

# 2070 Ringling Blvd

2070 RINGLING BLVD SARASOTA, FL 34237



## PROPERTY DESCRIPTION

Located in the heart of Downtown Sarasota, 2070–2074 Ringling Boulevard presents a rare opportunity to acquire a fully renovated 15,714 SF commercial building with unmatched visibility and versatility. This three-story property offers a blend of historic charm and modern upgrades, originally constructed in 1930 and thoughtfully renovated in 2015. Zoned DTC (Downtown Core), the building allows for a wide range of commercial uses including office, retail, and potential mixed-use or residential conversion. With 114 feet of frontage on Ringling Boulevard and a strong tenant mix in place, the property is currently income-producing, offering immediate return with long-term value-add potential. Situated steps from the Sarasota County Courthouse and surrounded by thriving businesses, restaurants, and cultural institutions, this location offers exceptional walkability, access, and prominence in one of Florida's most dynamic downtown corridors.

## OFFERING SUMMARY

Sale Price:	\$3,795,000
Lease Rate:	\$24.00 SF/yr (NNN)
Number of Units:	2
Available SF:	4,000 SF
Lot Size:	12,056 SF
Building Size:	13,989 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	615	1,610	7,422
Total Population	1,488	3,755	14,952
Average HH Income	\$91,605	\$88,829	\$99,122



### TROY ROBBINS

Broker - Chief Operating Officer

941.356.1613

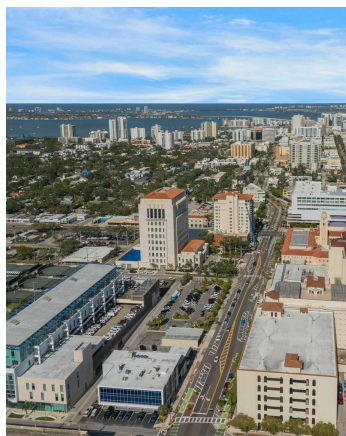
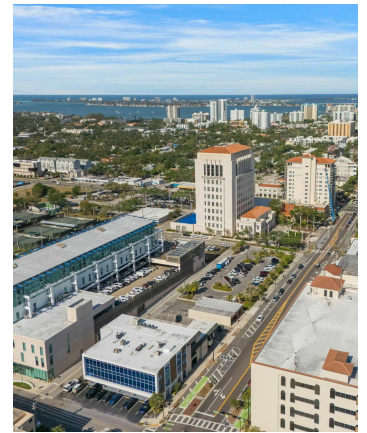
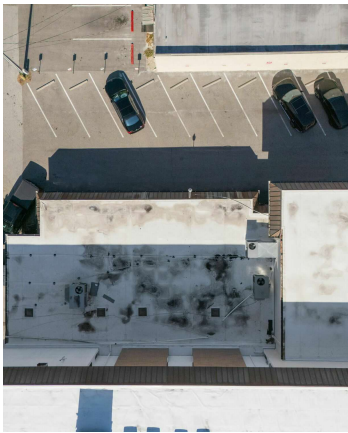
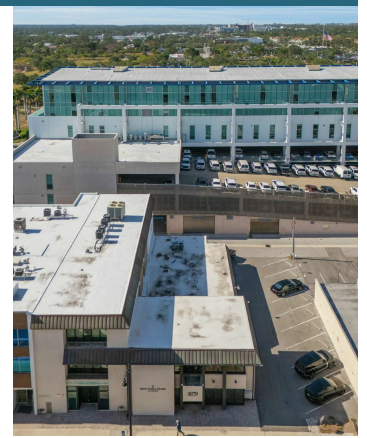
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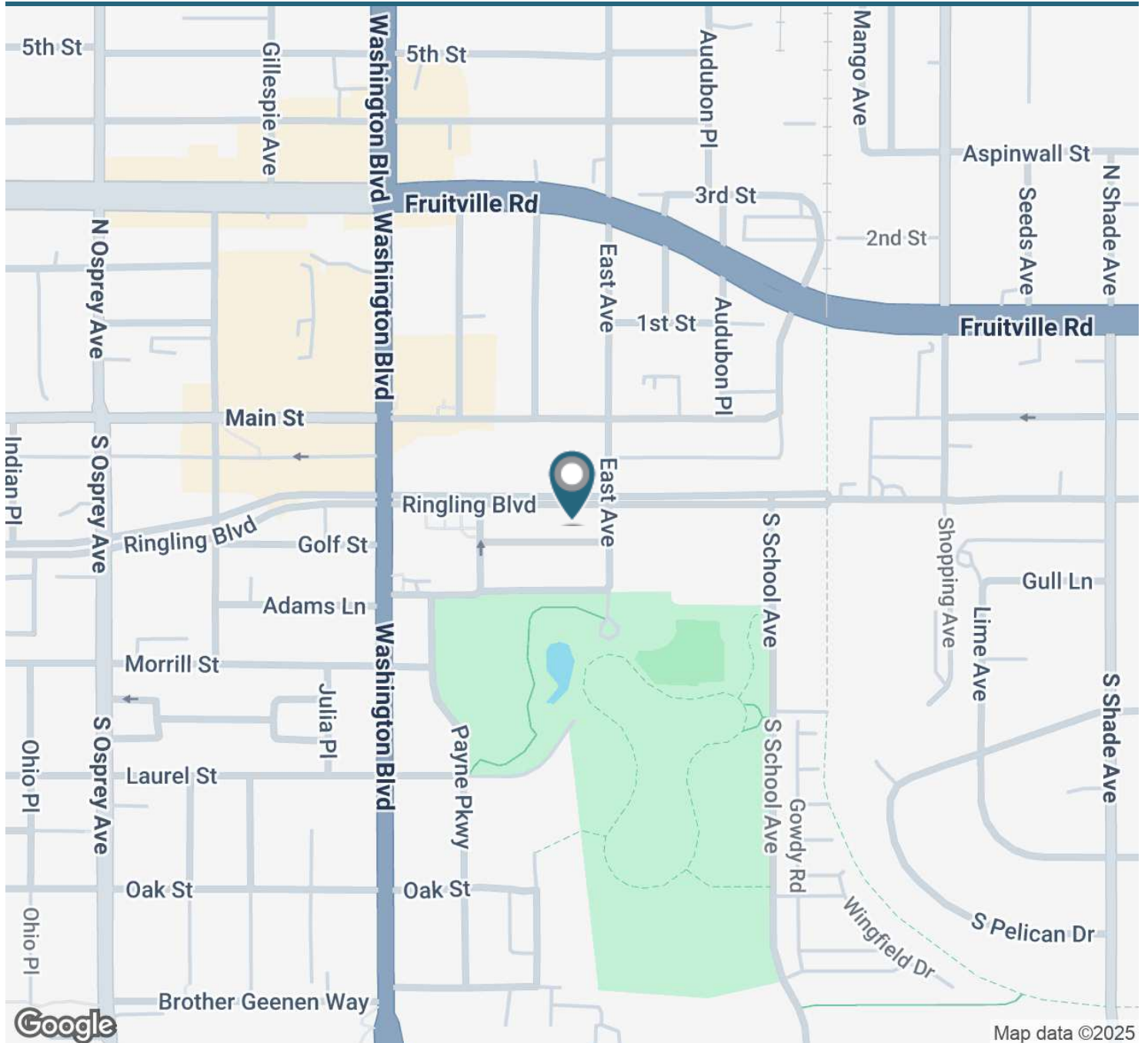
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Map data ©2025



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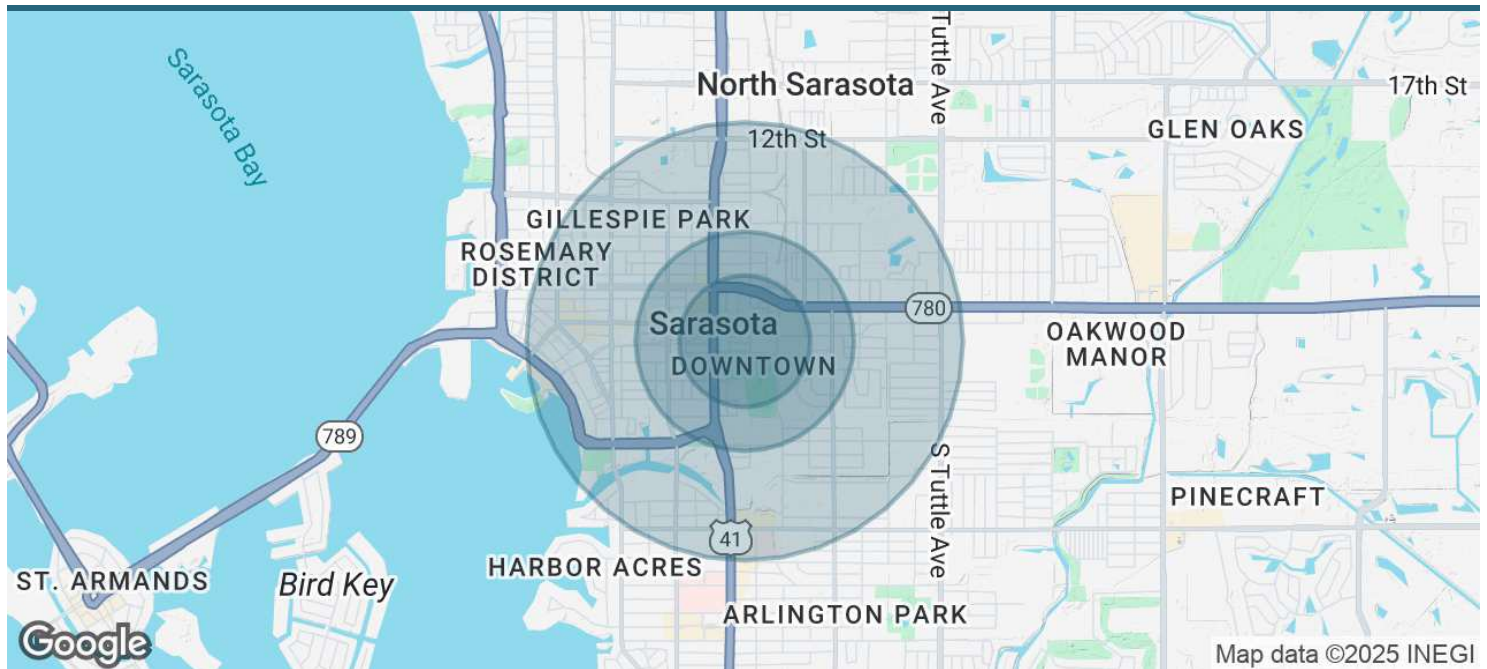
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,488	3,755	14,952
Average Age	49	47	50
Average Age (Male)	47	45	48
Average Age (Female)	52	49	51

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	615	1,610	7,422
# of Persons per HH	2.4	2.3	2
Average HH Income	\$91,605	\$88,829	\$99,122
Average House Value	\$927,767	\$798,387	\$697,454

Demographics data derived from AlphaMap



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