



Digitally Enhanced

For Lease

**RIPCO**  
RETAIL LEASING

# 2128 N Washington Boulevard

Sarasota, FL 34234  
Sarasota-Bradenton MSA

±8,350 SF

Freestanding retail building situated along Sarasota's busiest corridor with over 200 FT of frontage

# Space Details



<b>Location</b>	N Washington Blvd between 17th Street and Fruitville Road
<b>Size</b>	±8,350 SF
<b>Lot Size</b>	±0.77 AC
<b>Frontage</b>	±200 FT
<b>Rent</b>	Upon request
<b>Possession</b>	Immediate
<b>Term</b>	Ten (10) years minimum
<b>Neighbors</b>	BP, AutoZone, Advanced Auto Parts, Sarasota Bradenton Airport, St. Armands Circle, Downtown Sarasota, and various retail and service users
<b>Comments</b>	<p>Freestanding retail building (formerly Family Dollar) situated along Sarasota's busiest corridor, N Washington Boulevard.</p> <p>Well suited for retail, medical, showroom, or last mile delivery users.</p> <p>Space features an open layout with ±18 FT ceiling height, delivery/loading area, and efficient storage space.</p> <p>Property features prominent building and pylon signage, dedicated parking field with a 4/1,000 parking ratio, multiple points of ingress/egress, and ±200 FT of frontage along US 301 with traffic counts exceeding 50,000 AADT.</p> <p>Strategically located less than 5 miles from Downtown Sarasota within the affluent Sarasota-Bradenton MSA, a Gulf Coast corridor driven by wealth migration, healthcare expansion, luxury residential development, and stabilized 2% annual growth.</p>

# Site Plan

Drawing not to scale. Floor plan lines are approximate for representation only.



# Property Imagery

Interior photos

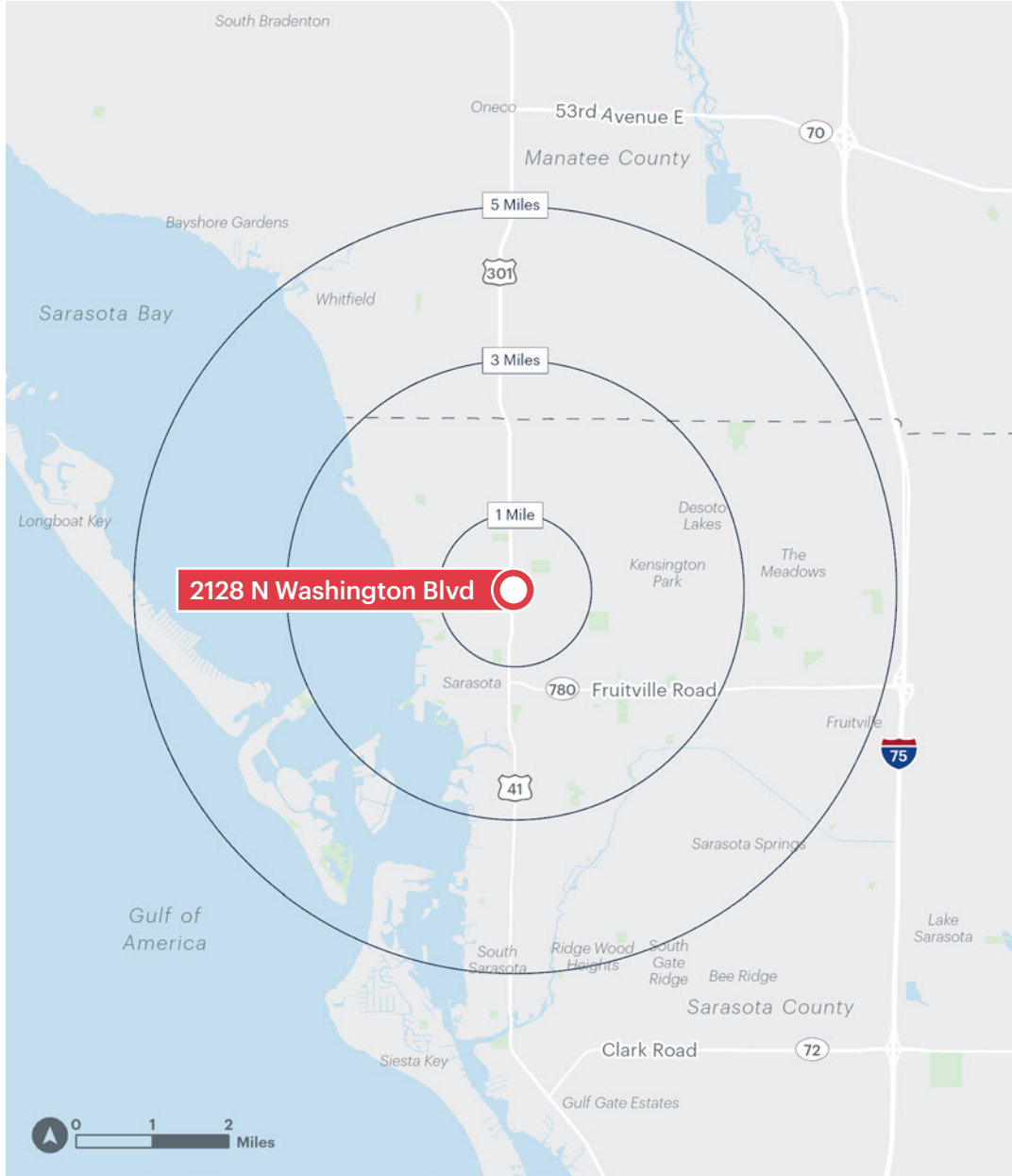


# Market Aerial



# Area Demographics

2025 ESRI Summary Report



	1 mile	3 miles	5 miles
<b>Total Population</b>	10,664	74,754	154,158
<b>Total Households</b>	3,751	34,214	72,479
<b>Average Household Income</b>	\$71,603	\$109,134	\$121,632
<b>Daytime Population</b>	13,148	102,556	188,917
<b>Total Daytime Employees</b>	6,692	61,143	103,728
<b>Total Businesses</b>	856	6,782	11,491