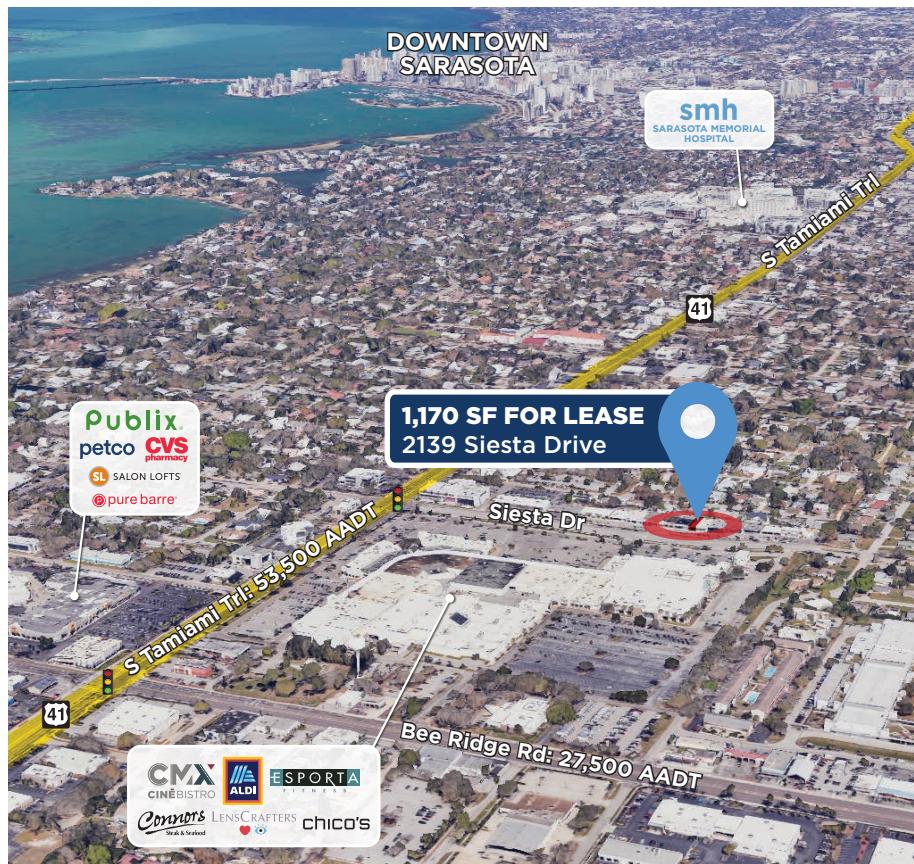


2139 SIESTA DRIVE

SARASOTA | FLORIDA 34239



PROPERTY OVERVIEW

1,170 SF SPACE AVAILABLE for lease in a prime retail strip along Siesta Drive, **PERFECT FOR RETAIL BOUTIQUES, SPECIALTY SHOPS OR SERVICE-BASED BUSINESSES.** The property is minutes from world-renowned Siesta Beach, Sarasota Memorial Hospital's main campus and Downtown Sarasota, and benefits from an affluent surrounding trade area. Located just off US-41 (Tamiami Trail), the site is easily accessible and very visible.

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Population	80,247	162,785	231,688
Households	38,579	75,659	108,682
Avg HH Income	\$134,895	\$124,308	\$126,813

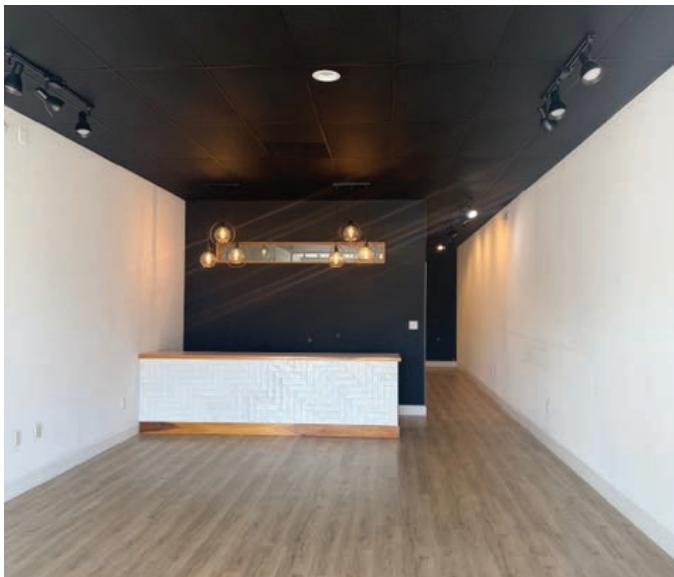
FOR MORE INFORMATION

HEATHER FAVA

941.404.0638

heatherfava@benderson.com

2139 Siesta Drive



OFFERING SUMMARY

Property Type:	Office/Retail
Building Size:	1,170 SF
Building Height:	1 Story
Year Built:	2004
Zoning:	GC - General Commercial
Frontage:	16' on Siesta Drive

FOR MORE INFORMATION

HEATHER FAVA

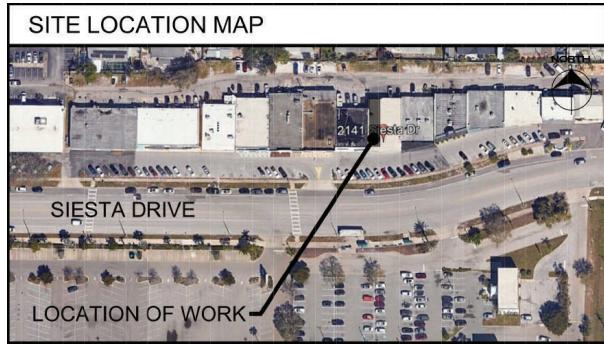
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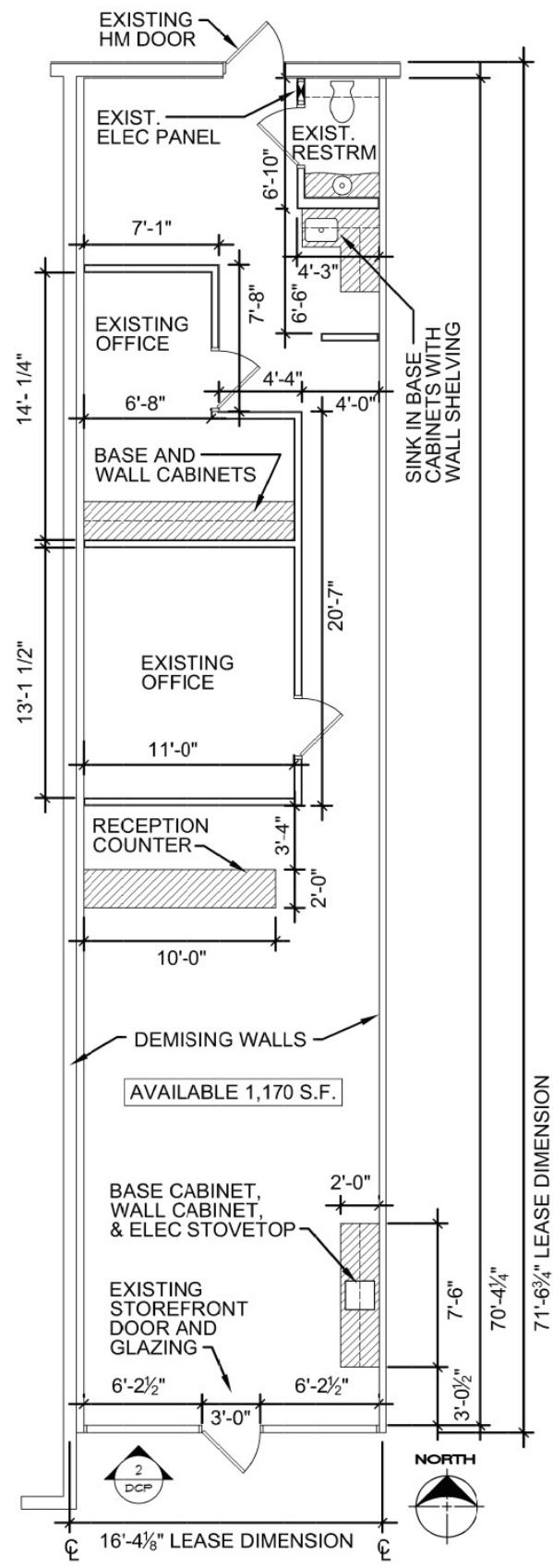
PROPERTY HIGHLIGHTS

- Prime Siesta Drive frontage, the primary connector between Siesta Key and mainland Sarasota, offering strong daily traffic counts and excellent visibility
- Approximately 2 miles from Siesta Beach, a world-renowned destination generating consistent year-round visitors
- Less than 1 mile from Sarasota Memorial Hospital, one of Florida's top 10 largest and busiest hospitals with 904 beds
- Minutes from Downtown Sarasota and within an affluent trade area where average household incomes exceed \$134,000 within a five-mile radius
- Immediate access to US-41 (Tamiami Trail), offering convenient access to Sarasota's business, retail, and residential areas

DIMENSIONAL CONTROL PLAN



1 DIMENSIONAL
CONTROL PLAN
SCALE: 3/16"=1'-0"



FOR MORE INFORMATION

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