

FOR LEASE

438 JOHN RINGLING BOULEVARD

SARASOTA, FL 34236



PROPERTY DESCRIPTION

First floor retail space located directly on St. Armands Circle in close proximity to numerous high performing local, regional, and national retailers/restaurant. The building offers a 1,080 SF turn-key retail space with high visibility for incoming foot traffic and vehicles in this sub-market.

PROPERTY HIGHLIGHTS

- Trophy retail space located in the southeast quadrant of St. Armands Circle.
- 590 SF of Retail space and 590 SF of "Storage" space totaling 1,180 SF
- Direct visibility on St. Armands Circle
- High foot traffic location with notable tenants such as The Colombia Restaurant, Lily Pulitzer, Daiquiri Deck, etc.

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,080 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,015	11,743	40,567
Total Population	2,003	22,022	87,554
Average HH Income	\$300,637	\$213,702	\$138,768

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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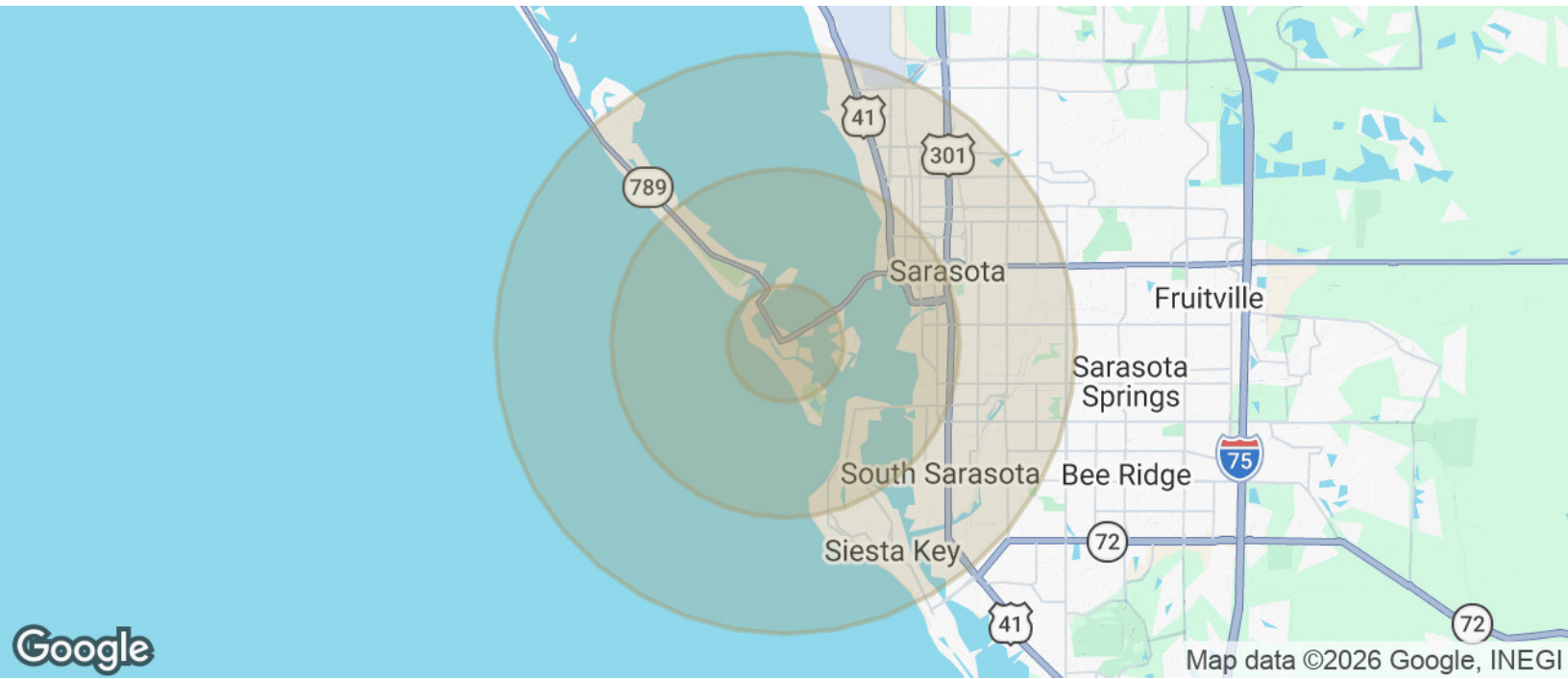
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,003	22,022	87,554
Average Age	73.9	62.9	51.5
Average Age (Male)	73.4	61.3	49.5
Average Age (Female)	73.9	63.5	53.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,015	11,743	40,567
# of Persons per HH	2.0	1.9	2.2
Average HH Income	\$300,637	\$213,702	\$138,768
Average House Value	\$1,834,017	\$1,431,636	\$785,081

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