

FOR LEASE

382-386 ST. ARMANDS CIRCLE

SARASOTA, FL 34236



PROPERTY DESCRIPTION

Trophy retail storefronts located in the prolific St. Armands Circle market currently for lease. Located in a market characterized by its high foot traffic, proximity to Florida's Gulf Coast beaches, and strong retail synergy. The spaces was recently renovated with new HVAC, Lighting, and Interior build out in white shell condition.

PROPERTY HIGHLIGHTS

- High Visibility on St. Armands Circle
- Retail and café space available
- High foot traffic market
- White box delivery with new HVAC, electrical, plumbing, drywall, etc.

SPACES

LEASE RATE

SIZE

382 - Café Space

\$130.00 SF/yr

1,462 SF

386 - Standard Retail Space

\$125.00 SF/yr

1,851 SF

DEMOGRAPHICS

1 MILE

3 MILES

5 MILES

Total Households

990

11,351

39,690

Total Population

1,956

21,213

85,509

BRYAN COHEN

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St. Armands Circle is one of Florida's most iconic coastal shopping and dining destinations, located on a barrier island between downtown Sarasota and Lido Beach. Known for its European-inspired layout, lush tropical landscaping, and vibrant pedestrian atmosphere, the Circle blends luxury retail, chef-driven restaurants, art galleries, and professional offices in a walkable, open-air environment.

Originally envisioned in the 1920s by circus magnate and real estate developer John Ringling, the Circle was designed as an upscale commercial and cultural hub. Ringling purchased much of the surrounding land and developed the area with grand ambitions, creating a distinctive roundabout design centered around a landscaped park. Over the decades, it has evolved into a premier lifestyle destination while maintaining its historic charm and architectural character.

Today, St. Armands Circle attracts both affluent local residents and year-round visitors drawn to Sarasota's beaches, arts scene, and luxury coastal lifestyle. Its combination of high foot traffic, established brand recognition, and a curated mix of boutiques and dining concepts makes it one of the Gulf Coast's most sought-after retail locations.



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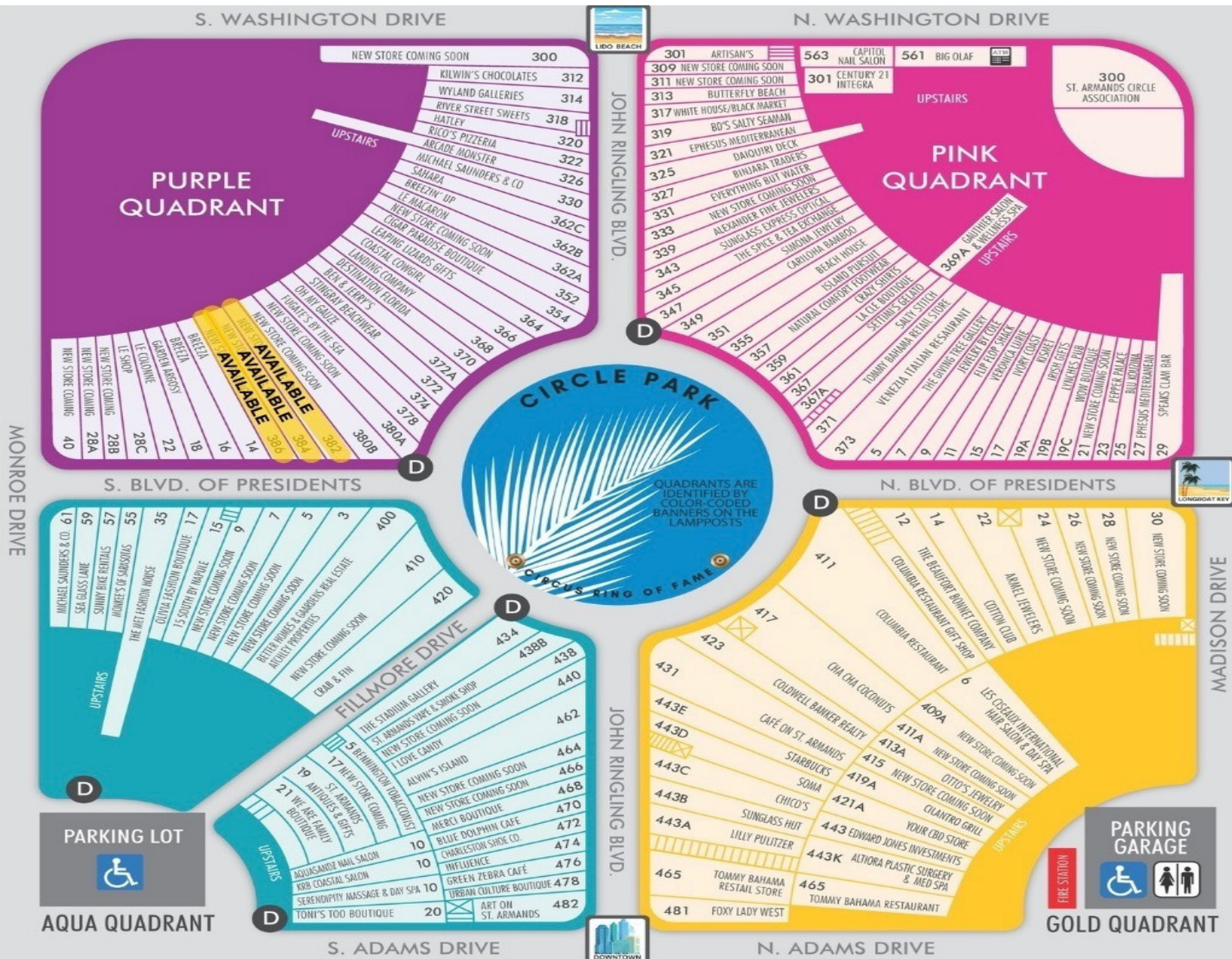
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FOR LEASE

382-386 SAINT ARMANDS CIR

380 SAINT ARMANDS CIR, SARASOTA, FL 34236



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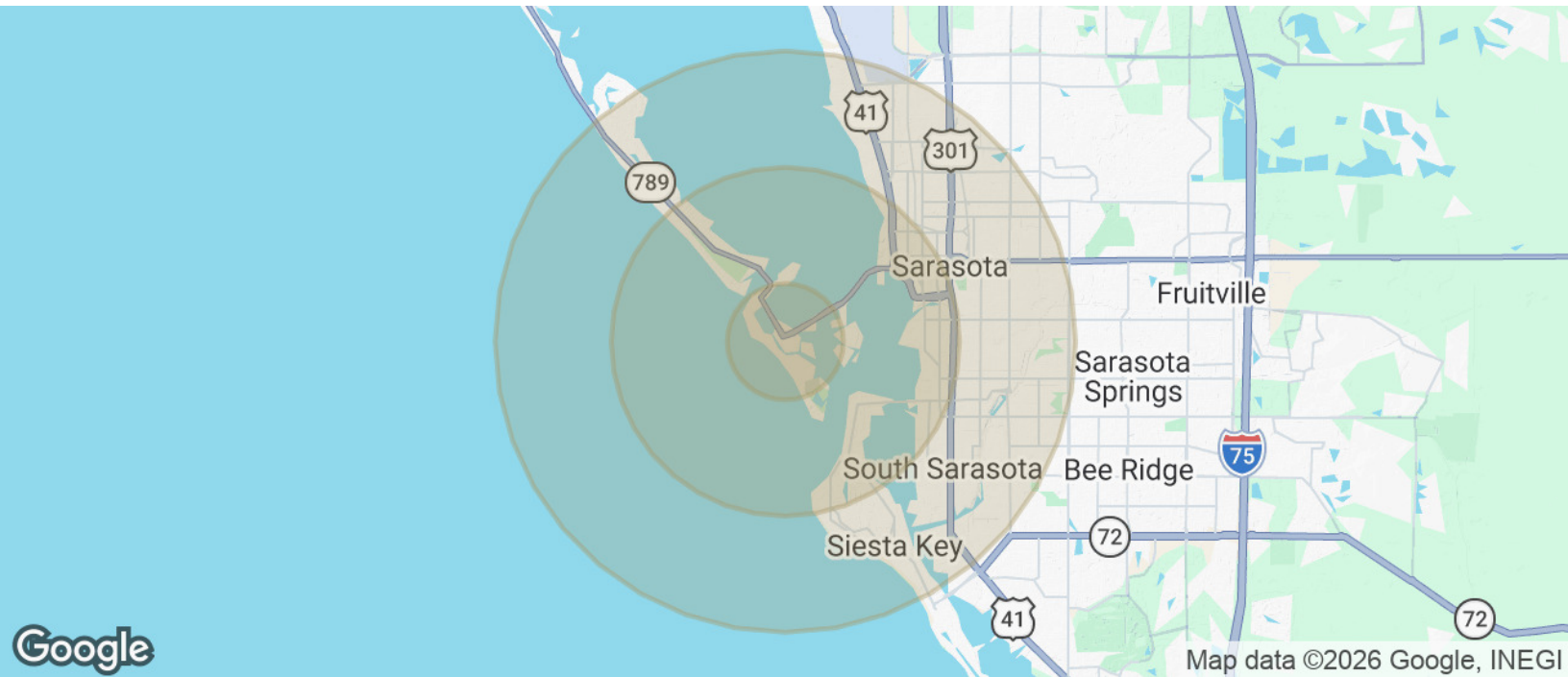
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,956	21,213	85,509
Average Age	74.1	63.4	51.7
Average Age (Male)	73.6	61.9	49.7
Average Age (Female)	74.1	63.9	53.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	990	11,351	39,690
# of Persons per HH	2.0	1.9	2.2
Average HH Income	\$298,678	\$217,584	\$139,934
Average House Value	\$1,831,094	\$1,455,724	\$794,082

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