



23 NORTH BOULEVARD OF THE PRESIDENTS

SARASOTA, FL 34236

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MSC | COMMERCIAL
REAL ESTATE

Michael Saunders & Company
LICENSED REAL ESTATE BROKER



PROPERTY SUMMARY

PROPERTY DESCRIPTION

Discover this great retail opportunity on the prestigious St. Armands Circle! This retail property is designed for flexible commercial use, with a street-level storefront presence that ensures high visibility to capture the retail foot traffic. Featuring an efficient layout for easy build-out, this space is suitable for a variety of tenant concepts and offers simplified tenant customization opportunities. Its functional footprint is tailored for retail operations, providing an adaptable space for merchandising or services. This property is ideal for retail tenants seeking a prime location in a vibrant retail environment.

LOCATION DESCRIPTION

The St. Armands market boasts a vibrant and bustling environment, ideal for street retail tenants. Situated on the north spoke on the legendary St. Armands Circle, tenants can tap into a high-traffic area filled with upscale shops and lively dining options like the soon to be Shore Restaurant just across the street. With its proximity to the stunning Lido Key Beach, this location offers a unique blend of commercial allure and leisurely charm, making it an unparalleled opportunity for retail businesses to thrive in a sought-after destination.

PROPERTY HIGHLIGHTS

- Retail property designed for flexible commercial use
- Street-level storefront presence
- Surrounded by high end retail and Restaurants
- Efficient retail box layout for easy build-out
- Parking space in rear

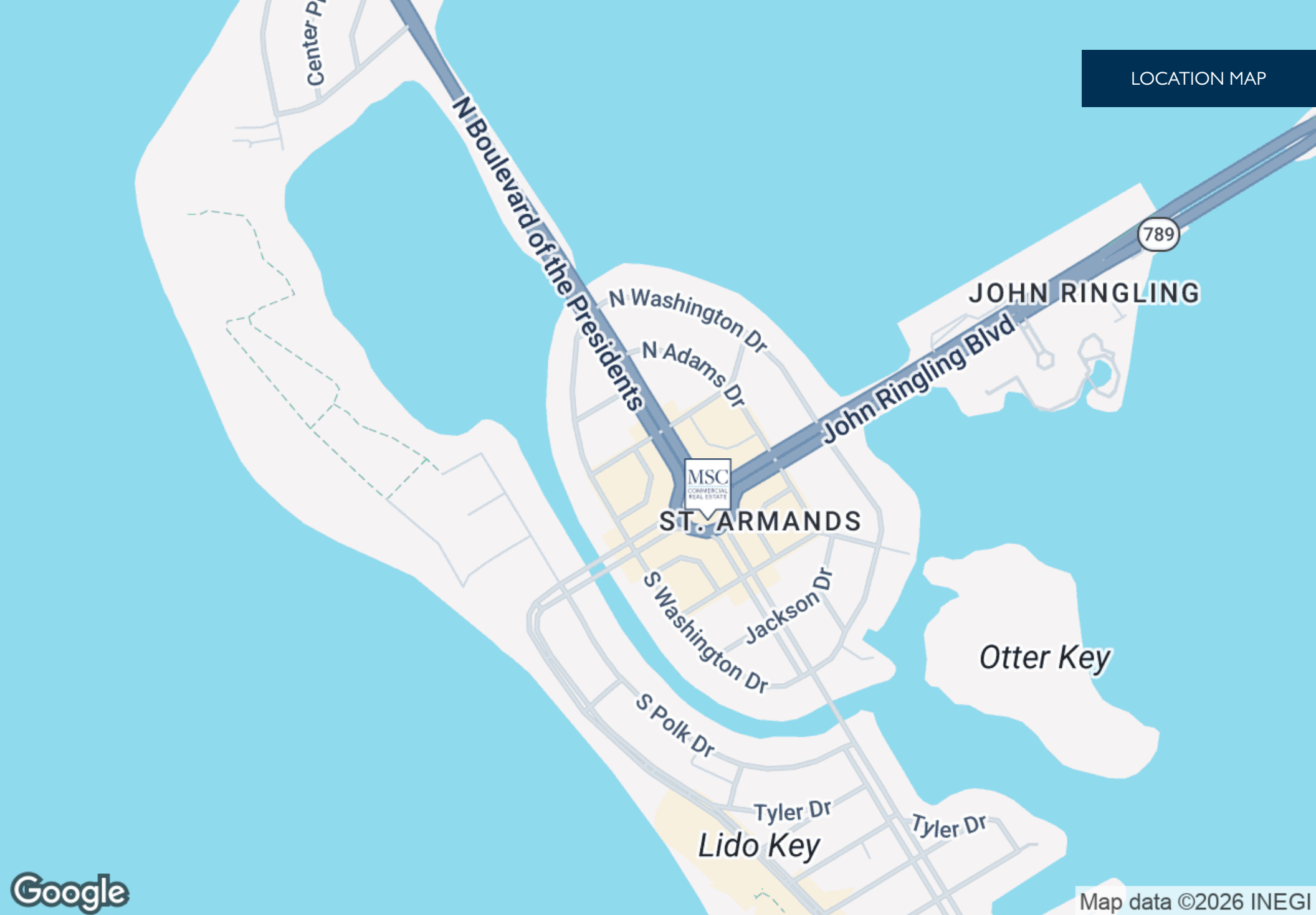
OFFERING SUMMARY

Lease Rate:	\$90 SF/yr (NNN)
NNN Cost:	\$30 SF/yr
Available SF:	1,153 SF



ADDITIONAL PHOTOS





RETAILER MAP



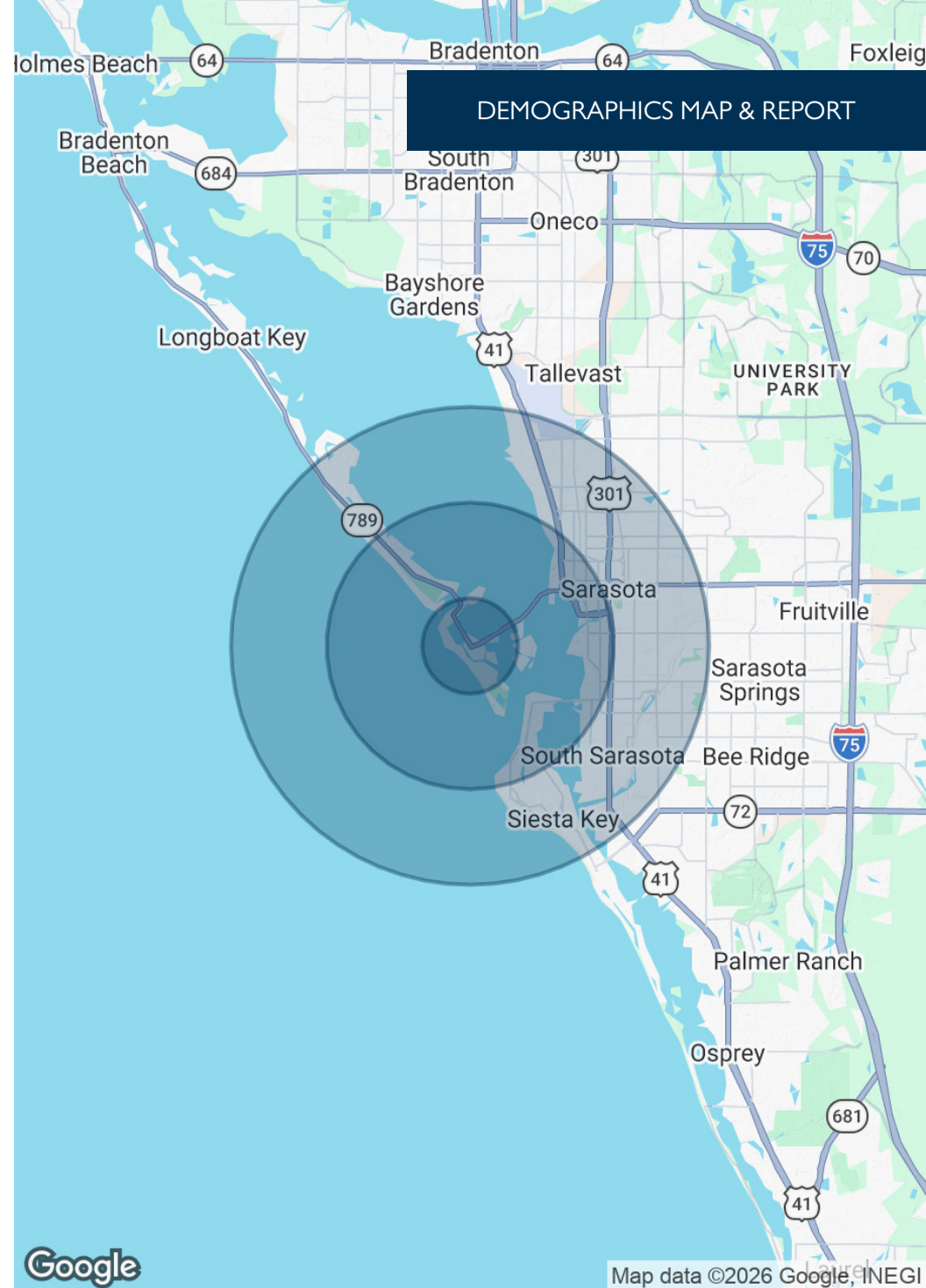
POPULATION

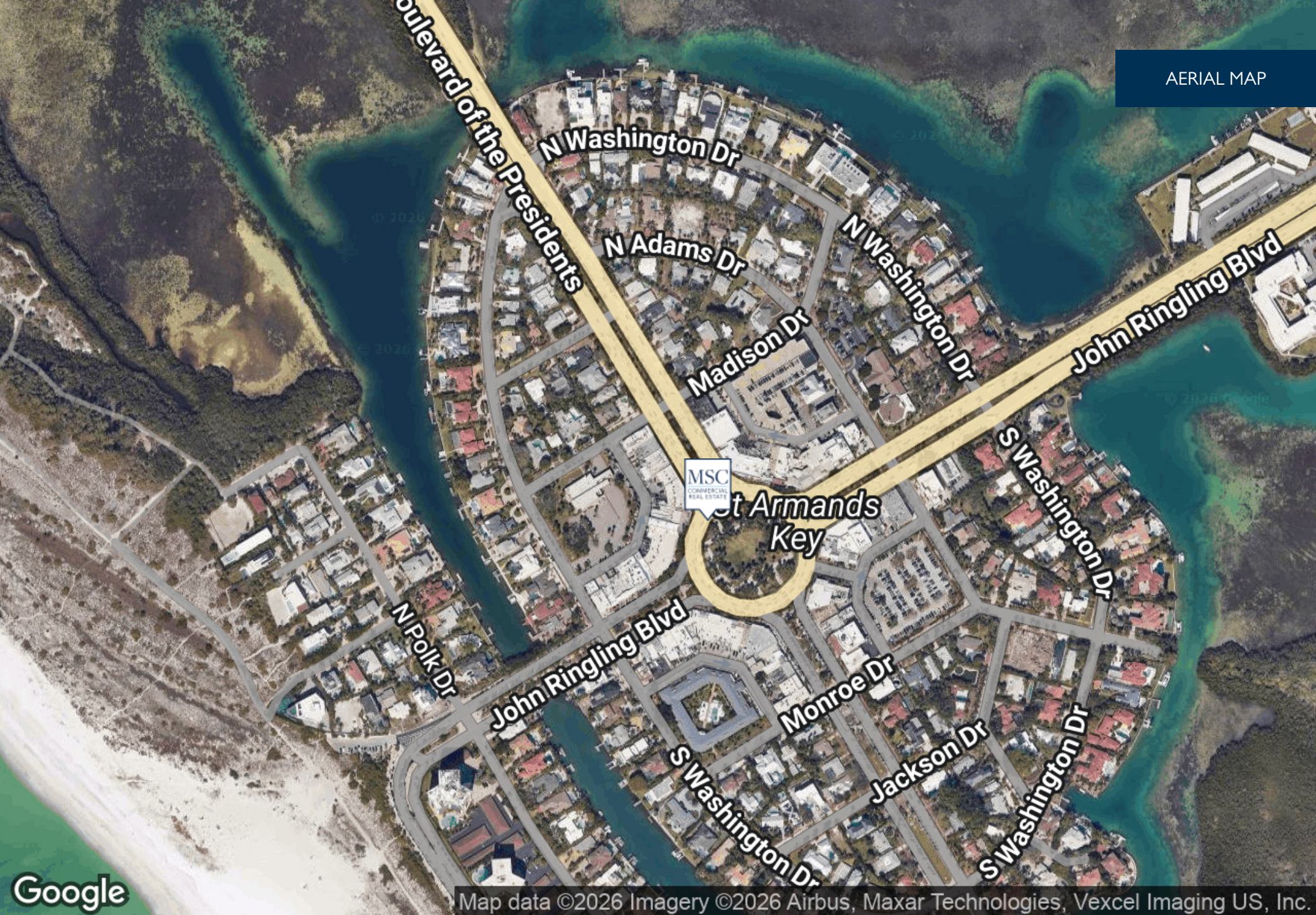
	1 MILE	3 MILES	5 MILES
Total Population	2,013	20,395	83,939
Average Age	74.0	63.8	51.7
Average Age (Male)	73.5	62.3	49.7
Average Age (Female)	74.0	64.3	53.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,024	10,958	38,932
# of Persons per HH	2.0	1.9	2.2
Average HH Income	\$299,174	\$219,875	\$140,852
Average House Value	\$1,818,392	\$1,474,336	\$803,092

2023 American Community Survey (ACS)





Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies, Vexcel Imaging US, Inc.

**LEE DELIETO JR.**

Broker Associate

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PROFESSIONAL BACKGROUND

A real estate sales and commercial specialist for 20+ years, Lee DeLieto Jr. offers a uniquely informed perspective on the Sarasota market, helping clients to make the right decisions about their investment strategies.

In 2005, Lee joined his father, a seasoned Michael Saunders associated, to form the Company's top producing Commercial team. To date, this exceptional duo has closed on millions of dollars of commercial property, working diligently to achieve the objectives of clients and investors. Lee's Commercial real estate services include commercial investment property, site and land acquisition, office space and retail leasing, 1031 exchanges, and asset disposition.

The DeLieto Team has the proven ability to make every investment, lease, and acquisition/sale a profitable experience.

Committed to the community they serve, both Lee Jr. and Sr. are actively involved in local organizations, both civic and charitable.

Lee Jr. has formerly sat on various boards, including the Greater Sarasota Chamber of Commerce, RASM Commercial Investment Division and Public Policy, Sarasota School of Arts and Sciences, and Plymouth Harbor Board of Trustees as Secretary.

Lee is a graduate of the University of Florida and has lived in Sarasota since 2005.

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COMMERCIAL OFFERING MEMORANDUM/BROCHURES DISCLOSURE

MS&C Commercial, a Division of Michael Saunders & Company

MS&C Commercial as the Property Owner's representative has been authorized to provide select persons/entities with materials to assess any interest in pursuing further discussions with the Property Owner. Only a fully signed contract will bind the Owner and you. Acceptance of the materials serves as your confirmation of the following conditions: the information cannot be duplicated or provided to a third party; no materials, records, or representations offered, to include but not limited to financial, environmental, zoning, use or income, are warranted or guaranteed to be accurate, current or complete. Prior to executing any purchase contract you assume all responsibility to independently verify any representation relied upon, whether verbal or written, and you agree to hold Owner and MSC harmless from any error or inaccuracy.