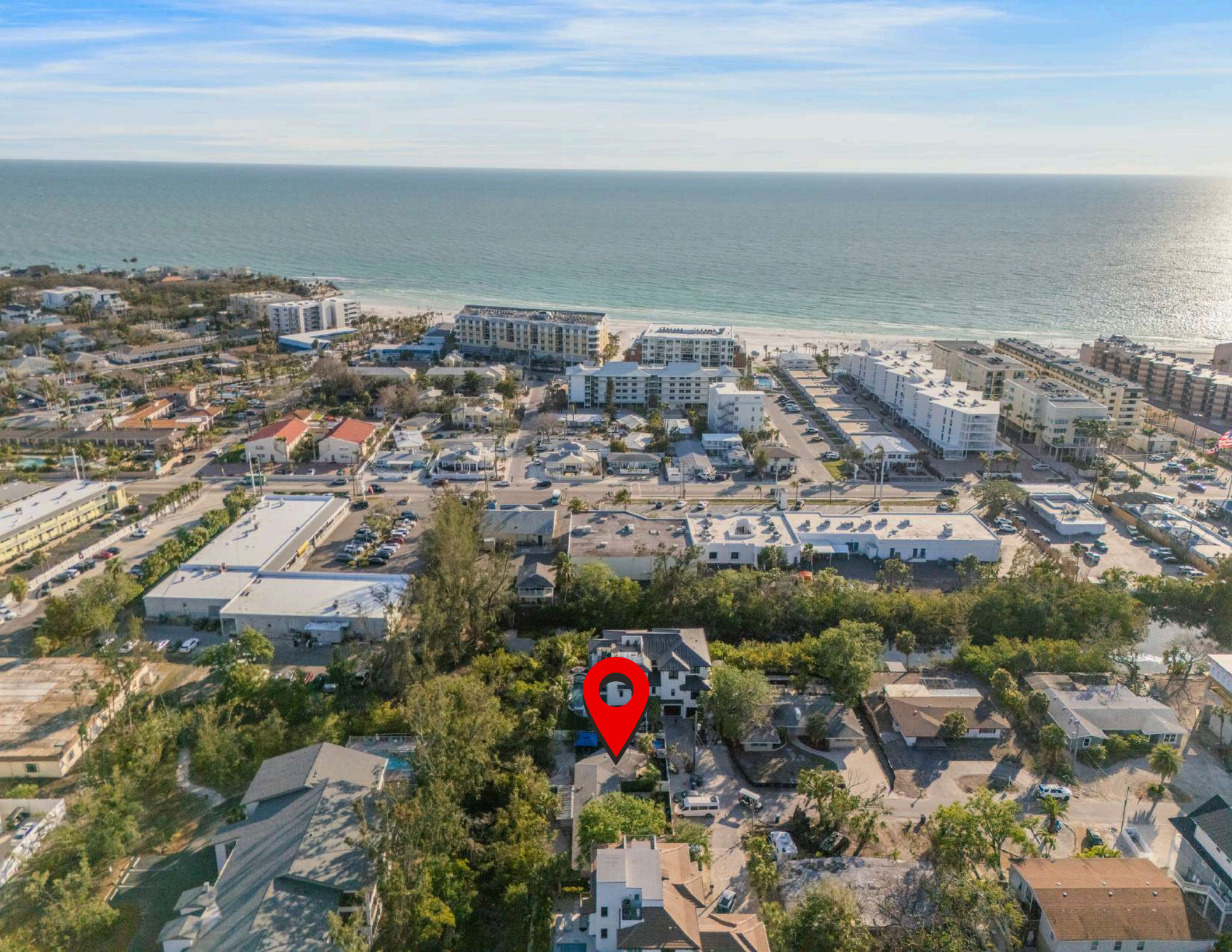
Taxes 2024: \$13,882.92

Property Use: 0820 - 2-Family Dwelling

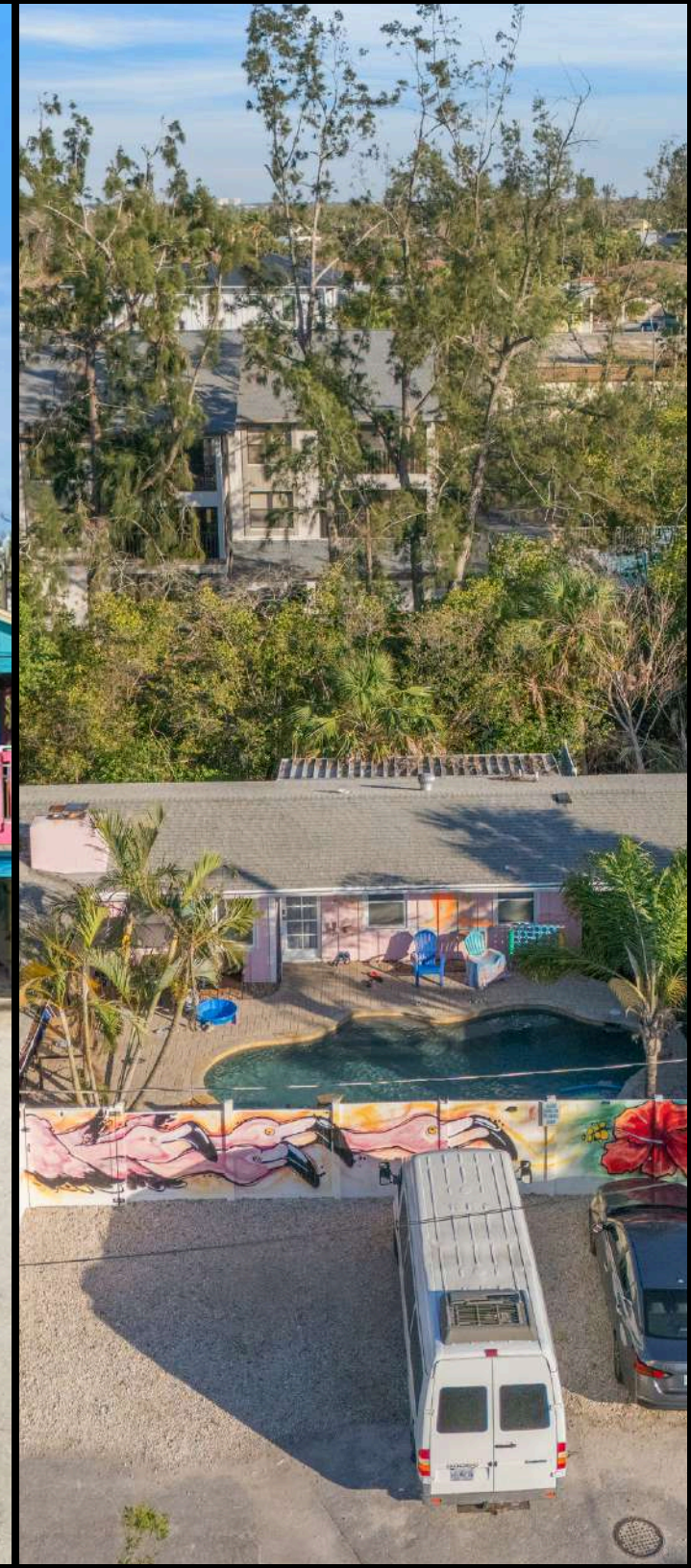
Frame: Wood and/or steel studs in bearing walls

Tucked away at the end of a quiet cul-de-sac just two blocks from the Gulf of Mexico, 6550 Sabal Drive offers a unique blend of privacy, proximity, and performance. This updated duplex, located on Siesta Key's barrier island, is zoned Residential Multi-Family (RMF)—a classification that supports short-term rental use under current regulations. Comprising a 2-bedroom, 1-bath unit and a 1-bedroom, 1-bath unit, the property is ideally configured for flexible rental strategies, whether short-term, mid-term, or personal-use with supplemental income. Both units have undergone full interior renovation, including new HVAC systems, modernized electrical and plumbing, upgraded kitchens with premium finishes, new flooring, interior and exterior doors, hot water tanks, and spray foam insulation for improved energy efficiency. The quiet street and lush surroundings offer guests a more relaxed vacation experience while maintaining walkable access to South Siesta Village's dining, shopping, and waterfront activities. For investors seeking a stabilized, low-maintenance asset with long-term upside in a high-demand submarket, 6550 Sabal Drive stands out as a superior choice.





Package Overview



Package summary

This rare all-inclusive portfolio presents an exceptional opportunity to acquire three fully renovated, income-producing duplex properties in the heart of Siesta Key—Florida’s premier Gulf Coast destination for year-round tourism and luxury coastal living. Comprising **527 Beach Road**, **5228 Calle Menorca**, and **6550 Sabal Drive**, this package is strategically positioned to deliver immediate cash flow, long-term appreciation, and flexible exit strategies.

Each property has undergone in-depth renovations, including new HVAC systems, updated plumbing and electrical, modern kitchens, premium flooring, foam insulation, and refreshed interiors and exteriors—ensuring minimal capital expenditure and maximum rental efficiency. All are optimized for nightly or short-term rental use, with two offering legal transient rental zoning or exemption status.

The portfolio includes:

- **527 Beach Road** – A premier beachside duplex located steps from Siesta Beach, ideal for high-yield seasonal rentals.
- **5228 Calle Menorca** – Village-core asset with rare Commercial General zoning and a short-term rental exemption, offering unmatched legal flexibility.
- **6550 Sabal Drive** – A tranquil, private duplex zoned Residential Multi-Family, blending coastal charm with strong rental potential.

Combined, these properties offer six total units, all within walking distance of Siesta Key’s white-sand beaches, vibrant village amenities, and top-tier dining and entertainment. With zoning advantages, strong rental history, and turn-key condition, this portfolio is perfectly tailored for investors seeking a stable, scalable asset in a high-demand coastal market. This is a unique chance to acquire a trophy portfolio in one of Florida’s most resilient and desirable short-term rental markets.

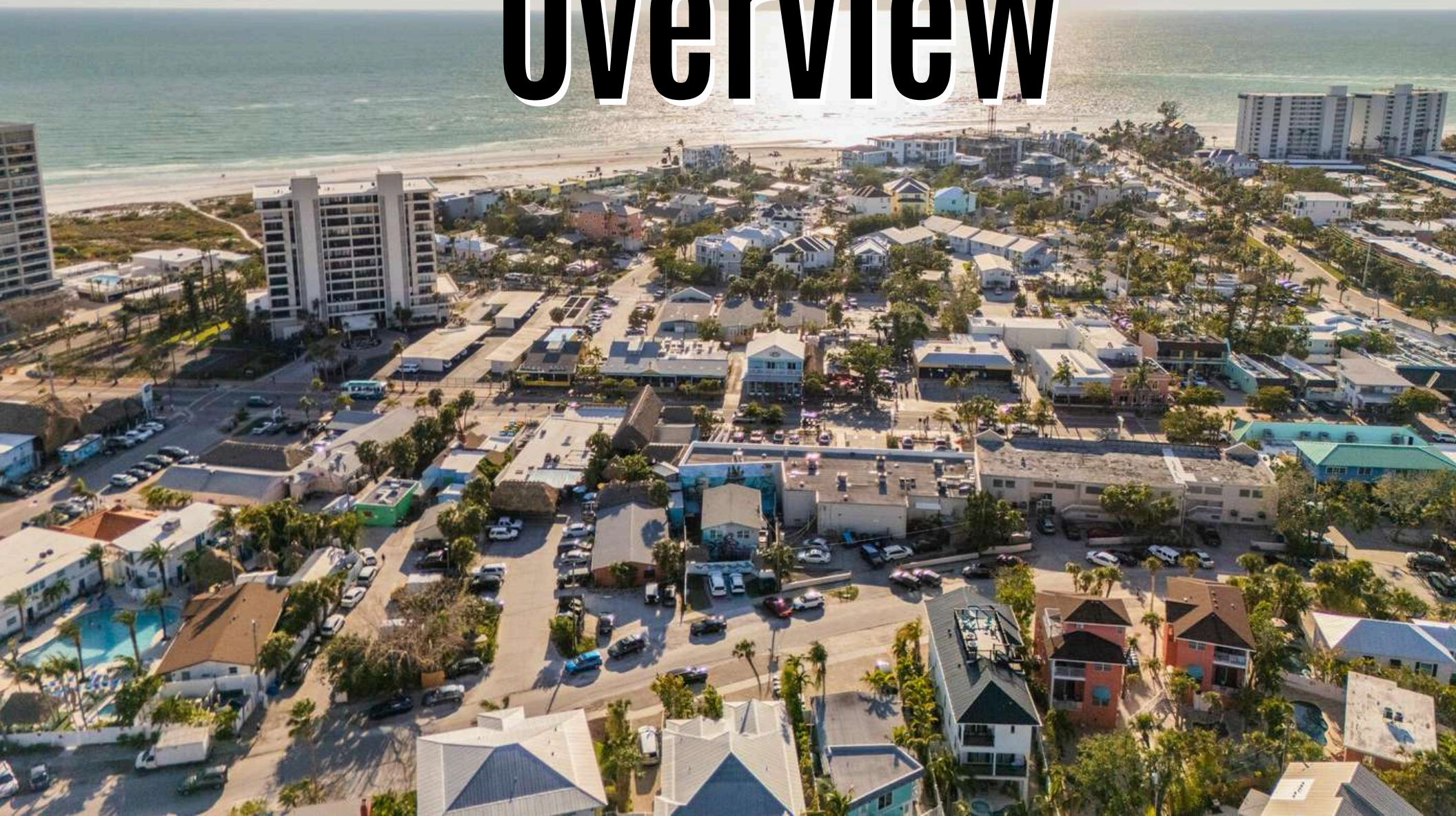
From 2023 to 2025, Siesta Beach earned top global honors, ranking #2 in the U.S. in both 2023 and 2024, then rising to #1 in 2025. It also placed top 10 worldwide each year, confirming its status as a premier destination and high-demand rental market.

Land Area: 20,904 Sqft

Building Square Feet: 8,402



Area Overview



Siesta Key: A Premier Island Destination with High Investment Appeal

Siesta Key is one of Florida's most iconic and sought-after coastal communities, consistently ranked among the best beach destinations in the U.S. Its signature powdery quartz sand, vibrant tourism economy, and strong short-term rental market make it an ideal location for real estate investment.

As part of the Sarasota metropolitan area, Siesta Key benefits from the region's economic growth while maintaining its exclusive island charm. The area's Residential Multi-Family (RMF) and Commercial General (CG) zoning allowances enable flexible rental strategies, including legal nightly and weekly rentals—an increasingly rare opportunity in Florida's coastal markets.

DIVERSIFYING ECONOMY



Tourism is the main economic driver on Siesta Key, attracting millions of visitors each year to its acclaimed beach and local attractions. In 2023, Sarasota County saw over 3 million visitors, leading to over \$4 billion in direct spending. Siesta Beach is often ranked as the #1 Beach in the U.S., resulting in high demand for vacation rentals.

SHORT-TERM RENTAL ADVANTAGES



Siesta Key stands out among Florida communities due to its zoning advantages for short-term rentals. Certain properties have special exemption certificates or grandfathered rights, enabling true nightly rentals. These legal statuses offer investors significant flexibility and reliable cash flow potential.

TOURISM INDUSTRY



Siesta Key is easily reachable from the Sarasota mainland via two bridges. It offers close proximity to downtown Sarasota, known for its vibrant arts scene, dining, and walkable neighborhoods, as well as top-notch healthcare facilities like Sarasota Memorial Hospital and Doctors Hospital of Sarasota.

Economy



Siesta Key is near several of Sarasota's largest employers, including SMH Healthcare, Doctors Hospital, and Ritz-Carlton Sarasota. This accessibility supports local service industries and adds year-round rental demand from professionals and travelers.



While Siesta Key offers a relaxed island setting, it remains closely tied to Sarasota's diverse economy. Key industries include manufacturing, technology, and exports, providing economic stability that benefits local property values and infrastructure.



Siesta Key benefits from Sarasota's active tourism calendar, including MLB spring training, powerboat racing, and polo events. These activities bring consistent visitor traffic and support strong demand for short-term rentals throughout the year.



Just over the bridge from Siesta Key, Sarasota offers a vibrant arts scene with institutions like the Ringling Museum of Art, Sarasota Opera, and Sarasota Orchestra. These attractions enhance the area's lifestyle and appeal to high-end travelers and seasonal residents.

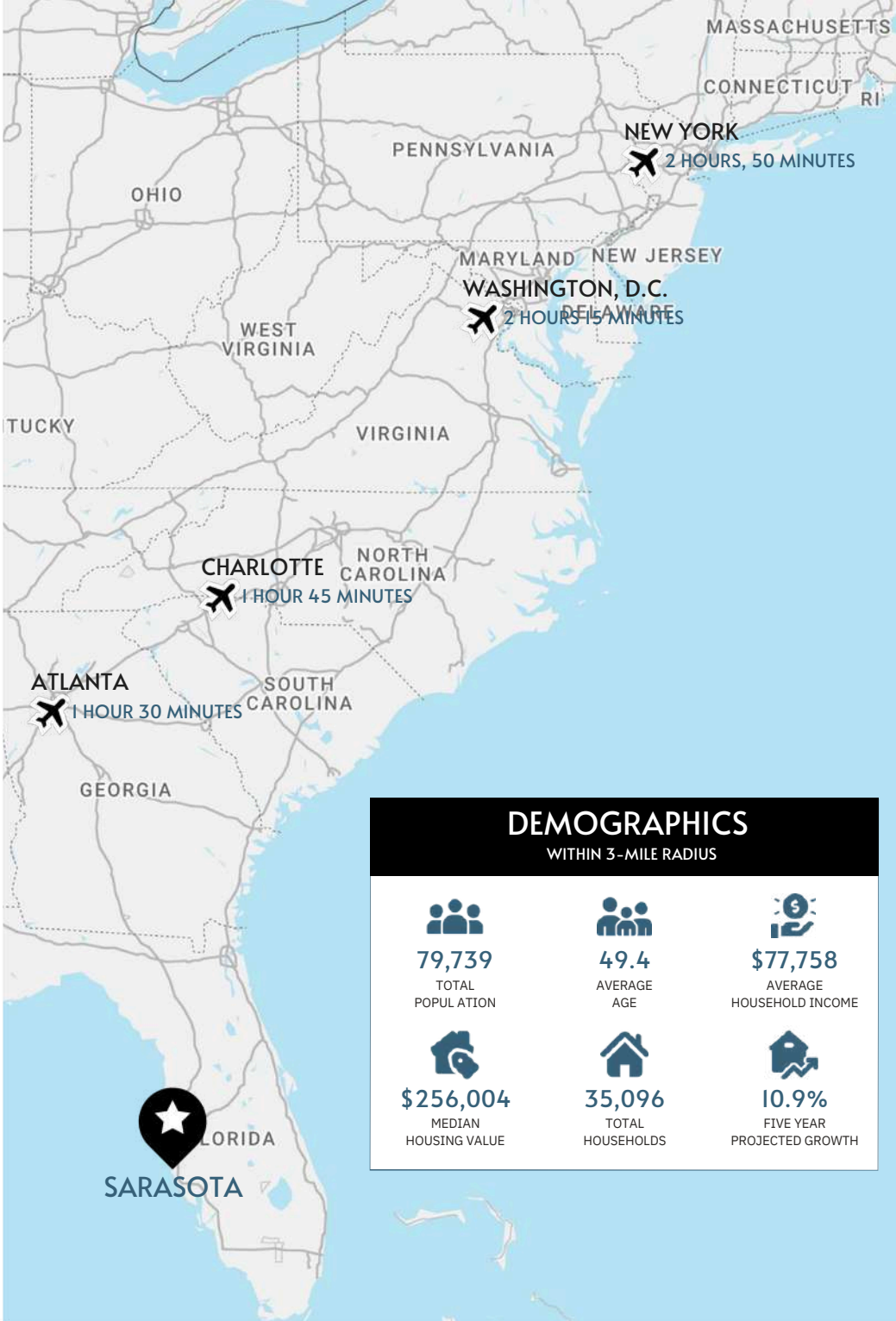
ACCESSIBILITY AND CONNECTIVITY

Exploring Transportation and Flights in the Sarasota Metro Area

Situated in the southeastern part of the United States, Sarasota is bordered to the east by Interstate 75, a significant highway stretching 1,786 miles from Sault Ste. Marie at the Canada/U.S. border to Miami. Downtown Sarasota is easily accessible via the Fruitville Rd exit, while the historic Tamiami Trail (US-41) has connected Tampa and Miami since the 1920s. The Sarasota-Bradenton International Airport is a major hub for various airlines, including U.S. Airways, American Airlines, Delta, JetBlue, United, and Air Canada. In 2022, the airport welcomed nearly 3.8 million passengers, both from domestic and international flights.

CITY	FLIGHT TIME
ATLANTA	1 Hour 30 Minutes
CHARLOTTE	1 Hour 45 Minutes
WASHINGTON, D.C.	2 Hours 15 Minutes
NEW YORK CITY	2 Hours 50 Minutes

CITY	DRIVE TIME
TAMPA	1 Hour
ORLANDO	2 Hours 30 Minutes
MIAMI	3 Hours 30 Minutes
JACKSONVILLE	4 Hours 30 Minutes



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Troy Robbins

Senior Partner, Chief Operating Officer, Broker

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Experienced Real Estate Professional

Troy, a proud second-generation native of Sarasota, Florida, has deep roots in the community. He joined the family business, Harry E. Robbins Associates Inc., as a sales associate in 2006 at just 19 years old, quickly rising to earn his Brokerage License in 2016. With a focus on Commercial Real Estate, Troy provides expert guidance to Buyers, Sellers, Landlords, and Tenants navigating transactions. He also works closely with investors looking to buy or sell cash-flow properties, helping them generate reliable net income. His commitment to his clients and community is a driving force behind his success.

Troy graduated from Riverview High School, where he was a standout on the Varsity Basketball team, earning three varsity letters. He was also president of the Fellowship of Christian Athletes for two years and was recognized with the Student-Athlete award for four consecutive years. After high school, Troy attended State College of Florida, where he completed his studies and successfully passed the Florida Real Estate Exam. He later returned to serve as an assistant coach for the boys' varsity basketball team at Riverview High School, where he continues to give back to the community that shaped him.

Beyond his professional and coaching roles, Troy is an active community member, contributing to a range of organizations. He has been involved with Sertoma, the Distinguished Alumni Foundation at Riverview High School, and City Commit, a non-profit helping men become better husbands, fathers, and leaders. For over two decades, he has been a dedicated participant in Mission of Hope, an initiative that supports Haiti and other Caribbean nations by providing food, education, and essential resources to those in need.

A professional headshot of Ryan Miller, a man with short dark hair, smiling. He is wearing a dark blue blazer over a white button-down shirt. The background is a solid blue gradient.

Ryan Miller

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Experienced Real Estate Professional

Ryan Miller was born and raised in Sarasota, FL. He became a licensed Real Estate Agent and joined Harry E. Robbins Assoc., Inc. in 2020 after previously working in the marketing industry. Ryan specializes in residential sales and assisting investors with their real estate needs.

Ryan utilizes the unique ability to combine his experience in marketing, construction, and real estate along with his thorough knowledge of the Sarasota area gained from being a lifelong resident.

Ryan's goal is to accurately identify each individual's needs and effectively help them make informed decisions with respect to real estate. He focuses on finding his clients the right home for their budget and lifestyle and assists investors in finding properties that produce net income.



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