

ONE MAIN PLAZA

1991 MAIN ST., SARASOTA, FL 34236



LUXURY MIXED-USE PROJECT
IN DOWNTOWN SARASOTA

Retail for Lease



PROPERTY HIGHLIGHTS

- **Premier Mixed-Use Project in Downtown Sarasota**
 - » Two, 10-story towers
 - » 418 luxury apartments units with high end amenity package
 - » Approx. 55,000 s/f of ground floor retail
 - » Approx. 1,200 parking space
 - » 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
- **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
- **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



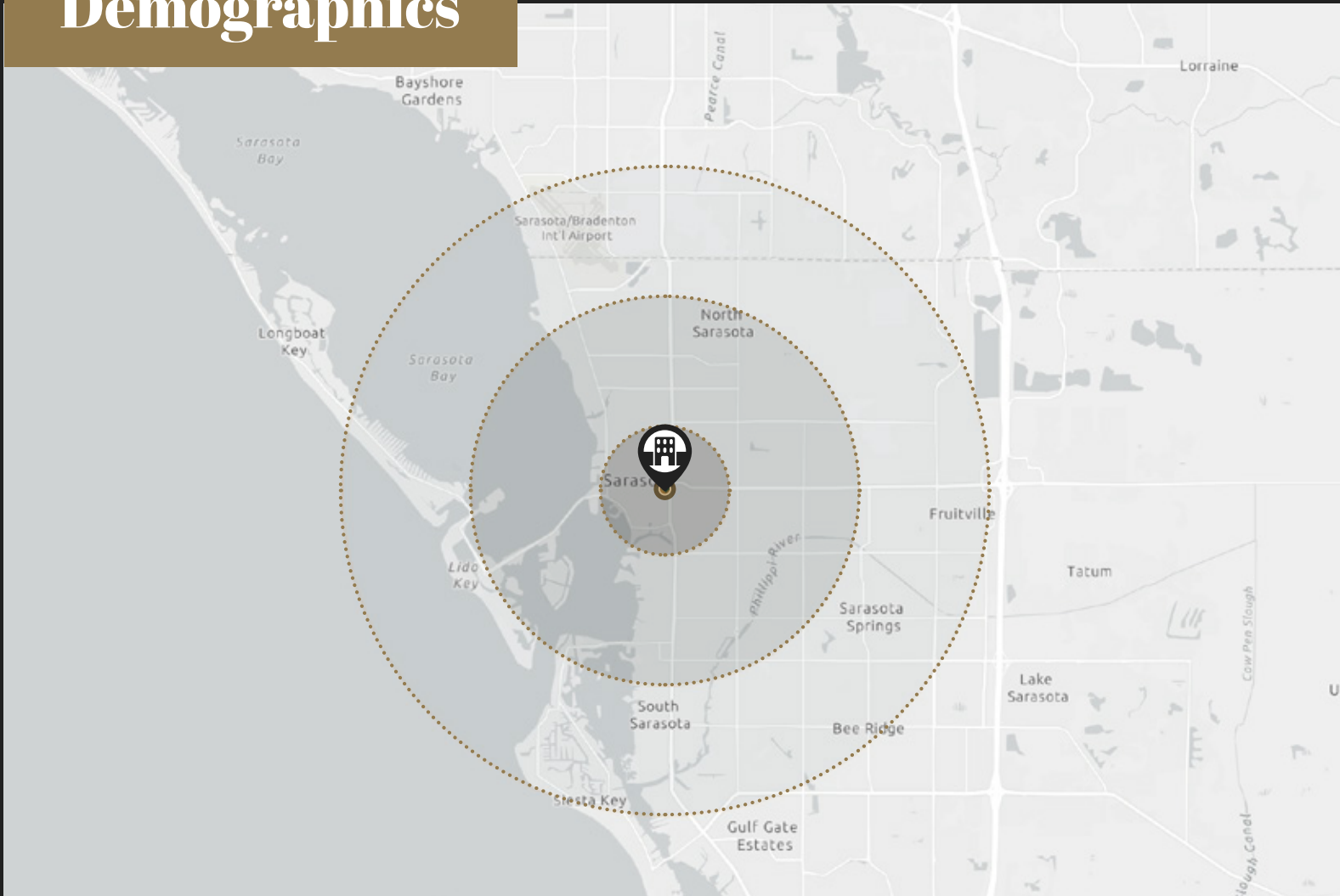
Site Plan

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Demographics

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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

