

FOR LEASE

380-386 ST. ARMANDS CIRCLE

SARASOTA, FL 34236



PROPERTY DESCRIPTION

Trophy retail storefronts located in the prolific St. Armands Circle market currently for lease. There are three spaces still available ranging from 780 SF to 1,851 SF. 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
- New HVAC, lighting, and interior renovation

SPACES	LEASE RATE	SIZE
382 - Café Space	\$130.00 SF/yr	1,462 SF
384 - Standard Retail Space	\$140.00 SF/yr	780 SF
386 - Standard Retail Space	\$125.00 SF/yr	1,851 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,127	11,018	44,334
Total Population	2,242	20,208	95,451

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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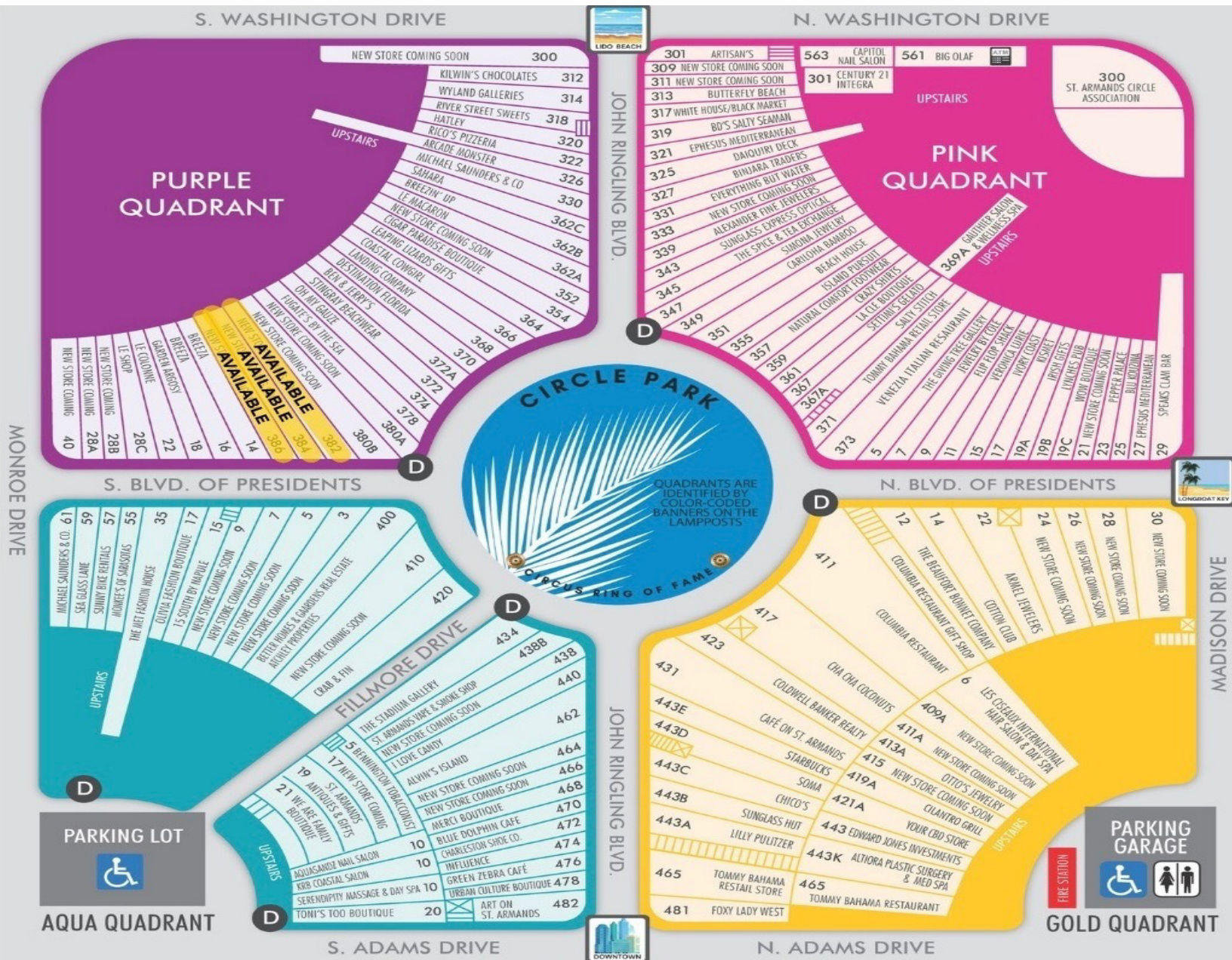
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380-386 SAINT ARMANDS CIR

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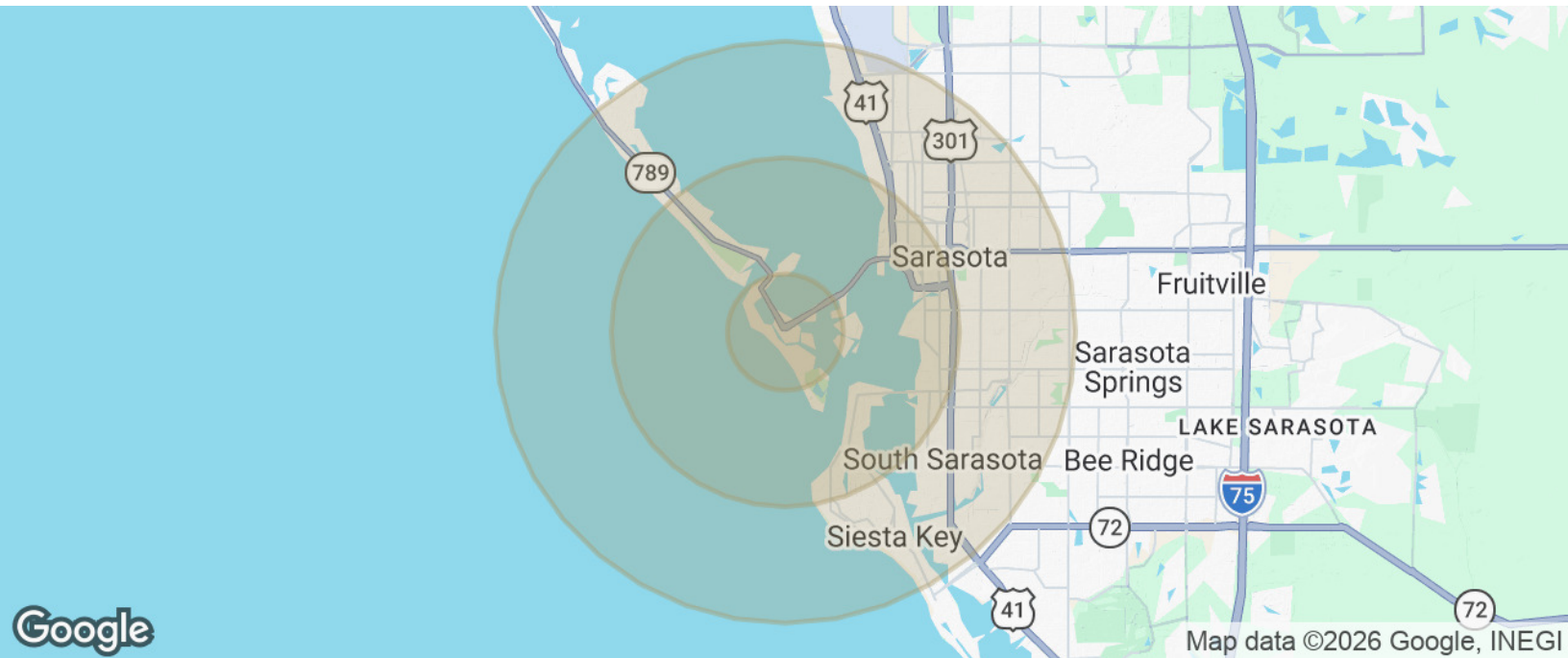
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,242	20,208	95,451
Average Age	73	62	51
Average Age (Male)	73	62	50
Average Age (Female)	73	63	52
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,127	11,018	44,334
# of Persons per HH	2	1.8	2.2
Average HH Income	\$190,883	\$163,376	\$109,013

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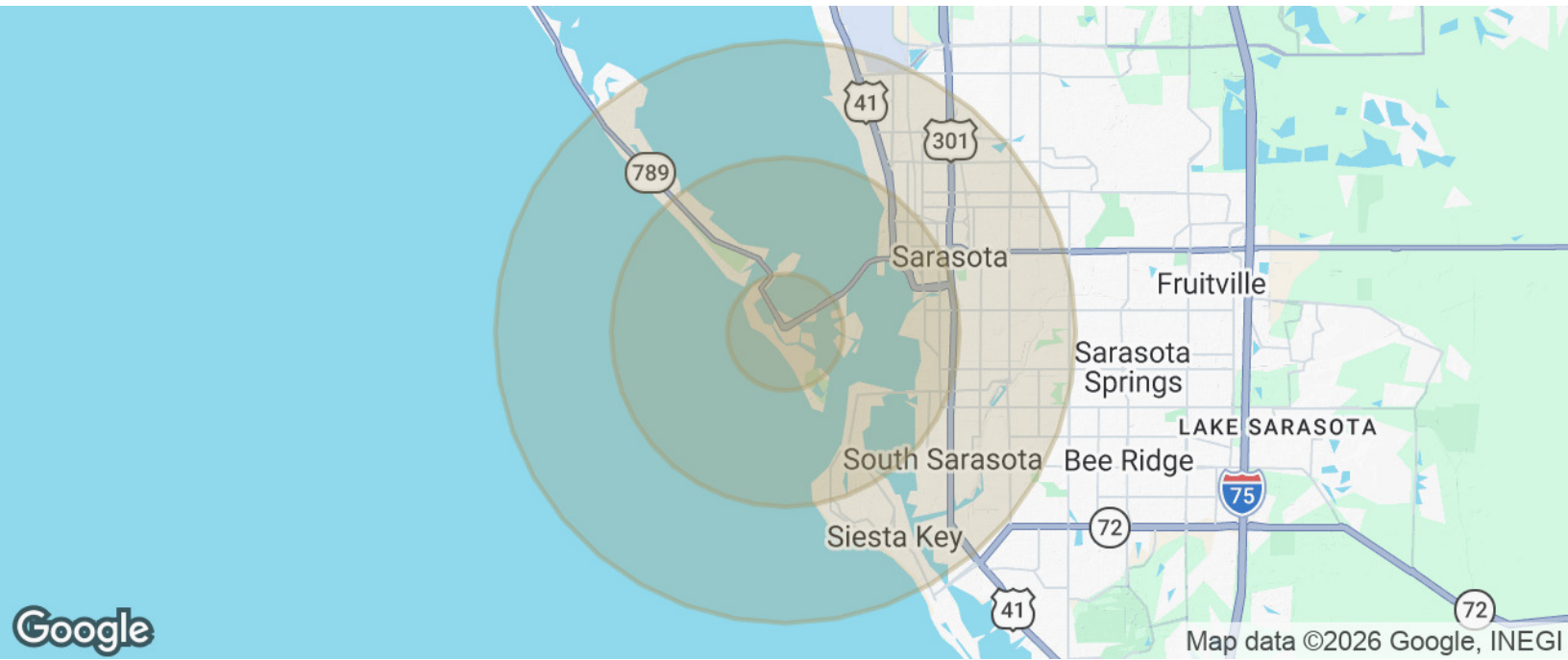
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Average House Value

\$1,194,187

\$1,128,040

\$610,495

Demographics data derived from AlphaMap

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