



ADDRESS

**2168 Main St.  
Sarasota, FL 34237**

PROPERTY FEATURES

- 1,980 square feet office space in downtown Sarasota
- Ideal professional services or retail location near Sarasota County Judicial Center
- Available for \$25.00 per square foot, modified gross
- Space available for tenancy on March 1, 2022

	1 Mile	3 Miles	5 Miles
<b>Total Households:</b>	4,990	33,685	70,670
<b>Total Population:</b>	12,397	78,519	161,252
<b>Average HH Income:</b>	\$51,387	\$61,529	\$68,067

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It or other conditions, prior sale, lease or financing, or withdrawal without notice.



PRESENTED BY:

**KEVIN MCQUAID**

Commercial Advisor

941.387.5026

[kevinmcquaid@michaelsaunders.com](mailto:kevinmcquaid@michaelsaunders.com)

**WILL MARTIN**

Commercial Advisor

941.302.9990

[willmartin@michaelsaunders.com](mailto:willmartin@michaelsaunders.com)



## OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	1,980 SF
Available SF:	Fully Leased
Lot Size:	2,080 SF
Year Built:	1954
Renovated:	1995
Zoning:	DTC -- Downtown Core
Market:	downtown

## PROPERTY OVERVIEW

NOW AVAILABLE FOR IMMEDIATE MOVE IN! Ideal professional services or retail location near the extended Legacy Trail, Sarasota County judicial center and Lyra Apartments, this asset offers a well-lit, open floor plan with designated conference room and amenities. Near several major roadways, including U.S. 301 and Fruitville Road, the building is easily accessed. At 1,980 square feet, the property is within a short walking distance from the downtown core, several restaurants and the new extension of the popular Legacy Trail. The building is being offered at \$25.00 per square foot on a modified gross basis. Existing tenant in place; please contact brokers to arrange showings. Building slated to become available on March 1, 2022. Owner also will consider contributing custom-made furniture valued at roughly \$20,000 in conjunction with a multi-year lease signing.

## LOCATION OVERVIEW

NOW AVAILABLE FOR IMMEDIATE MOVE IN! Located on upper Main Street in downtown Sarasota east of U.S. 301 (Washington Boulevard) near the extended Legacy Trail, the 10-story Kane Plaza office building, Sarasota County offices and judicial center, restaurants and the new Lyra Apartments. Easy access to U.S. 301, Fruitville Road and other major arteries.

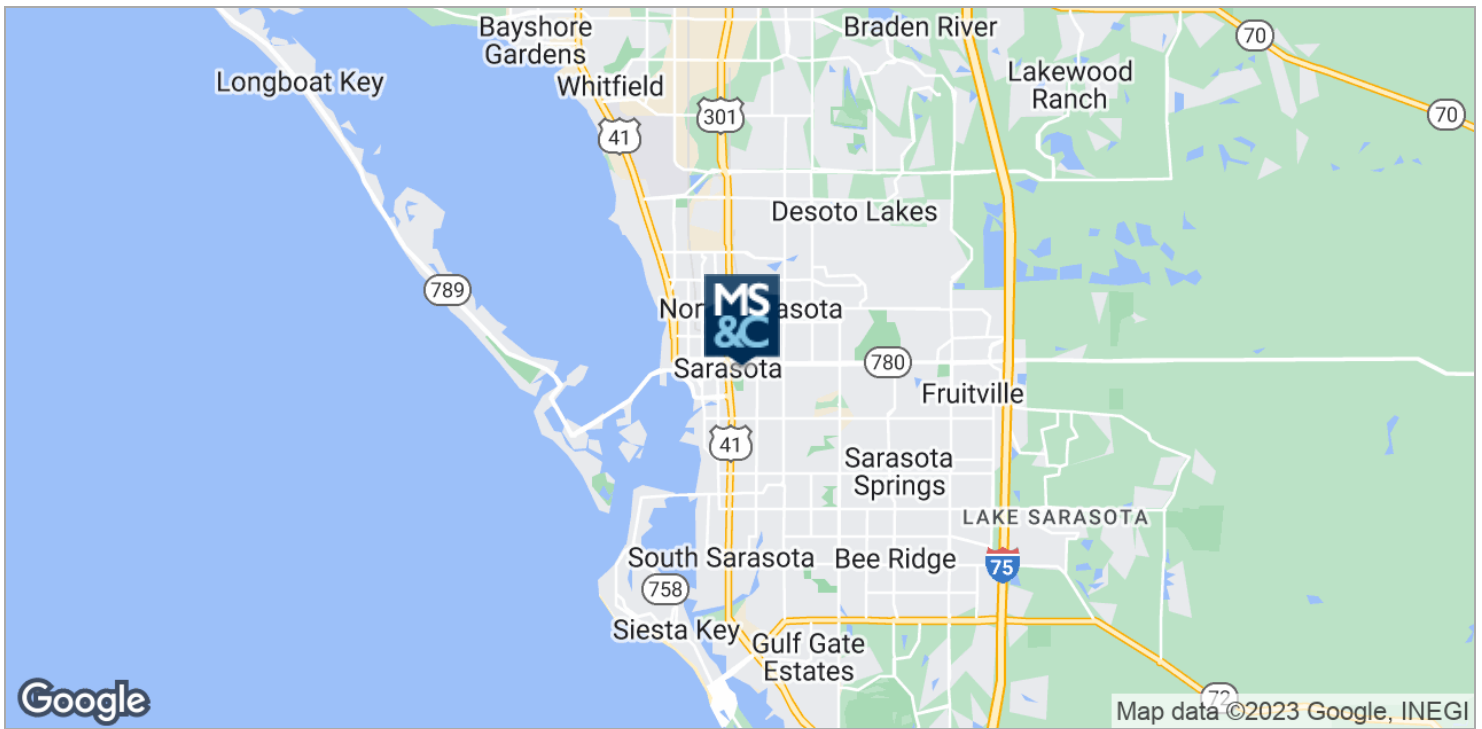




Commercial

## 2168 MAIN ST. OFFICE BUILDING

2168 MAIN ST., SARASOTA, FL



Michael Saunders & Company



Licensed Real Estate Broker

1605 Main Street Suite 500 | Sarasota, FL  
941.957.3730 | MSCcommercial.com

PRESENTED BY:

**Kevin McQuaid**

Commercial Advisor

941.387.5026

[kevinmcquaid@michaelsaunders.com](mailto:kevinmcquaid@michaelsaunders.com)

**Will Martin**

Commercial Advisor

941.302.9990

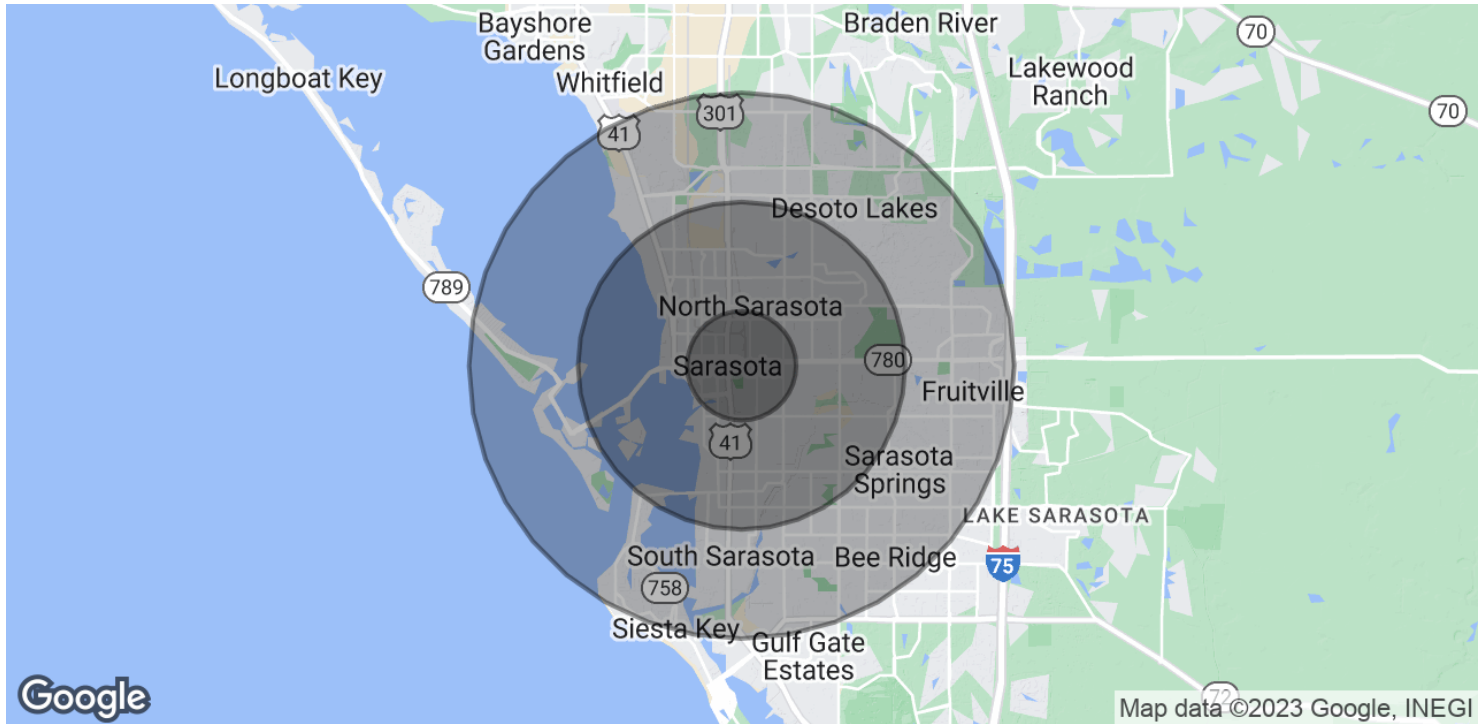
[willmartin@michaelsaunders.com](mailto:willmartin@michaelsaunders.com)



Commercial

## 2168 MAIN ST. OFFICE BUILDING

2168 MAIN ST., SARASOTA, FL



### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	12,397	78,519	161,252
Average Age	36.8	44.0	46.0
Average Age (Male)	33.7	42.1	44.4
Average Age (Female)	40.2	46.3	47.7

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,990	33,685	70,670
# of Persons per HH	2.5	2.3	2.3
Average HH Income	\$51,387	\$61,529	\$68,067
Average House Value	\$251,548	\$332,303	\$291,509

\* Demographic data derived from 2020 ACS - US Census

Michael Saunders & Company



Licensed Real Estate Broker

1605 Main Street Suite 500 | Sarasota, FL  
941.957.3730 | MSCcommercial.com

PRESENTED BY:

**Kevin McQuaid**

Commercial Advisor

941.387.5026

[kevinmcquaid@michaelsaunders.com](mailto:kevinmcquaid@michaelsaunders.com)

**Will Martin**

Commercial Advisor

941.302.9990

[willmartin@michaelsaunders.com](mailto:willmartin@michaelsaunders.com)

**KEVIN MCQUAID**

Commercial Advisor



1605 Main Street , Suite 500  
Sarasota, FL 34236  
T 941.387.5026  
C 941.387.5026  
[kevinmcquaid@michaelsaunders.com](mailto:kevinmcquaid@michaelsaunders.com)

**PROFESSIONAL BACKGROUND**

Kevin McQuaid has spent the past three decades working with, and in proximity to, the commercial real estate industry. A former journalist whose work has appeared in The Baltimore Sun and The Washington Post, among many publications, Kevin has observed and absorbed the best practices of the brokerage community since 1990.

As an award-winning newspaper reporter and editor in Sarasota and Baltimore, Maryland, Kevin studied and wrote on the particular dynamics of the office, industrial, retail, hospitality, multifamily, self-storage and other sectors, gaining an invaluable education and insights into the real estate business. Today, he applies the client-centric lessons he's learned to his work as a Commercial Real Estate Advisor with Michael Saunders & Co.'s MS&C Commercial.

A native of Baltimore, Kevin has lived in Sarasota since 1999, providing him with a unique perspective on the richness of the area, its commercial real estate market nuances and its special attributes and a host of solid relationships.