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SCAN ME

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ATRIA

1800 2ND STREET | SARASOTA, FL

**PREMIER STREET FRONT RETAIL,
RESTAURANT AND DRIVE-THRU AVAILABLE**

www.robbscommercial.com

EXECUTIVE SUMMARY



1,200 – 28,000 SF



GROUND FLOOR RETAIL



AVAILABLE FOR LEASE



WILL SUBDIVIDE

One of Sarasota's most iconic and recognizable buildings located in the heart of downtown Sarasota! This 546,000 SF building is highlighted by two lush open-air atriums; one in each of the two 9-story towers. The two towers are connected by an upscale elevator core with floor to ceiling windows providing remarkable views of Sarasota. There are two on-site parking garages on floors 2-6 of each tower, greatly increasing accessibility to downtown for clients, customers, and employees. The property is ideally located with numerous restaurant and retail options within walking distance. Seating within both courtyards provide space to enjoy a quick break or lunch. There is on-site property management and a brand new on-site gym amenity for tenants! Atria caters to the immediate Downtown Sarasota Corridor and offers a unique retailer mix vision. The property location is among several professional industries and rich cultural opportunities. With just under 30,000 SF of ground floor retail space available and a drive-thru available, the opportunity to expand or open a new business here is incredible.



PROPERTY OVERVIEW



28,310
HOUSEHOLDS
(5 MILE)



3.8 MILLION +
SQUARE FEET OF
DOWNTOWN OFFICE SPACE



96
ATRIA
WALK SCORE



DRIVE-THRU
AVAILABLE



IDEAL SPACE
UPSCALE EATERIES
BEAUTY/SERVICE
FITNESS USERS



28,000 SF
(DIVISIBLE)



516 SPACES
DESIGNATED
PARKING GARAGES



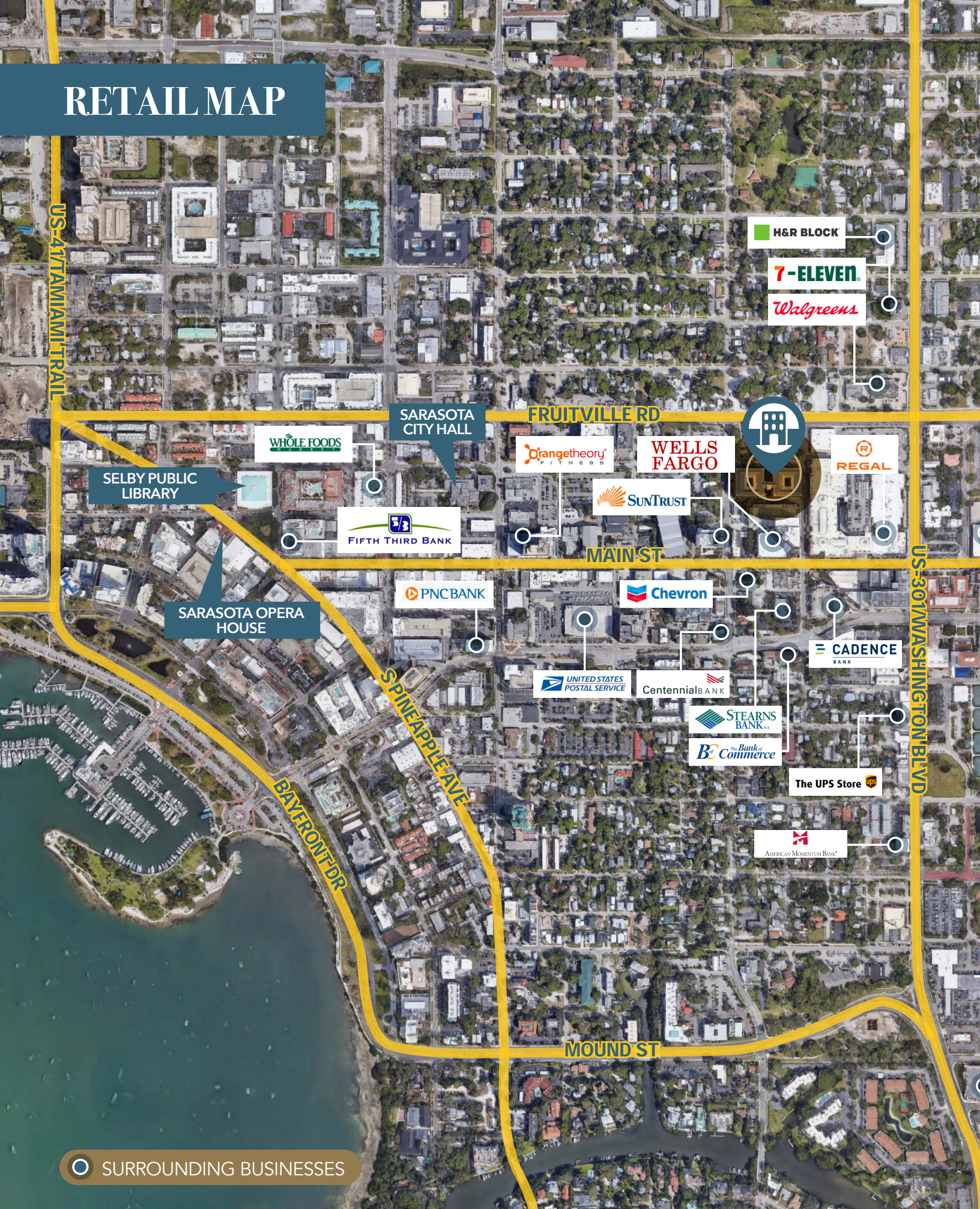
**2 HOUR STREET
PARKING**
(M-F 9AM – 6PM)



200,000 SF
OFFICE SPACE
IN 2 BUILDINGS



RETAIL MAP

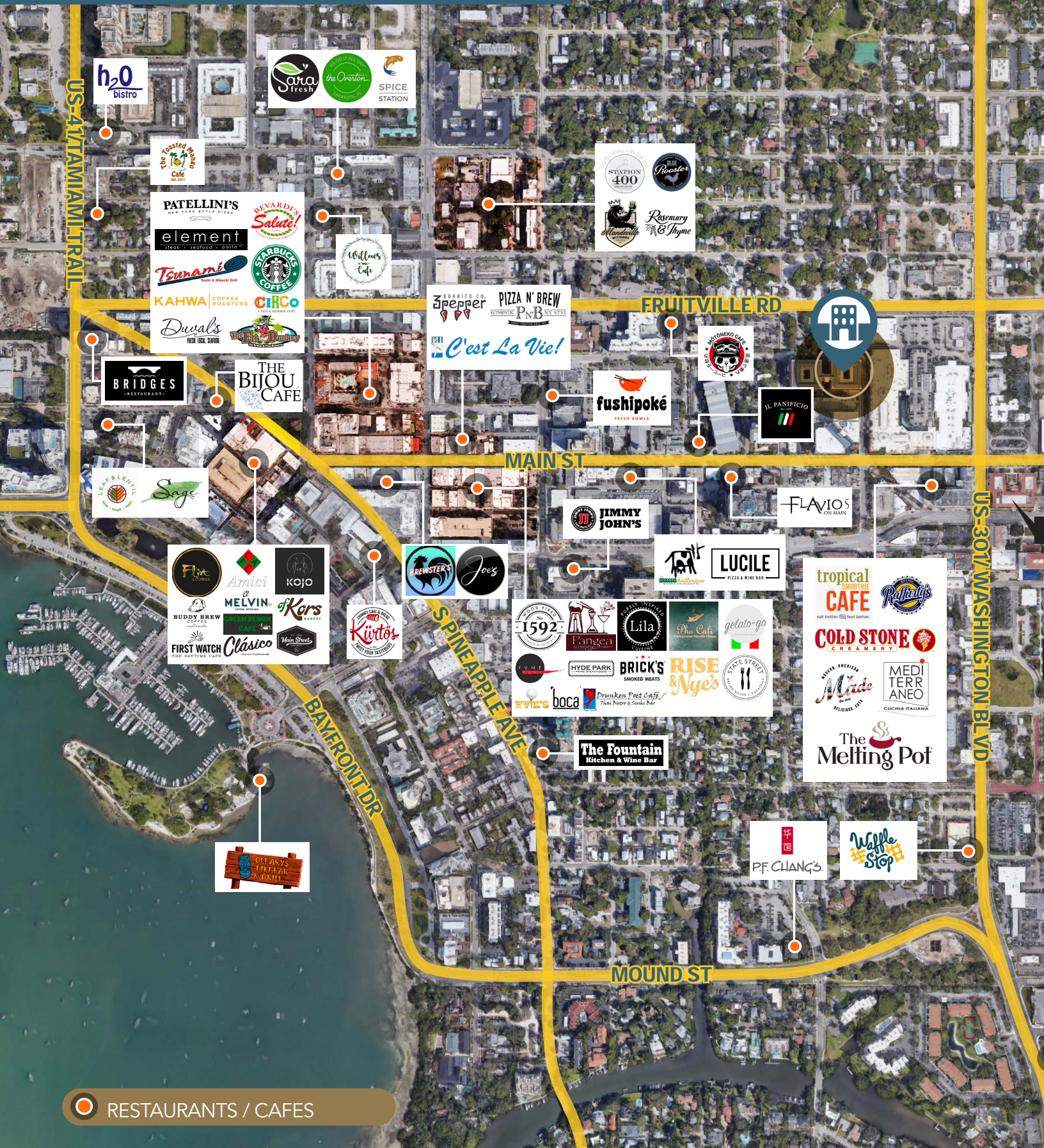


RESIDENTIAL INVENTORY MAP

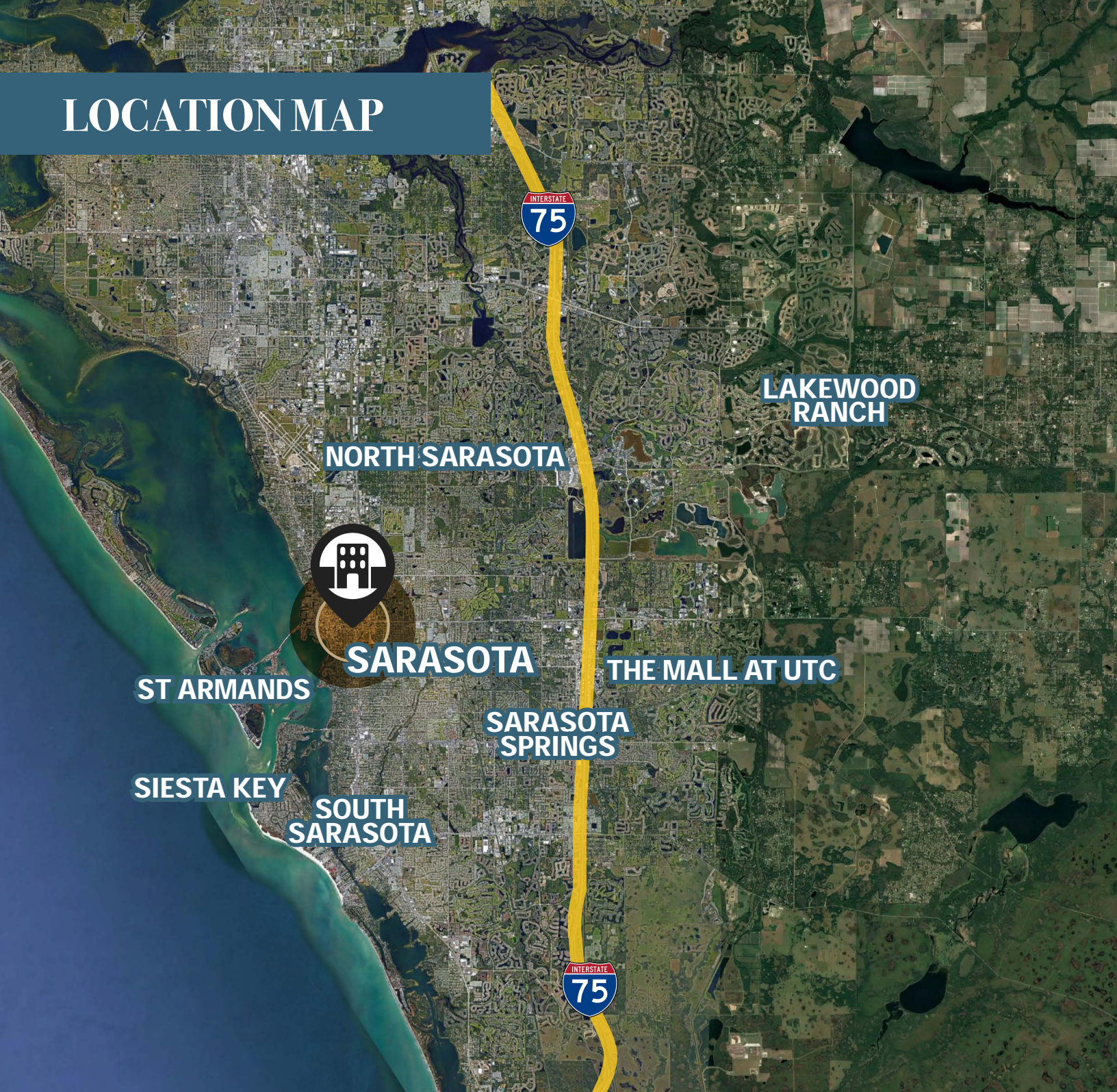


1	1991 Main St (COMING SOON)	418 Units	13	Regency House	80 Units	25	Ritz Grand Condominium	130 Units
2	Bold Lofts Sarasota	97 Units	14	Royal St. Andrew	54 Units	26	Condo on the Bay	272 Units
3	The DeSota	180 Units	15	624 Palm Condominium	15 Units	27	Beau Ciel	44 Units
4	100 Central Condos	95 Units	16	Essex House	76 Units	28	CitySide Apartments	228 Units
5	Plaza at Five Points	50 Units	17	Embassy House	69 Units	29	Alinari Condos	205 Units
6	ARCOS	228 Units	18	Mark Sarasota Condos	157 Units	30	The District at Rosemary	286 Units
7	Marina Tower	42 Units	19	Rivo at Ringling Condominium	106 Units	31	Grand Villa of Sarasota	38 Units
8	Bay Plaza Condominium	107 Units	20	One Watergate Condominium	104 Units	32	Central Park I Condominium	90 Units
9	Dolphin Tower Condominium	123 Units	21	Sunset Towers Condominium	60 Units	33	Central Park II Condominium	180 Units
10	One Palm Apartments	138 Units	22	The Phoenix Condos	13 Units	34	Renaissance Condominium	224 Units
11	Sarabande Condominiums	57 Units	23	Vista Bay Point Condos	17 Units			
12	Savoy on Palm Condominium	24 Units	24	Aqua Condominium	8 Units			

LOCAL BUSINESSES MAP



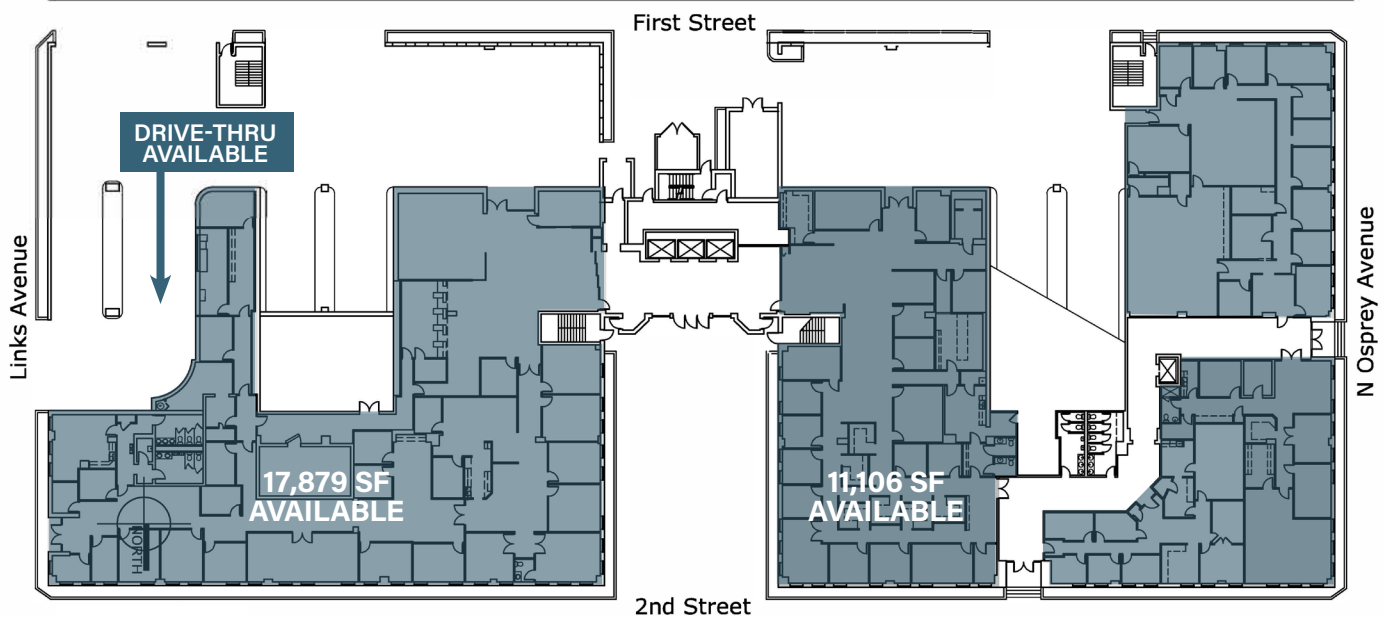
LOCATION MAP



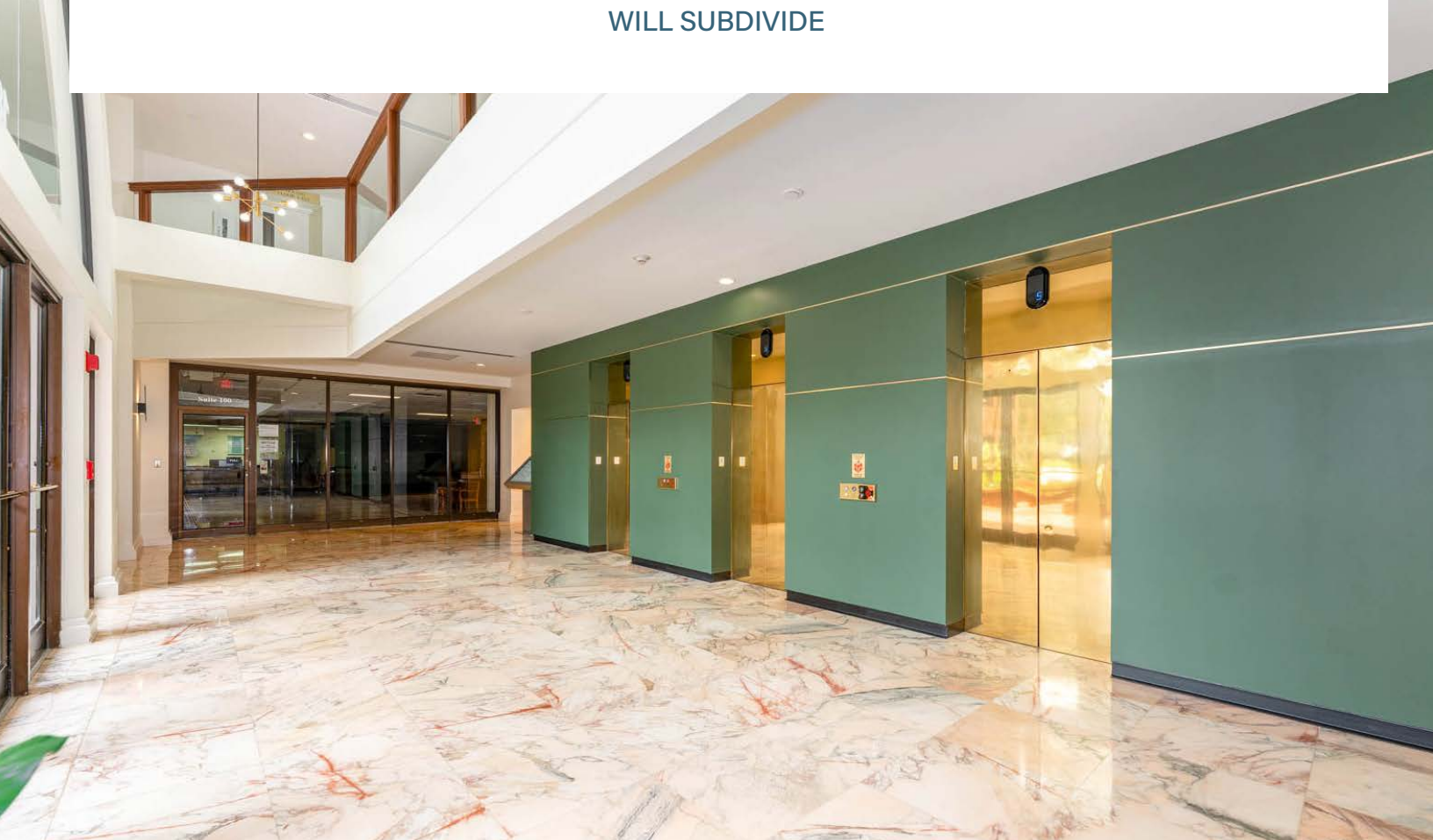
DRIVETIMES TO ATRIA

- I-75 – 15 MIN
- Sarasota/Bradenton International Airport – 12 MIN
- St Armands Circle – 12 MIN
- The Mall at UTC – 19 MIN
- Siesta Key – 20 MIN
- Lakewood Ranch – 20 MIN

SITE PLAN



WILL SUBDIVIDE



DEMOGRAPHICS

2022 SUMMARY 1 MILE 3 MILES 5 MILES

Population 2,556 24,564 56,471

Households 1,229 12,079 28,310

Families 775 7,610 17,638

Avg HH Size 2.08 2.03 1.97

Median Age 61.3 63.0 65.9

Median HH In-
come \$58,649 \$72,250 \$71,142

Avg HH Income \$94,378 \$102,632 \$99,562

BUSINESS



2,095

TOTAL BUSINESSES



14,285

TOTAL EMPLOYEES

INCOME



\$71,142

MEDIAN
HH INCOME



\$50,019

PER CAPITA
INCOME



\$389,286

MEDIAN
NET WORTH

EMPLOYMENT

 **66%**

WHITE COLLAR

 **19%**

BLUE COLLAR

 **15%**

SERVICES

4.6%

UNEMPLOYMENT
RATE



PHOTOS



LOCATION OVERVIEW

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.

SARASOTA, FL

TOP RANKING RETIREMENT DESTINATION

"Sarasota has a great downtown with many interesting neighborhoods. An impressive array of cultural facilities is available in Sarasota. Barrier islands like Siesta offer great beaches and developments where retirees can put their feet up." – The Herald Tribune

"Warm temperatures year-round, award-winning beaches and a thriving arts and cultural scene have made Sarasota a go-to place for retirees and families. This southwest Florida region, which is about an hour from Tampa and two hours from Orlando, continues to attract new residents with great restaurants and plenty of shopping options" – U.S. News

QUICK FLORIDA FACTS

#4 Workforce Training in the U.S.

5th Best Tax Climate for Business in the U.S.

#2 Best State for Business

0% Personal Income Tax



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