

HOLLYWOOD PLAZA

1993 MAIN ST., SARASOTA, FL 34236



AVAILABLE COMMERCIAL DEVELOPMENT



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STRATEGIC LOCATION IN DOWNTOWN SARASOTA

PROPERTY HIGHLIGHTS

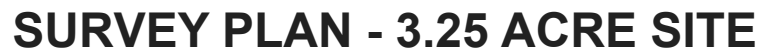
PROPERTY HIGHLIGHTS



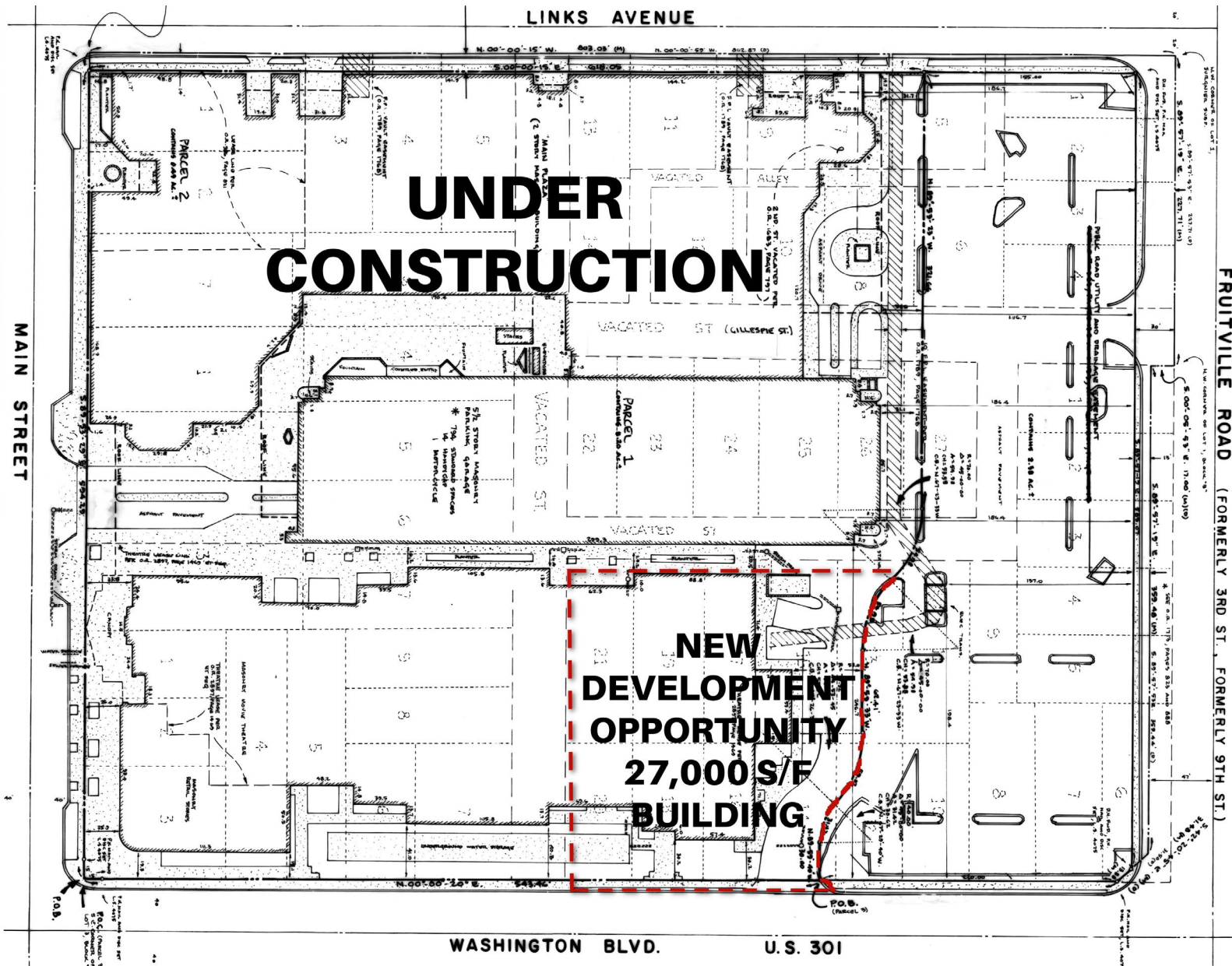
- » **Most visible corner in Downtown Sarasota**
- » **Entitled for 478 residential units**
- » **Possible hotel of 300 rooms**
- » **Corner of US-301 & Main St.**
- » **Approximately 3.25-acre lot**
- » **Over 1.55 million in annual revenue**
- » **104,506 s/f Building**
- » **Immediate development on 1.25 acre pad site**
- » **Land bank 2-acres with 1.55 million of annual revenue**
- » **Adjacent parking garage with access to 211 parking spaces**
- » **DTC zoning allows for 10-stories & 144 feet of height**
- » **Uses include hotel, general office, medical office, restaurants, retail, grocery store, and more**
- » **Traffic count 35,500 daily average**
- » **Multiple condo, apartment, and redevelopment projects in the area**
- » **Adjacent site under construction with 416 residential units, and 55,000+ s/f of street retail**
- » **Close proximity to St. Armand's Circle, Longboat Key, and Siesta Key**



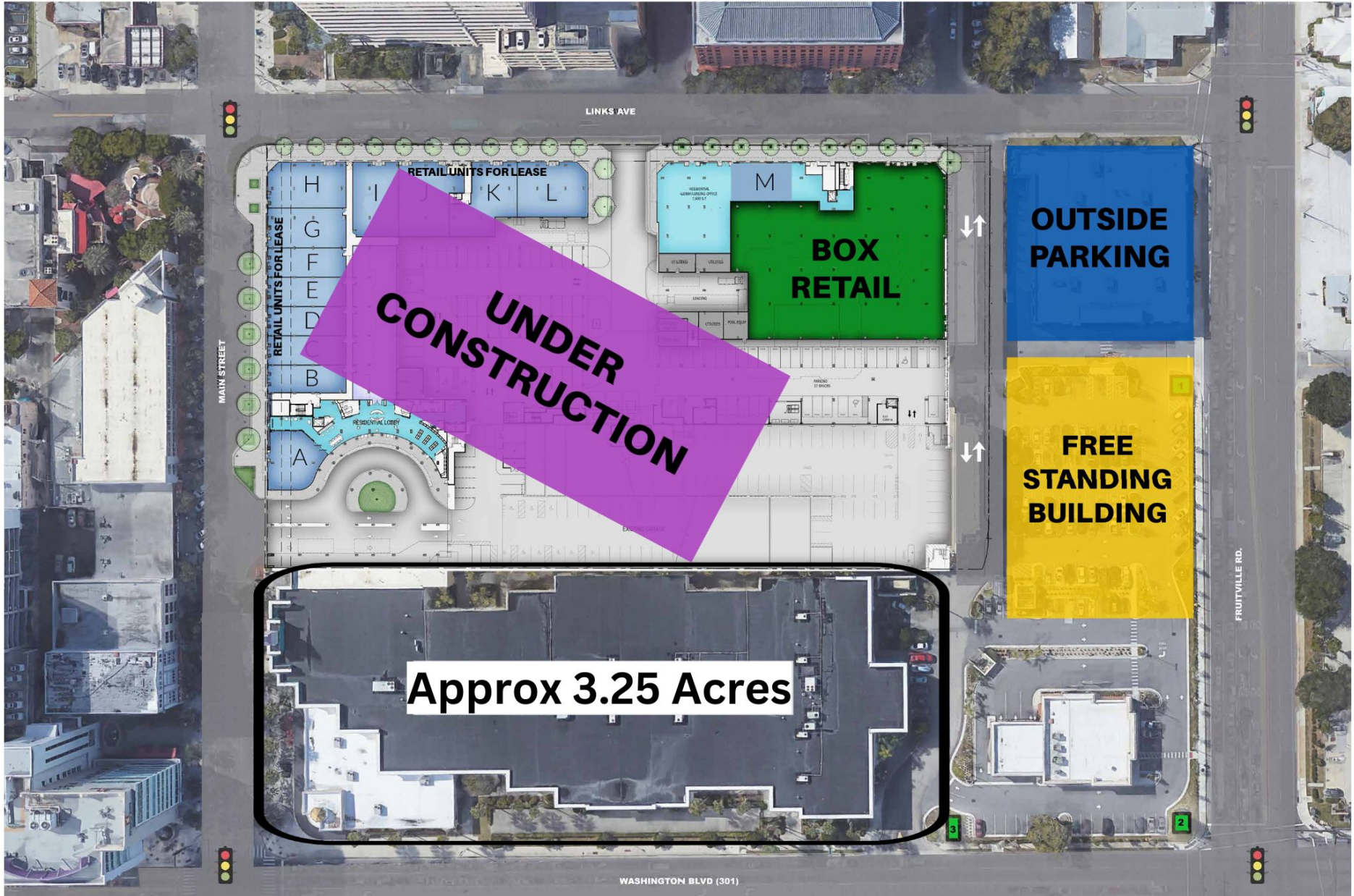
SURVEY PLAN



REDEVELOPMENT - 1.25 ACRE SITE WITH 27,000 S/F BUILDING



SITE PLAN PROPOSED

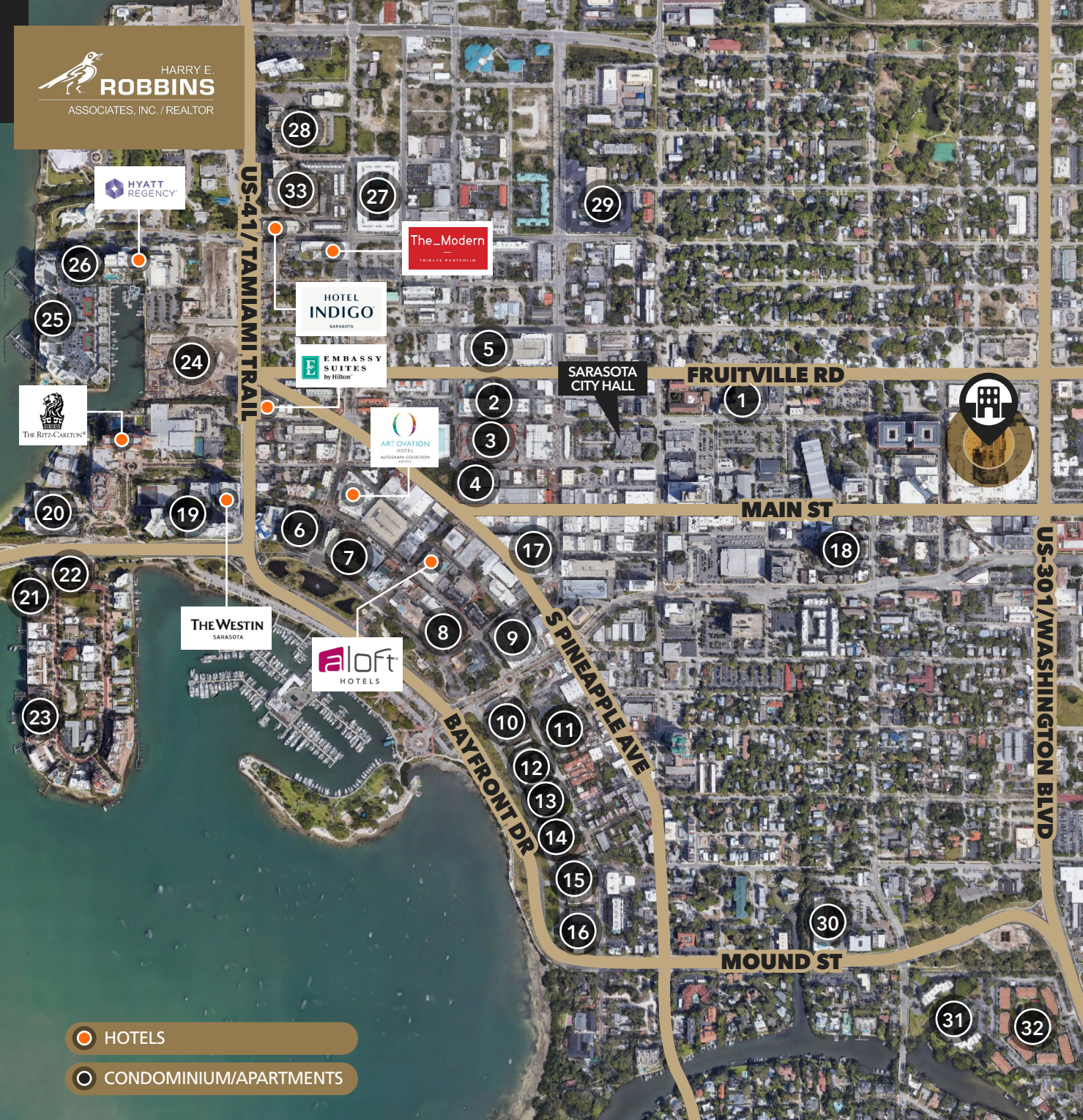




MAPS

SURROUNDING BUSINESSES





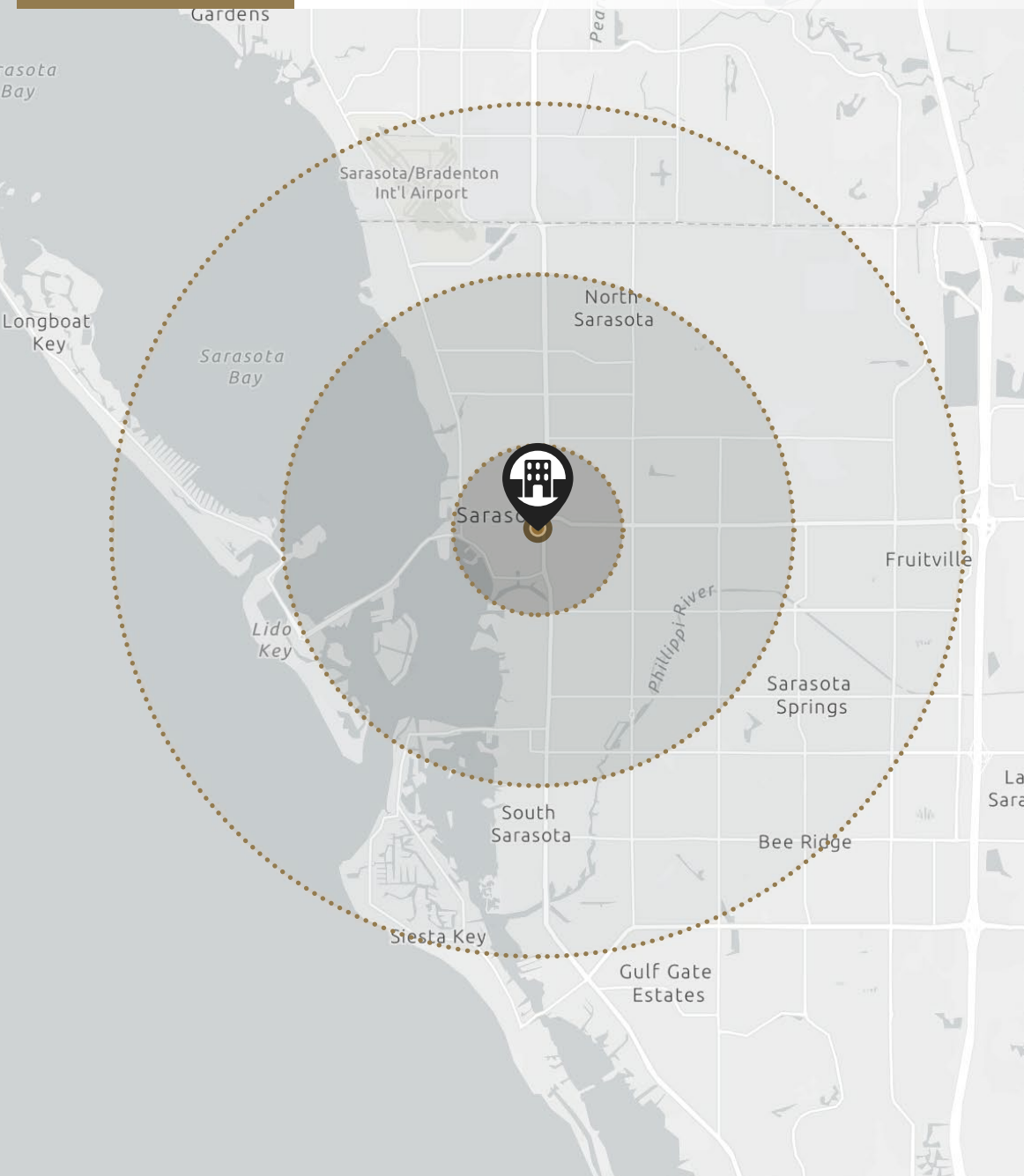
CURRENT RESIDENTIAL INVENTORY

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



DEMOGRAPHICS

DEMOGRAPHICS



2021 SUMMARY	1 MILE	3 MILES	5 MILES
Population	15,809	80,842	168,130
Households	7,850	36,337	76,661
Families	2,949	18,160	40,888
Avg HH Size	1.81	2.12	2.13
Owner Occupied Housing Units	3,653	22,518	51,641
Renter Occupied Housing Units	4,197	13,819	25,020
Median Age	47.6	48.3	51.4
Median Household Income	\$49,506	\$53,971	\$61,420
Average Household Income	\$84,497	\$79,008	\$88,719



11,382
TOTAL BUSINESSES



98,977
TOTAL EMPLOYEES



\$61,420
MEDIAN
HH INCOME



\$40,491
PER CAPITA
INCOME



\$182,147
MEDIAN
NET WORTH

LOCATION OVERVIEW

LOCATION OVERVIEW

SARASOTA, FL

Sarasota is a city in Sarasota County on the southwestern coast of the U.S. state of Florida. The area is renowned for its cultural and environmental amenities, beaches, resorts, and the Sarasota School of Architecture. The city is at the southern end of the Tampa Bay Area, north of Fort Myers and Punta Gorda. Its official limits include Sarasota Bay and several barrier islands between the bay and the Gulf of Mexico.

Sarasota appeared on maps in the 1700s, but the origin of the place-name is uncertain; one explanation is that it may have been derived from a Spanish term meaning “a place of dancing.” The first settler arrived in 1856 and planted orange tree

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.



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