

Aster & Links

1991 Main



Advisory Team

The third Robbins generation, Kevin, Troy, Derek and Emerson, as of 2023 own and operate Harry E. Robbins Associates, Inc.

Kevin Robbins joined in 2002 and is the President of Robbins Commercial. Troy Robbins is the Broker and Chief Operating officer of Harry E. Robbins Associates, Inc. joined as a sales agent in 2006 and earned his broker's license in 2016. Derek Robbins joined as a sales agent in 2017, and to complete the family dynamic Emerson Robbins joined as a sales associate in 2021.

Now in it's 52nd year, the Robbins brothers are proud to carry on the Robbins Real Estate legacy alongside the great staff and agents that are licensed with Harry E. Robbins Associates, Inc. Their extensive history and experience in the Sarasota market and community allows for an unparalleled level of service!



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Transaction Guidelines

Aside from the limitations mentioned in this document, the Seller retains the right to accept or decline any offer at any time. Furthermore, they may choose to extend the submission deadline for any reason at their sole discretion.

Offering Guidelines

Distribution of this offering is limited to a select group of qualified investors and handled exclusively by Institutional Property Advisors. The Seller will choose the potential investor based on a range of factors, such as the offered price, urgency of deadlines for hard earned money, financial capability, level of discretion in investing funds, experience, reputation, and any other relevant factors.

Call For Offers

Owner may elect to hold a call for offers and investors will be notified about the date by separate email if sales agent chooses to do so. Your proposal should be delivered to our Sales Agent:

Attention: Kevin Robbins
Kevin@robbinscommercial.com

Form Of Proposals

When submitting a property purchase proposal, include key acquisition details such as purchase price, deposit, and closing periods. Also, provide sources of equity, a description of purchase principals, and anticipated conditions for executing transaction documents. This ensures a smooth process.



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Executive Summary



Executive Summary

Premier Mixed-Use Project in Downtown Sarasota

- » Two, 10-story towers
- » 418 luxury apartment units with high end amenity package
- » Approx. 55,000 s/f of ground floor retail
- » Approx. 1,200 parking spaces
- » 376 ft of storefront frontage on Main Street
- » 630 ft of storefront frontage on Links Ave
- » 20 ft wide sidewalks on Main Street

Strategic Location

- » Main Street frontage in Central Business District
- » Intersection of US-301/Washington Blvd and Fruitville Rd
- » Surrounded by redevelopments and new construction projects
- » Customer draw from Longboat Key, Siesta Key, and St. Armands

Parking/Ingress/Egress

- » 800+ garage parking spaces
- » Additional 400+ surface level parking spaces
- » Heavy, daily auto & pedestrian traffic
- » Superior ingress and egress
- » Access to 4 stoplight intersections

Excellent Visibility and Signage

- » Frontage on Main Street, Fruitville Rd, and Links Ave
- » Large pylon sign at entrance on Fruitville Rd and US-301/Washington Blvd
- » Retail eyebrow signage on building



Two 10-story towers
418 luxury apartment units with
a high-end amenity package
Approximately 55,000 square
feet of ground-floor retail

Positioned on Main Street in the Central
Business District, at the junction of US-
301/Washington Blvd and Fruitville Rd,
our location is surrounded by ongoing
redevelopments and new construction
projects. This prime spot attracts
customers from Longboat Key, Siesta
Key, and St. Armands.



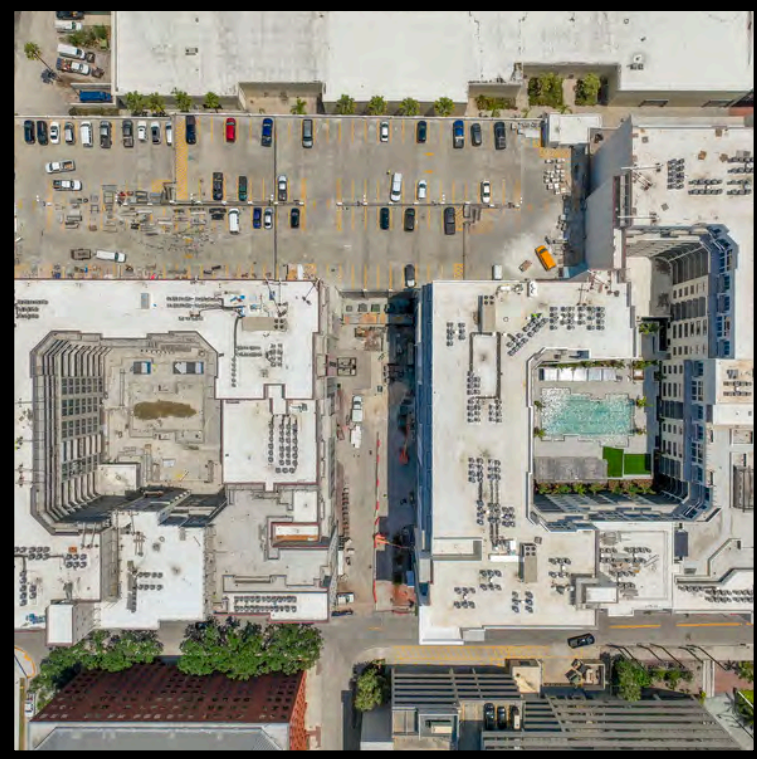
Location Highlights

The property offers ample parking
options with over 800 garage parking
spaces and an additional 400+
surface level parking spaces. Due to
heavy daily auto and pedestrian
traffic, superior ingress and egress
are provided, along with access to
four stoplight intersections.

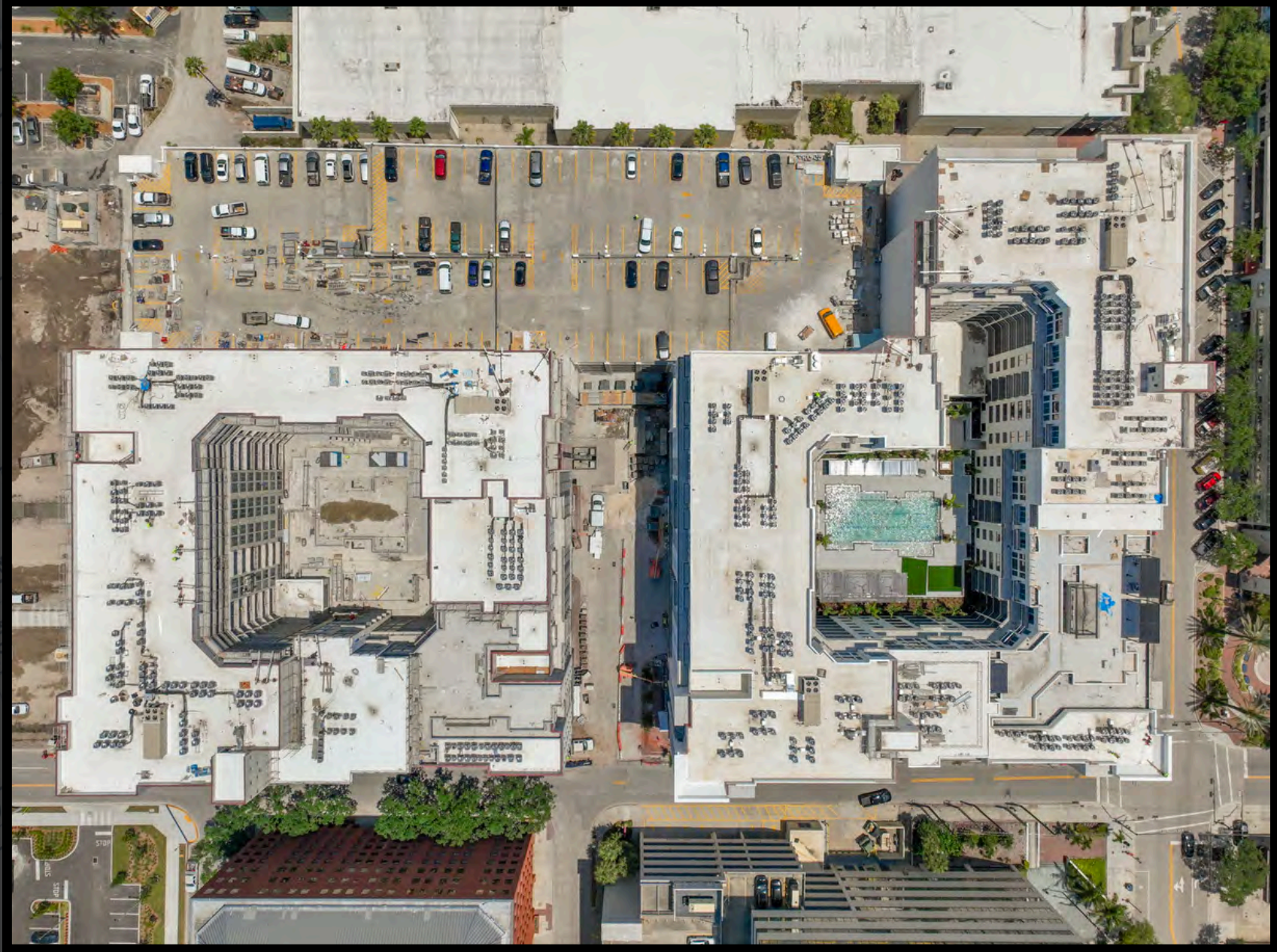
The property boasts excellent visibility
and signage with frontage on Main
Street, Fruitville Rd, and Links Ave.
Additionally, there is a large pylon sign
at the entrance on Fruitville Rd and
US-301/Washington Blvd, as well as
retail eyebrow signage on the building.

Property Overview

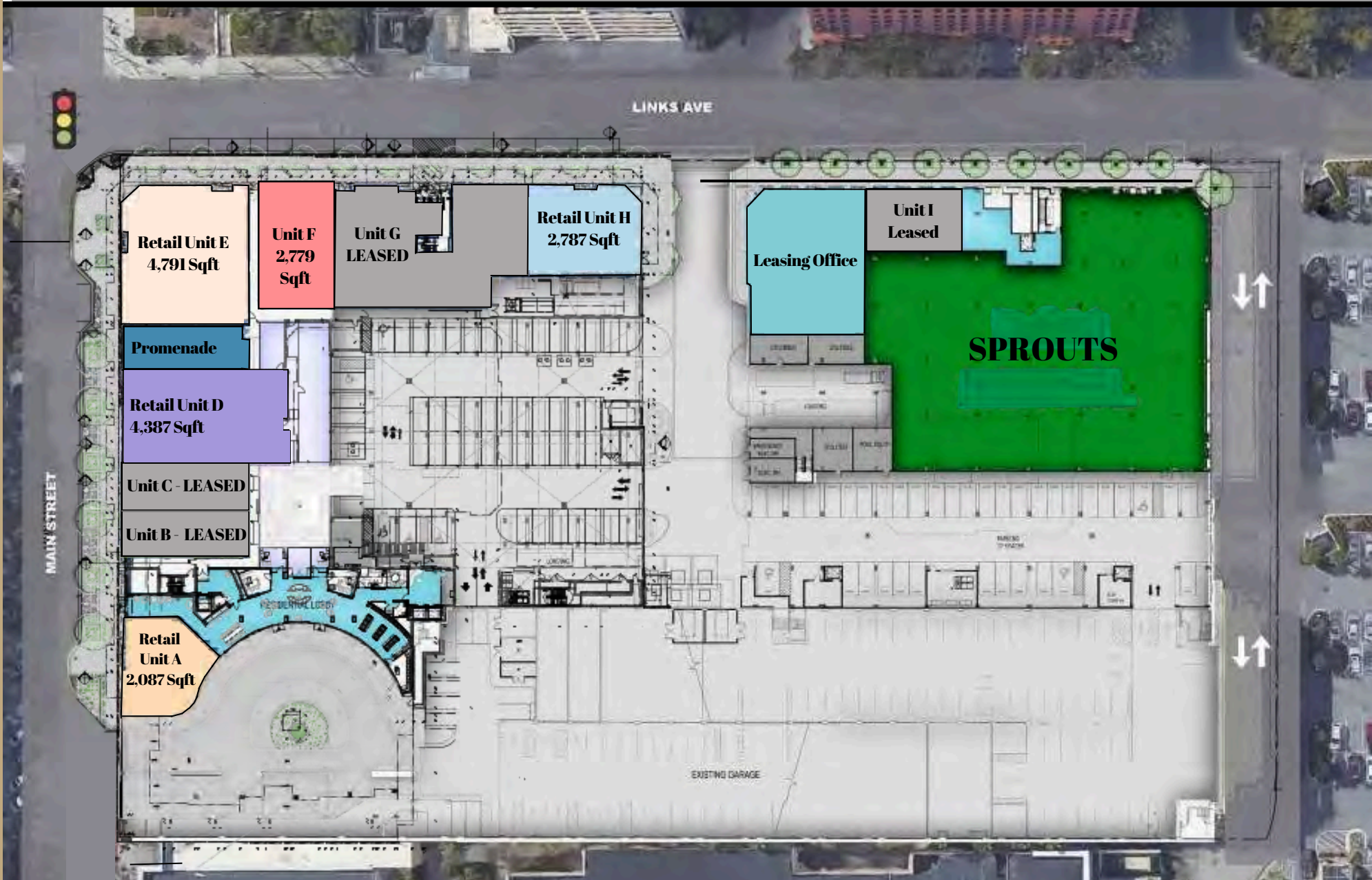




Overhead View



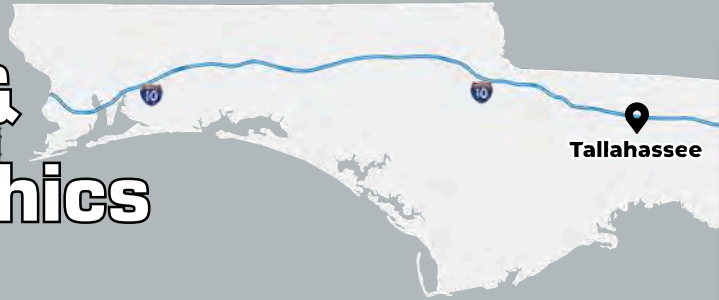
<u>Space Name</u>	<u>Space Size</u>	<u>Lease Rate</u>	<u>Space Type</u>
1989 Main Street Retail Unit A	2,087 SF	\$50.00 SF/YR	Cafe
1983 Main Street Retail Unit D	4,387 SF	\$50.00 SF/YR	Restaurant
1981 Main Street Retail Unit E	4,791 SF	\$55.00 SF/YR	Restaurant
101 Links Avenue Retail Unit F	2,779 SF	\$46.00 SF/YR	Street Retail
105 Links Avenue Retail Unit H	2,787 SF	\$40.00 SF/YR	Street Retail



Location
Overview



Distance & Demographics



DESTINATIONS	DISTANCE (miles)	TRAVEL TIME
Washington Blvd (US-301 & US-41 south)	0.5	2 min
Sarasota Bayfront (US-41 north)	1.5	5 mins
Sarasota- Bradenton International Airport	4.3	10 mins
Interstate 75	5.8	13 mins
Downtown St. Petersburg	37.5	48 mins
Downtown Tampa	61	60 mins



79,739

TOTAL POPULATION



49.4

AVERAGE AGE



\$77,758

AVERAGE HOUSEHOLD INCOME



\$256,004

MEDIAN HOUSING VALUE



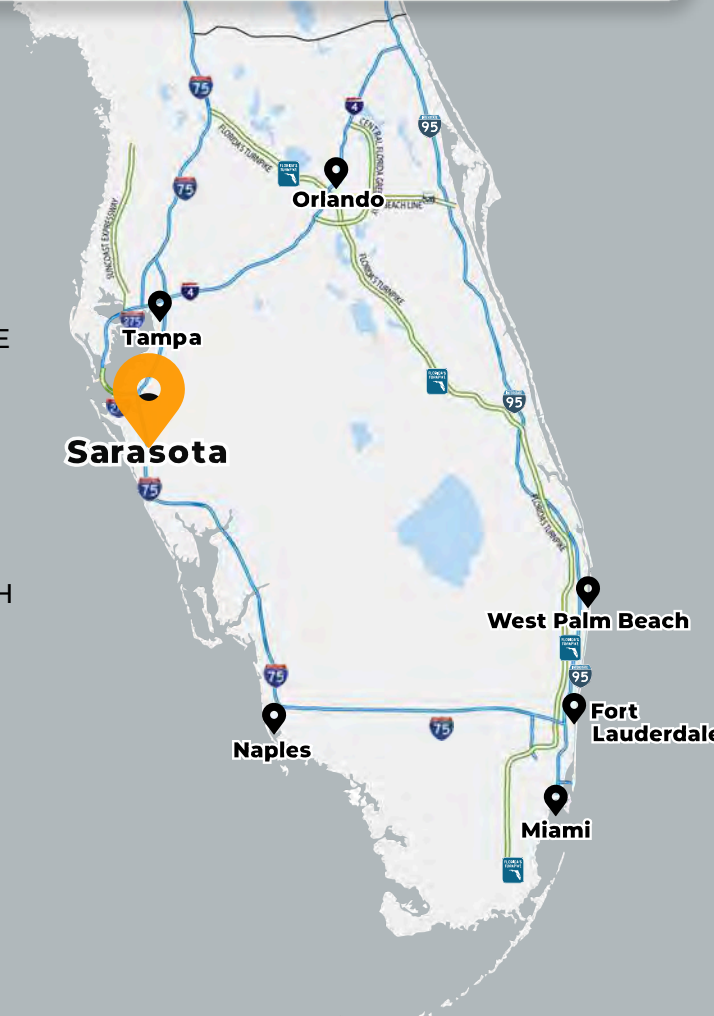
35,096

TOTAL HOUSEHOLDS



10.9%

FIVE YEAR PROJECTED GROWTH



Demographics within 3-mile radius

SARASOTA

#7

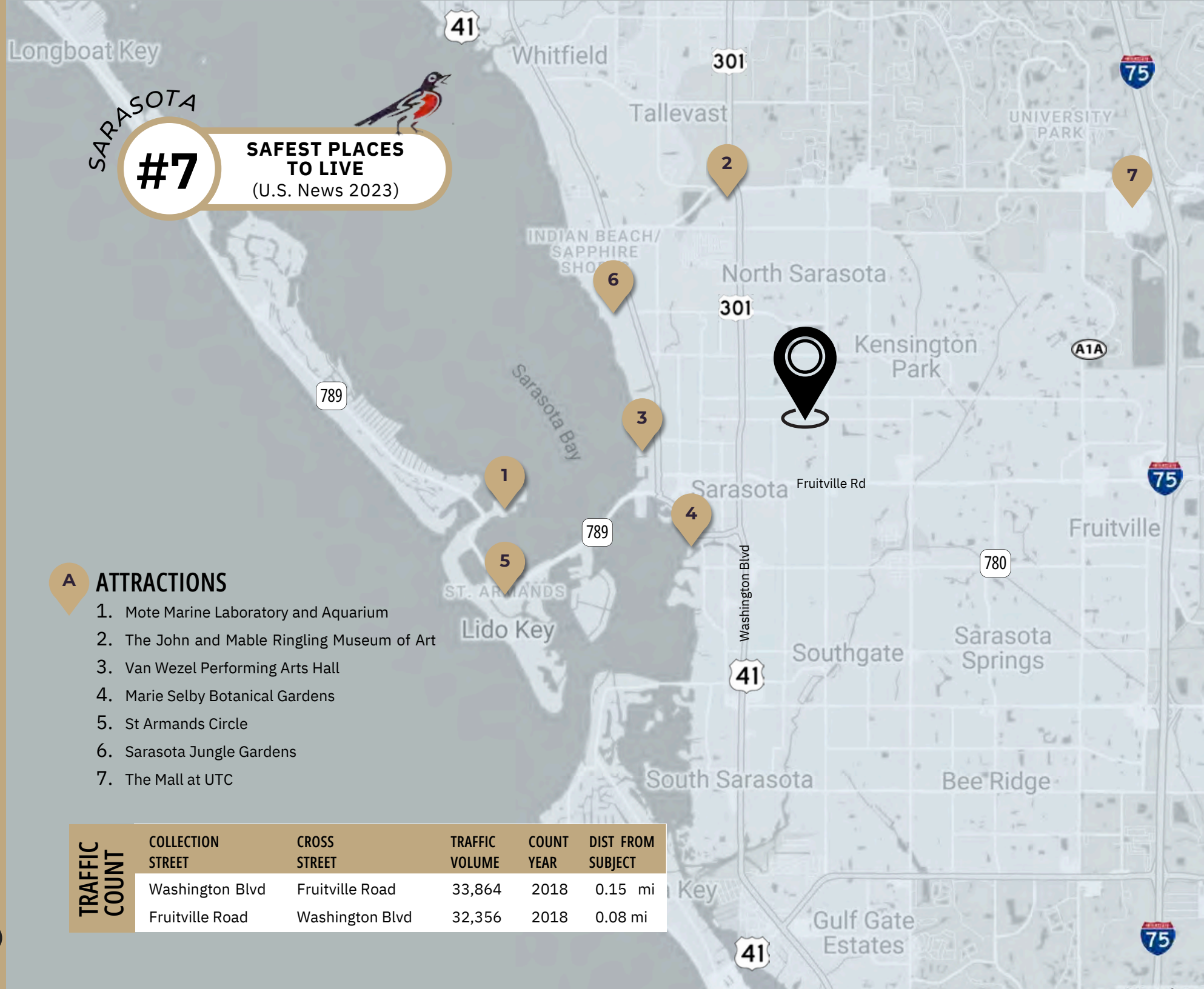
SAFEST PLACES TO LIVE
(U.S. News 2023)



A ATTRACTIONS

1. Mote Marine Laboratory and Aquarium
2. The John and Mable Ringling Museum of Art
3. Van Wezel Performing Arts Hall
4. Marie Selby Botanical Gardens
5. St Armands Circle
6. Sarasota Jungle Gardens
7. The Mall at UTC

TRAFFIC COUNT	COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	COUNT YEAR	DIST FROM SUBJECT
	Washington Blvd	Fruitville Road	33,864	2018	0.15 mi
	Fruitville Road	Washington Blvd	32,356	2018	0.08 mi





Main Street Retail

- El Melvin
- Boca Sarasota
- Hyde Park Steakhouse
- State Street Eating house
- Brick's Smoked Meats
- Cask & Ale
- Gator Club
- Classico
- Tavern on Main
- Selva Grill
- Joe's
- Element
- Brewsters
- Mattison's City Grille
- Patrick's

Located in a vibrant neighborhood with a lively nightlife and a range of attractions, the upcoming Aster & Links provides an ideal setting for establishing luxury retail stores, upscale restaurants, or a chic lounge bar. The remarkable 1991 Development is poised to transform into a key focal point in the area, igniting growth in downtown Sarasota for the foreseeable future.

Ido Key

Sarasota Bay

Gulf of Mexico

Subject Site

Sarasota
Courthouse

Washington Boulevard

Main Street

Fruitville Road

Aster & Links at 1991 Main Street Sarasota, FL

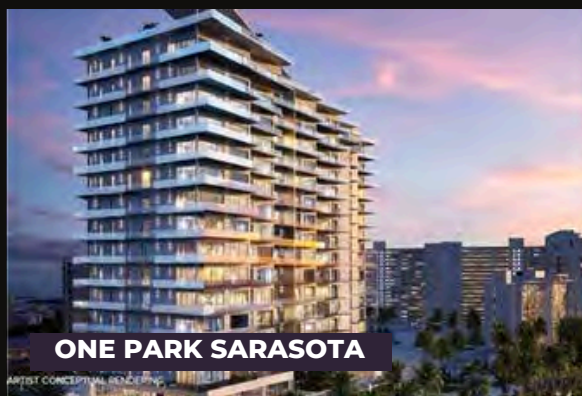
SARASOTA
#1

BEST PLACES TO
Live In Florida
(U.S. News 2023)



NEW DEVELOPMENTS IN DOWNTOWN SARASOTA

Project	Type	Location	Developer
Ritz-Carlton Residences Sarasota Bay	RES- MIXED	Quay Commons	Kolter Urban
One Park Sarasota	RES- MIXED	1100 Blvd of the Arts	PMG & JEBCO Quay
Zahrada 2	RES	1546 4th St	The Kolter Group
En Pointe	RES	509 Golden Gate Point	Dunn Hospitality Group
332 Coconut	RES- MIXED	332 Coconut Ave	Nautilus Homes
The Ritz-Carlton Residences	RES- MIXED	401 Quay Commons	GK Development
Epoch Condo	RES	605 S Gulfstream Ave	Kolter Group
The Mark	RES	111 S Pineapple Ave	Seaward Development
BLVD Sarasota	RES	540 N Tamiami Trail	CORE Development
Risdon on 5th	RES- MIXED	1350 5th St	Steve Bradley
Vue Sarasota	RES	1155 N Gulfstream	NBWW
One Main Plaza	RES- MIXED	Ave 1991 Main St	Belpointe REIT, Inc.
Bath and Raqquet	RES-MIXED	2170 Robinhood St	Sarasota Springs LLC



SARASOTA
#3 FASTEST-GROWING PLACES
 (U.S. News 2023)



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ASTER & LINKS

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