

For Sale

2070 & 2074 RINGLING BOULEVARD

2070 Ringling Blvd, Sarasota, FL 34237



OFFERING SUMMARY

Sale Price:	\$3,800,000
Building Size:	13,989 SF
Available SF:	
Lot Size:	12,052 SF
Price / SF:	\$271.64
Year Built:	1972
Renovated:	1990
Zoning:	DTC

PROPERTY OVERVIEW

Introducing 2070 - 2074 Ringling Blvd.

A Prime Office Investment in the Heart of Downtown Sarasota!

Unlock the potential of ownership with this exceptional office building strategically located just steps away from the courthouse in downtown Sarasota. Boasting a commanding presence, this property stands out as a lucrative opportunity to establish your business at the center of all that the downtown core has to offer.

Situated in a highly sought-after area, this office building provides unparalleled accessibility, ensuring your business is at the forefront of the city's bustling activity. With a generous footprint of approximately 13,800 SF, the building offers ample space to accommodate diverse business needs. Among its highlights is a stunning 3,811 square feet of class A office space, exclusively available for the buyer.

Enhance your investment portfolio with the assurance of a steady income stream. The property includes a retail unit and two leased office units, contributing to a reliable source of revenue.

The building's layout allows for versatile usage, making it suitable for a range of businesses. Whether you're looking to establish a flagship office or capitalize on retail opportunities, this property provides the flexibility to meet your unique requirements.

Seize the opportunity to make this remarkable office building your own, combining functionality, income potential, and prime location in one unparalleled package. Elevate your business presence and investment portfolio by securing 2070 - 2074 Ringling Blvd. today!

KEN HOSKINSON, JR.

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JOE C. HEMBREE, CCIM

941.951.1776

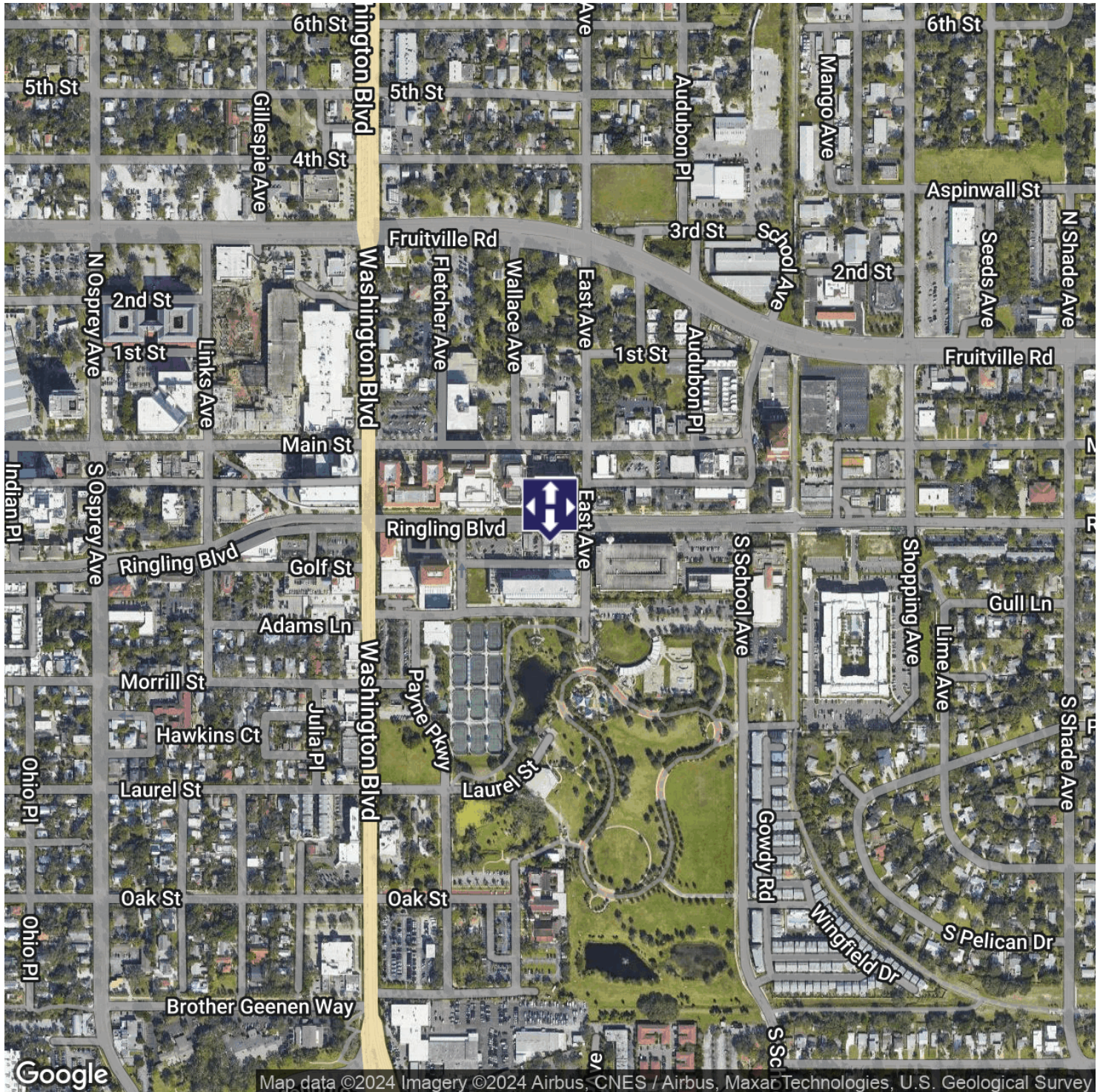
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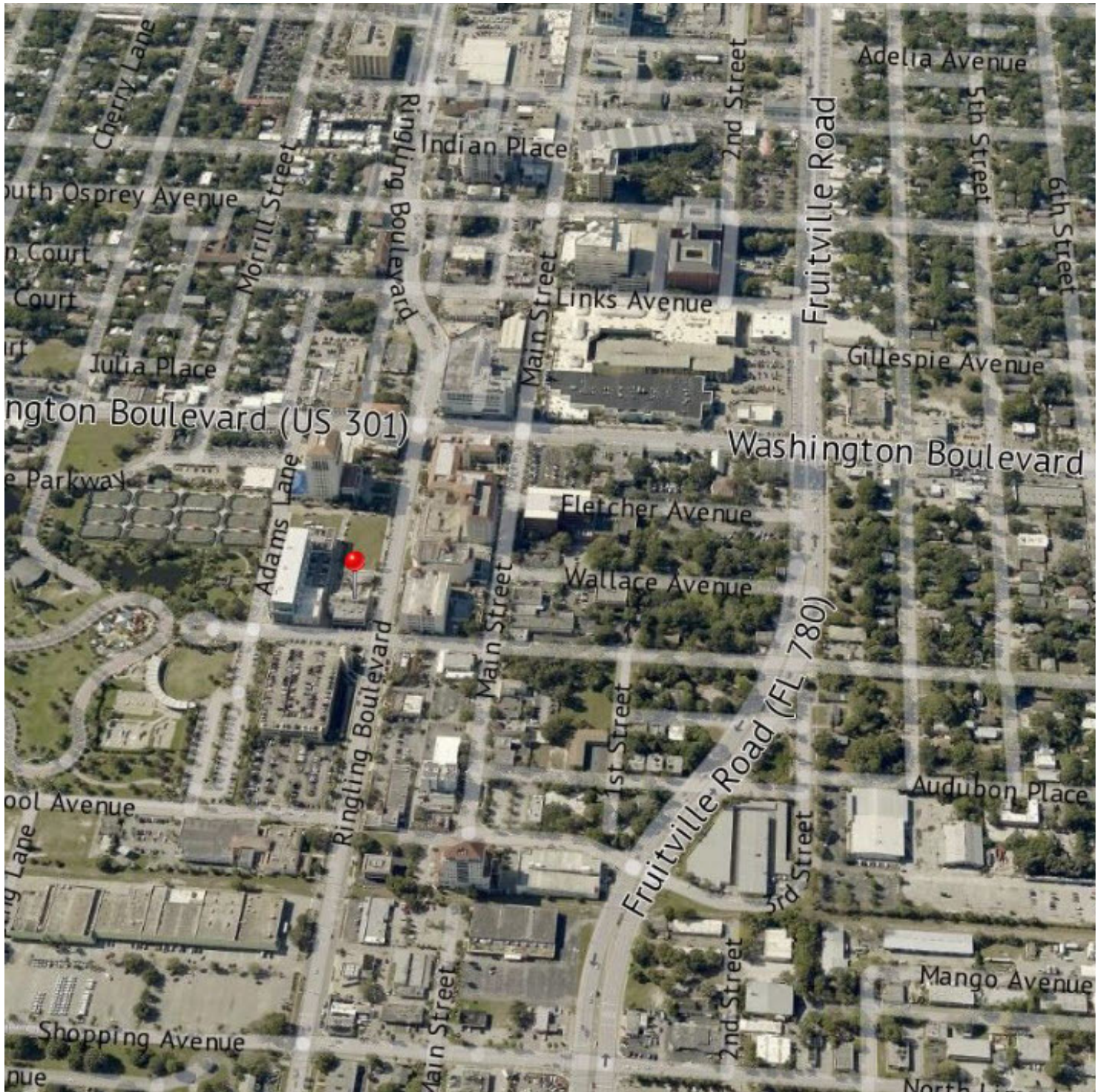
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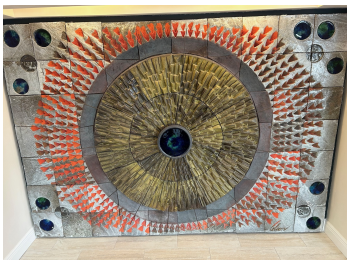
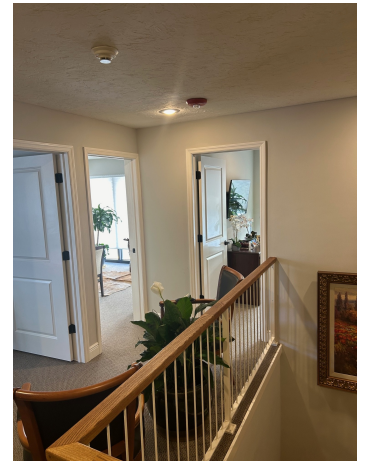
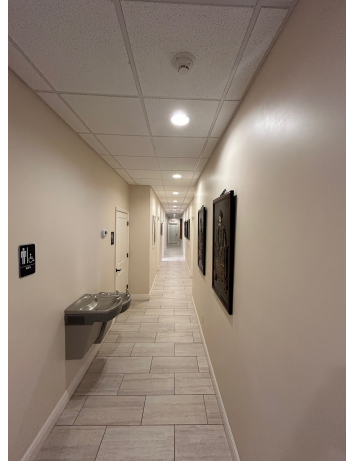
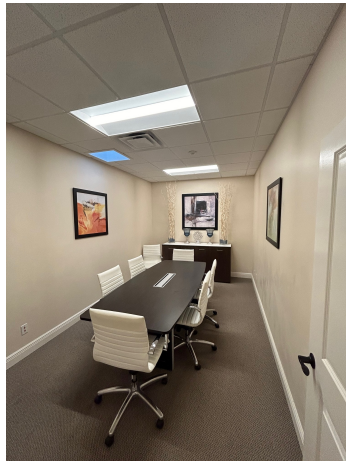
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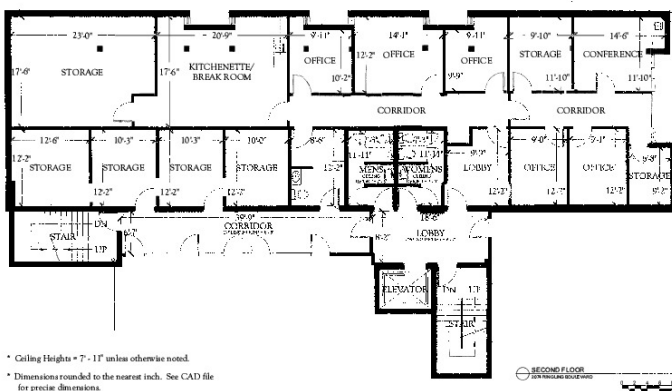
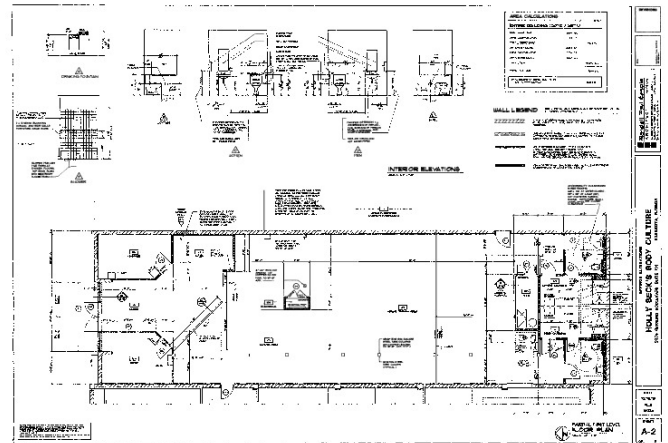
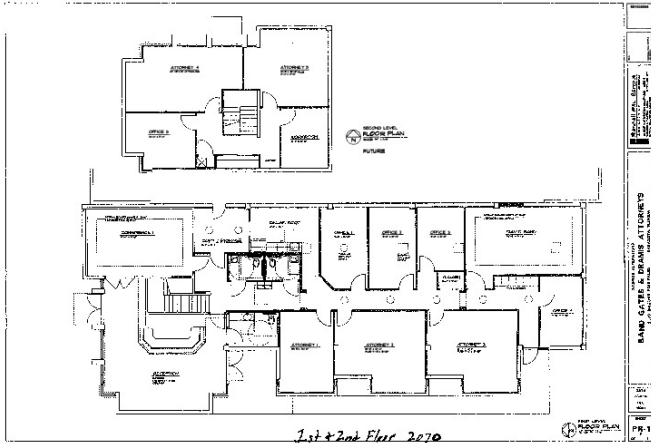
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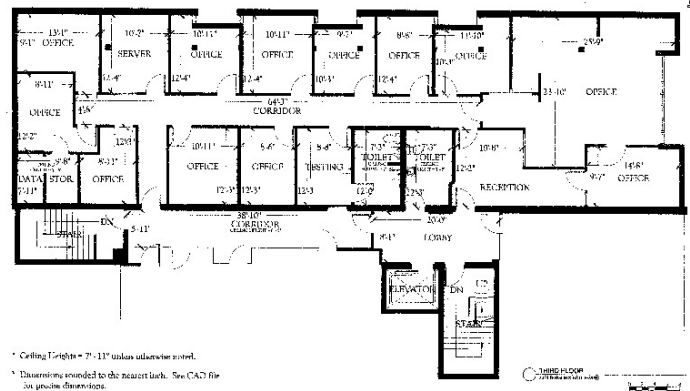
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* Ceiling Heights = 7'-11" unless otherwise noted.
* Dimensions rounded to the nearest inch. See CAD file for precise dimensions.



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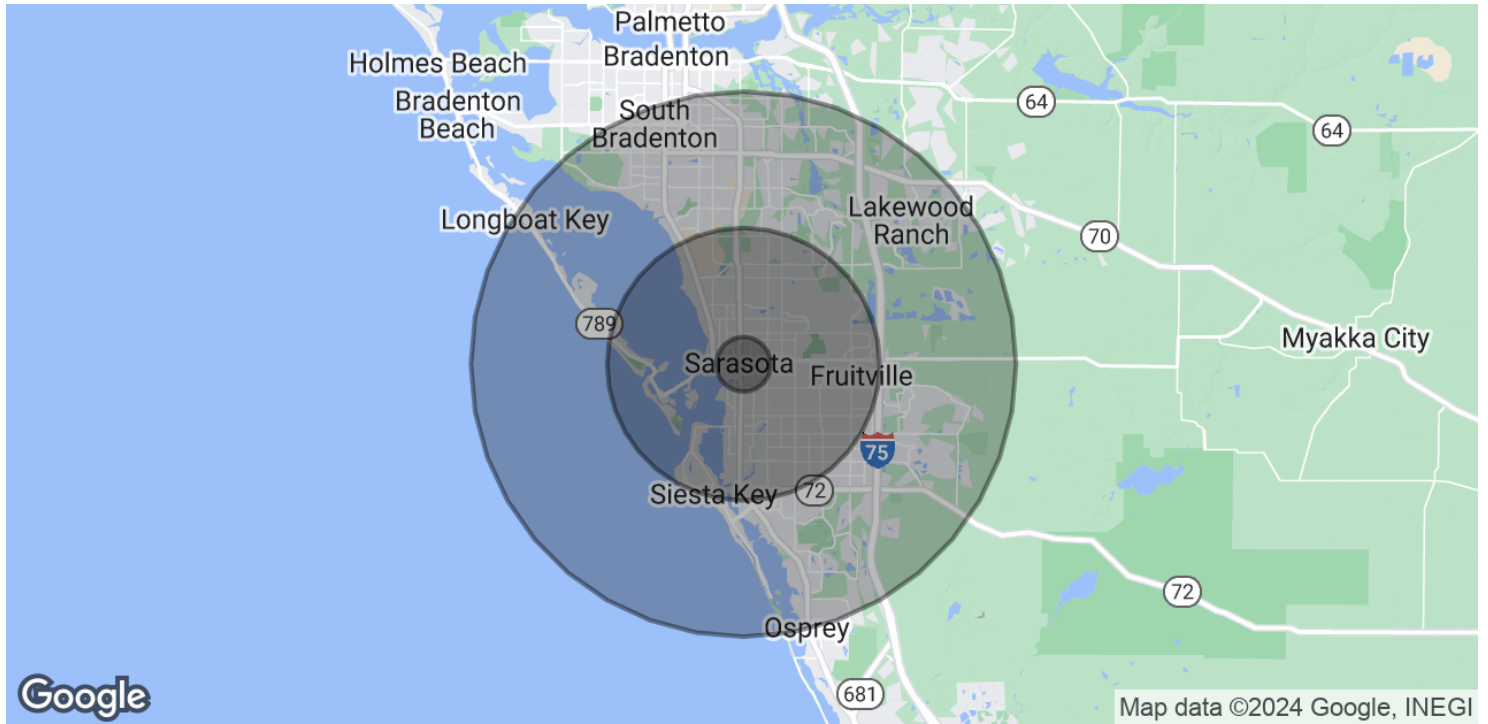
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	13,238	166,390	391,473
Average Age	48.2	49.5	50.4
Average Age (Male)	45.4	47.1	48.6
Average Age (Female)	51.7	51.6	51.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	7,483	90,894	214,748
# of Persons per HH	1.8	1.8	1.8
Average HH Income	\$70,069	\$74,430	\$71,067
Average House Value	\$349,701	\$343,838	\$311,101

* Demographic data derived from 2020 ACS - US Census

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