



1962 Main Street

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Property Overview





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ARCHIBALD BUILDING

Executive summary

The Archibald Building at 1962 Main Street is one of Downtown Sarasota's most storied and recognizable commercial landmarks — a fully restored, four-story, 19,002 square foot historic building constructed in 1925 and offered for sale at with an established tenant base already in place. Named for Ira G. Archibald, one of Sarasota's founding commercial pioneers, the building has anchored the city's most prominent street for one hundred years. Its comprehensive restoration — guided by an original 1925 Sarasota Times photograph — returned the building to its founding character: original hardwood floors, exposed brick walls, open industrial ceilings, floor-to-ceiling Main Street windows, and the iconic original parapet lettering, discovered intact during reconstruction and proudly reinstated on the building's facade.

Positioned directly across from the Sarasota County Courthouse, Hollywood 20 Theater, and the new mixed-use development Aster & Links in the heart of the downtown core. Sarasota's downtown office vacancy sits at just 4.9%, and the building's occupancy delivers immediate, in-place income with the remaining vacancy representing a straightforward lease-up opportunity in one of Florida's tightest commercial markets. For an investor seeking a landmark asset, or an owner-user who wants a headquarters address that no new construction can replicate, the Archibald Building is a once-in-a-generation opportunity at the center of Downtown Sarasota.

Property Specs

Building details

Property type: Mixed-use office / retail
Total building SF: 19,002 SF
Number of stories: 4 floors
Year built: 1925 / 1926
Zoning: DTC — Downtown Core
Neighborhood: Laurel Park / Downtown
Max contiguous SF: 5,000 SF (full floor)

Historical significance 100 years on Main Street

The Archibald Building, named after Ira G. Archibald's hardware business, was built in 1925 during Sarasota's land boom. It was featured in the Sarasota Times upon completion. A careful restoration, based on a 1925 photograph, restored original features, including upper-story windows removed in the 1970s, cast-stone windowsills, and mosaic tile accents. The original "Archibald Building" lettering was also uncovered and restored, enhancing the building's presence in the Sarasota skyline.

Interior character Architectural features & finishes

- Original hardwood floors throughout all levels
- Exposed original brick interior walls
- Open industrial ceilings — generous height clearance
- Floor-to-ceiling windows facing Main Street
- Full glass office entrances on each floor
- Restored parapet with original 1925 lettering
- Cast-stone windowsills & mosaic glass tile exterior accents
- Open-concept layout — flexible for any tenant type

Location Surrounding landmarks

- Across from Sarasota County Courthouse
- Directly across from Hollywood 20 Theater
- Surrounded by retail, dining & professional services
- Close proximity to US-301 & Fruitville Road
- Easy access to I-75
- Minutes from SRQ International Airport
- 2 blocks from Sarasota Bayfront

Ideal for Buyer & tenant profile

- Private investor
- 1031 exchange buyer
- Owner-user — professional or creative firm
- Historic preservation-focused investor
- Value-add buyer
- Architecture & design firms
- Legal & professional services
- Marketing & creative agencies
- High-end retail & gallery space
- Technology & financial services

Market context Downtown Sarasota at a glance

Sarasota's downtown office market is among the most resilient in Florida, recording a vacancy rate of just 4.9% in Q1 2025 against a national average of 19.4%. The city's continued population growth, high-income migration, and constrained quality supply create a leasing environment that strongly favors well-located, character-driven assets — precisely the category in which the Archibald Building stands alone.

Location Overview



Fruitville Rd.

Fruitville Rd.

Fruitville Rd.



Main Street

Main Street

Main Street



Ringling Boulevard

Ringling Boulevard

Ringling Boulevard

SARASOTA OVERVIEW

Population & Workforce

- 487,640 permanent residents, peaks 570,000 in winter (Florida BBER 2025)
- 197,854 employed workers, 3.4% unemployment (FL LMI 2024)
- Over the past five years the metro experienced 4.1% growth in Professional, Scientific and Technical Services (avg. wages \$94,197) and 4.8% growth in Management of Companies and Enterprises (avg. wages \$120,052) [SRQ Magazine](#)
- 83,287 workers commute into Sarasota County daily from Manatee, Charlotte, and Hillsborough counties [Labormarketinfo](#)



Why Sarasota stands apart nationally

While the national office market has been gripped by a post-pandemic reckoning — with vacancy rates climbing to a record 19.4% nationally and widespread distress in gateway markets — Sarasota has charted a remarkably different course. The city's office vacancy rate stood at just 4.9% in Q1 2025, a figure that places it among the tightest office markets in the entire country and reflects a structural reality that no amount of national headlines can change: Sarasota has a supply problem, not a demand problem.



Rental Rates

Average asking rents across all asset classes in Sarasota City reached \$31.86/SF in 2024, representing year-over-year growth of 2.8% — a figure that stands in sharp contrast to markets where landlords are reducing rents and offering concessions to fill space. Class A assets are commanding \$33.29/SF, with analysts forecasting continued rent growth of 2.5–3% annually through 2026 as limited new supply and sustained demand converge. Notably, Sarasota's Class A rents compare favorably against the Florida statewide average of \$40.20/SF, suggesting meaningful upside as the market matures and quality assets continue to attract premium tenants.

Economy



In addition to manufacturers, other major employers in the metro include SMH Healthcare, Venice HMA, Doctors Hospital of Sarasota, Florida Resource Management, Ritz-Carlton and FCCI Insurance Group.



Some of the top export products that the metro produces are fabricated metal products, computer and electronic products, and transportation equipment.



The Baltimore Orioles and the Pittsburgh Pirates conduct spring training in the metro, contributing to a robust and expanding tourism sector. Other sporting events include polo, powerboat racing and BMX.



The many museums and cultural activities such as the Ringling Museum of Art and the Sarasota Orchestra enhance the metro's quality of life.

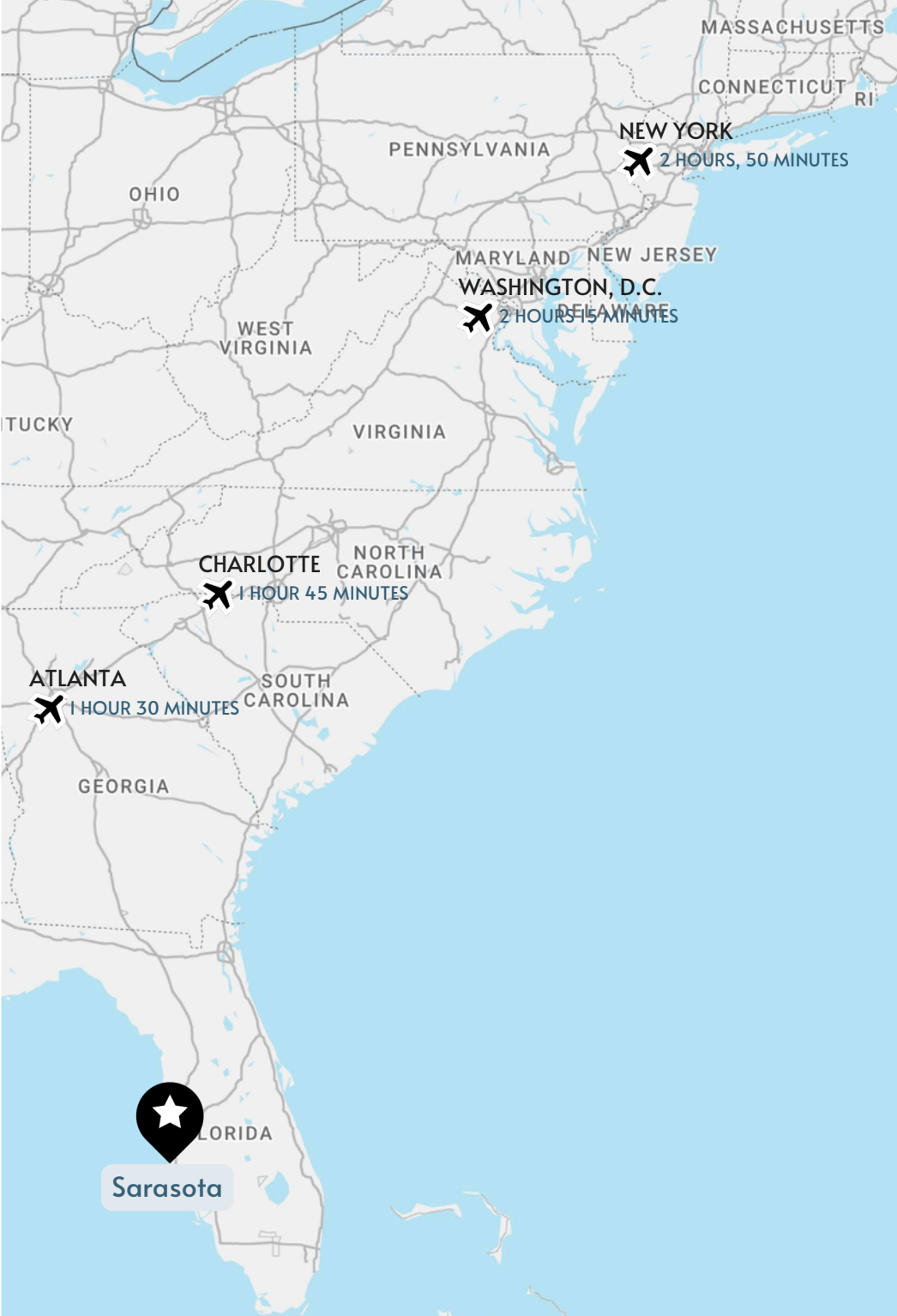
ACCESSIBILITY AND CONNECTIVITY

Exploring Transportation and Flights in the Sarasota Metro Area

Situated in the southeastern part of the United States, Sarasota is bordered to the east by Interstate 75, a significant highway stretching 1,786 miles from Sault Ste. Marie at the Canada/U.S. border to Miami. Downtown Sarasota is easily accessible via the Fruitville Rd exit, while the historic Tamiami Trail (US-41) has connected Tampa and Miami since the 1920s. The Sarasota-Bradenton International Airport is a major hub for various airlines, including U.S. Airways, American Airlines, Delta, JetBlue, United, and Air Canada. In 2025, the airport welcomed nearly 4.5 million passengers, both from domestic and international flights.

CITY	FLIGHT TIME
ATLANTA	1 Hour 30 Minutes
CHARLOTTE	1 Hour 45 Minutes
WASHINGTON, D.C.	2 Hours 15 Minutes
NEW YORK CITY	2 Hours 50 Minutes

CITY	DRIVE TIME
TAMPA	1 Hour
ORLANDO	2 Hours 30 Minutes
MIAMI	3 Hours 30 Minutes
JACKSONVILLE	4 Hours 30 Minutes



SARASOTA
#1

Beach in the
U.S
(Tripadvisor's 2025 Awards)

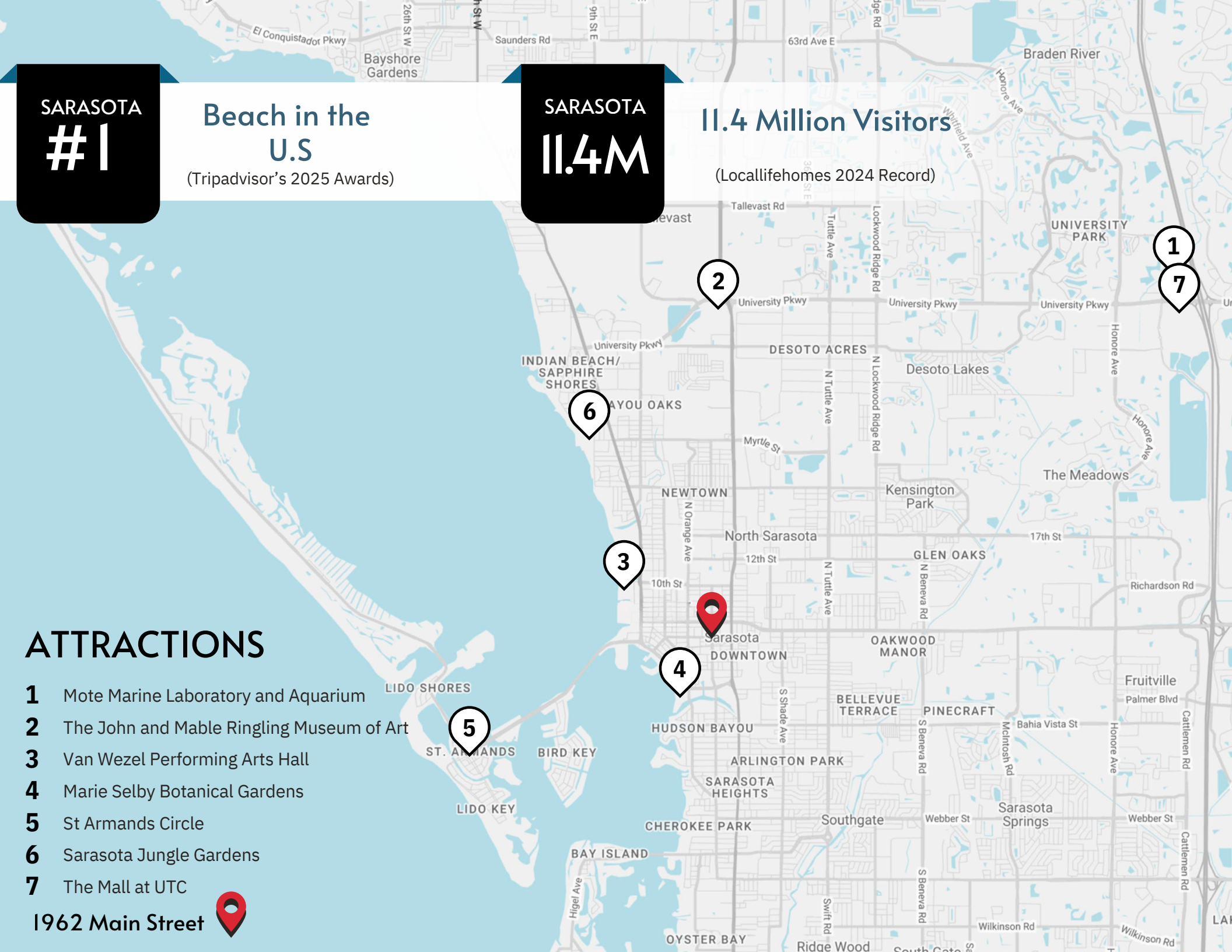
SARASOTA
11.4M

11.4 Million Visitors
(Locallifehomes 2024 Record)

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

1962 Main Street



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Experienced Real Estate Professional

Kevin L. Robbins is President of Robbins Commercial and a licensed commercial real estate professional with over two decades of experience in the southwest Florida market. He joined Harry E. Robbins Associates Inc. in 2002 and graduated from the University of Central Florida in 2005, where he served as President of the LEAD Scholars Program and a member of the President's Leadership Council. That foundation of leadership has defined his approach to business ever since.

Kevin represents business owners, investors, tenants, landlords, and financial institutions across a broad range of commercial transactions. His deep relationships with developers and key market players throughout southwest Florida make him an indispensable partner for complex deals. Notable projects include the Aster & Links at 1991 Main Street in Sarasota, developed in collaboration with some of the region's most prominent names in real estate.

Kevin's impact on the profession was recognized when Gulf Coast Business Review named him one of its 40 Under 40 honorees. He is the founder of City Commit, a board member of Mission of Hope Haiti, and a trustee of Refresh Church in Boise, Idaho — commitments that reflect the same drive and accountability he brings to every client relationship.



Experienced Real Estate Professional

Derek was born and raised in Sarasota, Florida, and is a third generation Realtor with Harry E. Robbins Associates Inc. Upon graduating from Riverview High School, Derek received a basketball scholarship to State College of Florida, where he earned Honors as an Academic All-American. Derek then transferred to the University of Florida prior to his junior year in college. At UF, Derek volunteered as a camp counselor for Camp Kesem, which is a camp for children who have a family member fighting cancer. He also completed internship programs with the Florida High School Athletic Association, and Carr Sports Consulting. After earning his Bachelor's Degree from the University of Florida, Derek accepted a position with Brown & Brown Insurance as a commercial insurance advisor. Working from both their downtown Sarasota location, and their location in Charleston, SC. Derek had a successful four-year career with Brown & Brown, but decided to move on from that in order to join his family's business. Derek works closely with each and every one of his clients, tailoring his approach to meet their specific needs to Buy, Sell, or Lease the property they desire.



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