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ROBBINS
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OFFERING
MEMORANDUM



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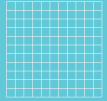
MAIN STREET SALON FOR LEASE

1642 MAIN ST., SARASOTA, FL 34236

EXECUTIVE SUMMARY



DOWNTOWN
SARASOTA



1,420 SF

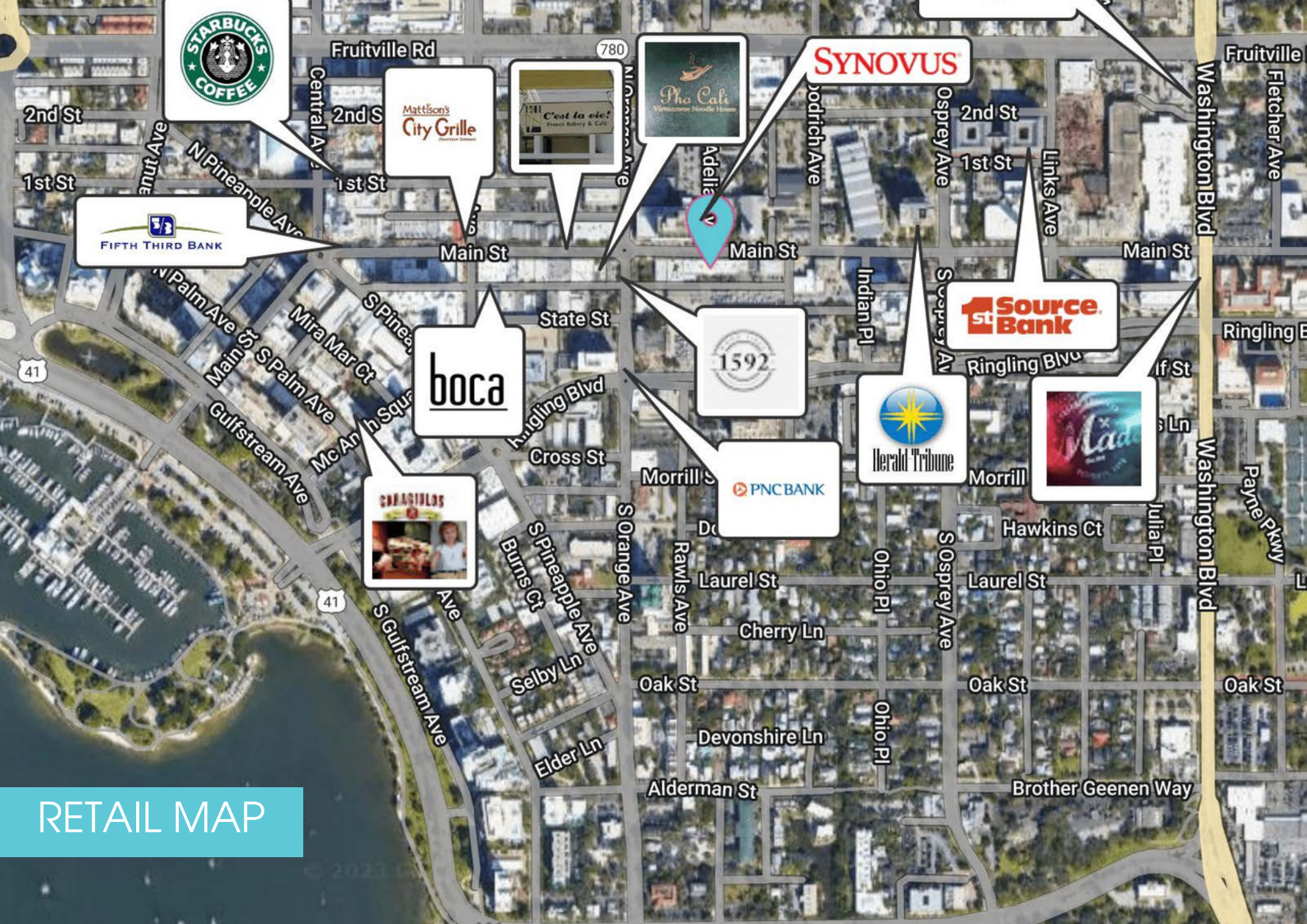
Nestled right on Main Street in the heart of Downtown Sarasota, this exquisite salon and spa beckons with an air of sophistication and indulgence.

The Salon has been fully updated and every detail has been meticulously curated to ensure a lush experience. From the grand windows that look out onto Main Street to the luxurious crown molding.

The salon has a comprehensive array of amenities, including 10 stylist stations, 4 separate color stations, and 3 plush shampoo stations. It also features a private massage room.

This turn-key opportunity awaits its new tenant, ready to embark on a lucrative journey with nothing more than their shears and a vision for success.





RETAIL MAP

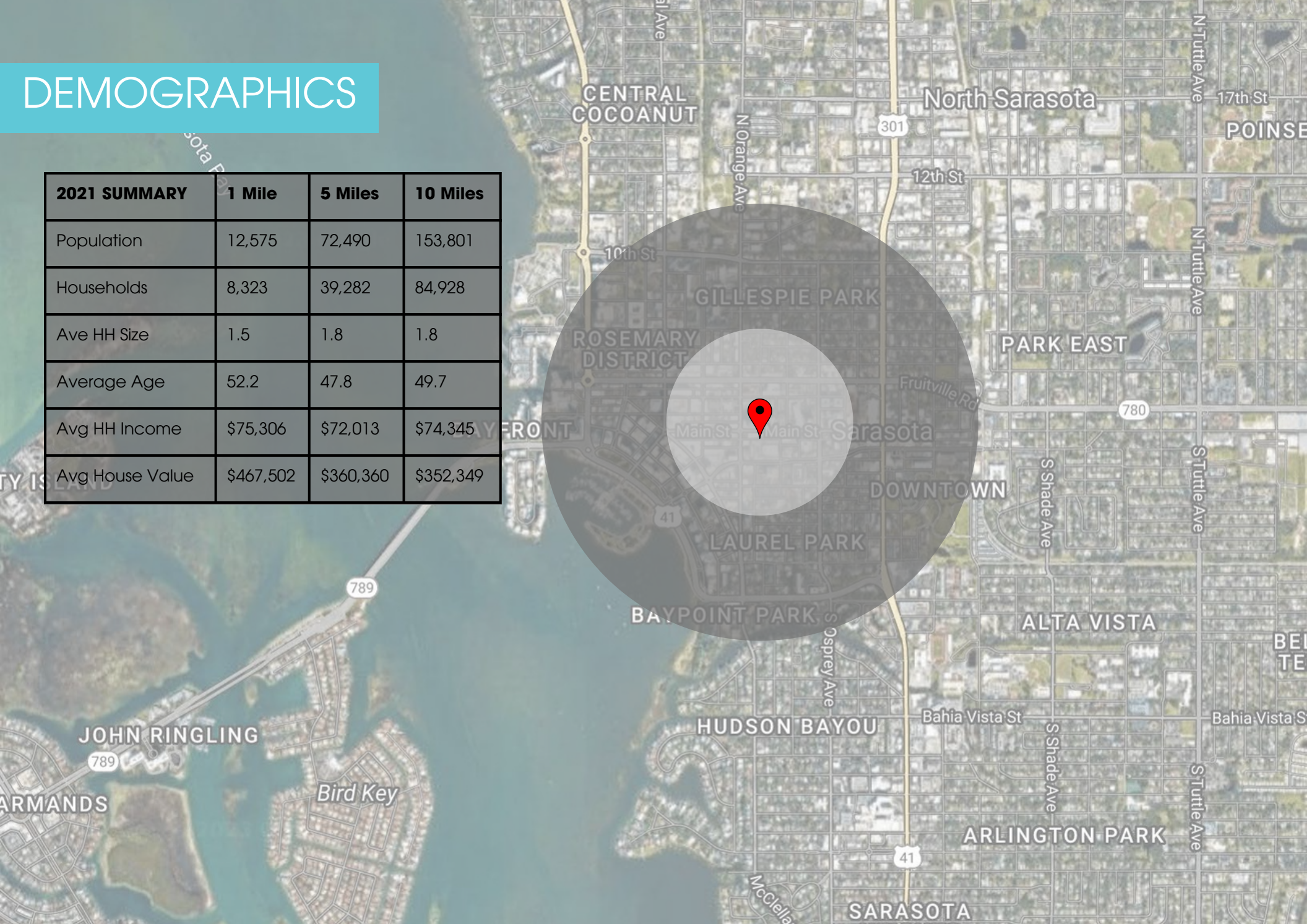
FLOOR PLAN



GROSS INTERNAL AREA
FLOOR 1: 8461 sq. ft
EXCLUDED AREAS: STORAGE: 1021 sq. ft
TOTAL: 8461 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

DEMOGRAPHICS

2021 SUMMARY	1 Mile	5 Miles	10 Miles
Population	12,575	72,490	153,801
Households	8,323	39,282	84,928
Ave HH Size	1.5	1.8	1.8
Average Age	52.2	47.8	49.7
Avg HH Income	\$75,306	\$72,013	\$74,345
Avg House Value	\$467,502	\$360,360	\$352,349





SARASOTA, FL

Located along Florida's Suncoast, Sarasota is situated adjacent to the sparkling blue waters of the Atlantic Ocean on Lido Key. Positioned one hour south of Tampa/St. Petersburg, the region has evolved from a winter escape for "snow birds" from the North to a flourishing tourist destination complemented by a thriving business environment. The region's superb quality of life has led CNN/Money Magazine to choose Sarasota as America's Best Small City and one of the nation's top eight Best Places to Retire. Additionally, Sarasota's Siesta Key recently earned the accolade of "#1 Best Beach in the U.S." and "#5 Best Beach in the World" by TripAdvisor.

The city of Sarasota exudes an air of relaxed sophistication with a storied history rich with culture, arts, and entertainment. The Ringlings and other wealthy families fostered development in the urban center that has blossomed into a diverse cultural offering that includes the 66-acre Ringling Museum of Art, Marie Selby Botanical Gardens, Sarasota Opera House, FSU Center for the Performing Arts, Mote Marine Aquarium, Sarasota Orchestra, and Van Wezel Performing Arts Hall. Retail pursuits are supported by the newly constructed University Town Center which features over 100 stores anchored by Saks Fifth Avenue, Dillard's, and Macy's, as well as the chic high-street retail found in St. Armand's Key. Residents can find a host of local recreational attractions, whether they wish to explore the nature trails and beautiful lagoons, indulge in deep sea fishing excursions, play on one of Sarasota's 60 golf courses, or soak up the Florida sun on the Gulf of Mexico's unparalleled sandy beaches.

The area benefits from a centralized, strategic location within Florida between two of the state's largest business centers, Miami and Tampa. The region's burgeoning tourism and healthcare industries are fueled by a rising tech manufacturing and entrepreneurship scene. Major employers in Sarasota include the Sarasota Memorial Health Care System, PGT Industries, L-3 Aviation Recorders, Zenith Insurance, and Boar's Head Provisions. Interstate 75 provides ease of access from Sarasota to the major Florida employment centers of Tampa and Miami, as well as to the Midwestern United States. Located just 15 minutes to the north, Sarasota-Bradenton International Airport handles nearly 1.26 million passengers annually and serves as a connecting hub for US Airways, American Airways, Delta, JetBlue, United, and Air Canada. In addition, Tampa International Airport, the 31st busiest in the nation, lies about one hour to the north.



ECONOMY

Tourism contributes significantly to the economy of Sarasota. Companies based in Sarasota include the Boar's Head Provision Company. Major employers include Sarasota Memorial Hospital, Doctors Hospital of Sarasota, APAC Customer Services, The Zenith. Diversified industrial company Roper Technologies is based in Sarasota.



WEATHER

Sarasota has a humid subtropical climate, with hot, humid summers, and warm, drier winters. There are distinct rainy and dry seasons, with the rainy season lasting from June to September, and the dry season from October to May. The most recent recorded freeze in Sarasota took place on January 18, 2018, when the temperature dropped to 30 °F at the Sarasota-Bradenton International Airport.



EDUCATION

Ringling College of Art & Design is a private college located in Sarasota, Florida. It is a small institution with an enrollment of 1,605 undergraduate students. Admissions is somewhat competitive as the Ringling Art & Design acceptance rate is 64%. Popular majors include Animation, Video Graphics and Special Effects, Illustration, and Cinematography and Video Production.



MAIN STREET SALON LEASE OPPORTUNITY

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