



# *Sarasota Square*

8201 S Tamiami Trail, Sarasota, FL

*Major Mixed-Use Redevelopment:  
Restaurant Parcels and Anchor Space Available*



# Sarasota Square, FL

## New and Planned Residential Development

### Subject Property

★ Sarasota Square Apt - 1,200 Units

### Active Communities

- ① Venice Isles - 324 Units
- ② Treviso Grand - 272 Units
- ③ The Reserve at Venice - 278 Units
- ④ Sage on Palmer Beach - 257 Units
- ⑤ Saratoga Place - 248 Units
- ⑥ Reserve at Palmer Beach - 240 Units
- ⑦ Anson on Palmer Beach - 239 Units
- ⑧ Latitude 27 - 260 Units
- ⑨ Ridgelake - 330 Units
- ⑩ Citria - 300 Units
- ⑪ Sota75 - 354 Units
- ⑫ Bainbridge Palmore - 336 Units
- ⑬ Solaire Apartments - 234 Units
- ⑭ The Loop at 2800 - 324 Units
- ⑮ Oaks Club Community - 680 Units
- ⑯ Prestancia - 495 Units
- ⑰ Serenoa - 410 Units
- ⑱ Gator Creek Estates - 69 Units
- ⑲ Misty Creek - 302 Units
- ⑳ Bent Tree - 450 Units
- ㉑ Heritage Oaks - 100+ Units
- ㉒ Founders Club - 242 Units
- ㉓ Calusa Lakes - 514 Units
- ㉔ Bay Isles - 1,100+ Units

Total - 8,378+ Units



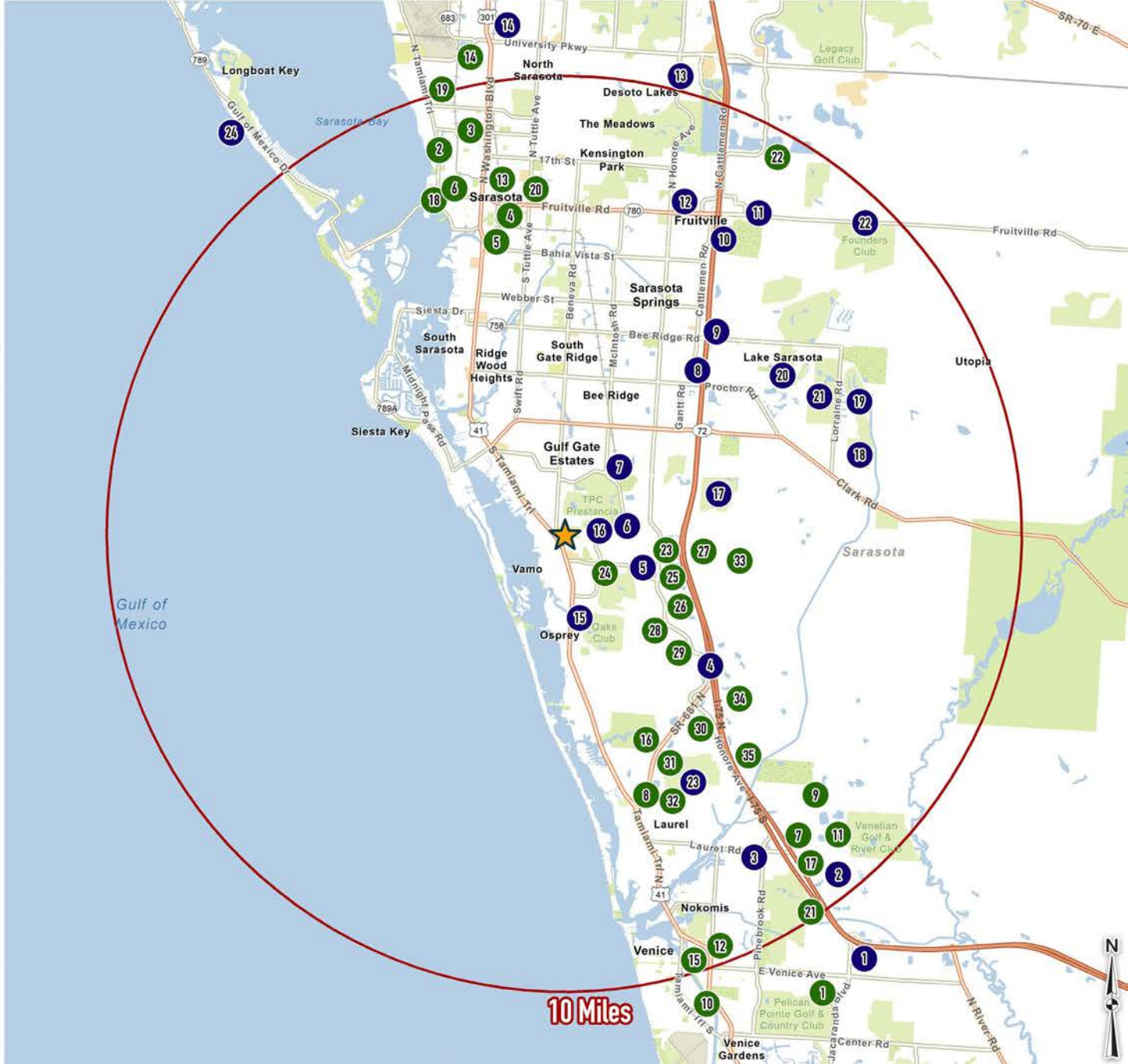
**METRO**  
COMMERCIAL

### Projects in Planning / Development

- ① 1000 Jacaranda - 216 Units
- ② 1701-1715 N Tamiami Trail - 58 Units
- ③ 1800 Residences - 33 Units
- ④ 2102 Main - 14 Units
- ⑤ Artist Court - 138 Units
- ⑥ Bayside Club - 253 Units
- ⑦ Generation at Venice - 239 Units
- ⑧ Harmon Legacy Trail - 78 Units
- ⑨ IL Girasole - 737 Units
- ⑩ Isola Casa - TBD
- ⑪ Nokomis Groves - 630 Units
- ⑫ Oaks at Venis - 253 Units
- ⑬ Park District - 370 Units
- ⑭ Progress at University - 280 Units
- ⑮ The Quay - 240 Units
- ⑯ Render Legacy Trail - 450 Units
- ⑰ Revello - 210 Units
- ⑱ Sapphire North - 61 Units
- ⑲ Sapphire South - 59 Units
- ㉑ Sarasota Station - 201 Units
- ㉒ The Sophia - 244 Units
- ㉓ The Tides-SFR - 366 Units
- ㉔ Village Walk - 1,177 Units
- ㉕ Stoneybrook Gold Club - 940 Units
- ㉖ Sandhill Preserve - 350 Units
- ㉗ Isles of Sarasota - 675 Units
- ㉘ Grand Park - 820+ Units
- ㉙ Esplande on Palmer Ranch - 650 Units
- ㉚ Promenade Estates - 352 Units
- ㉛ Talon Preserve - 926 Units
- ㉜ Palmero / Taylor Morrison - 320 Units
- ㉝ Bellacina by Casey Key - 360 Units
- ㉞ 3H Ranch - Proposed
- ㉟ Palmer Ranch East - 5,000+ Units
- ㊱ Magnolia Bay by Meritage - 696 Units

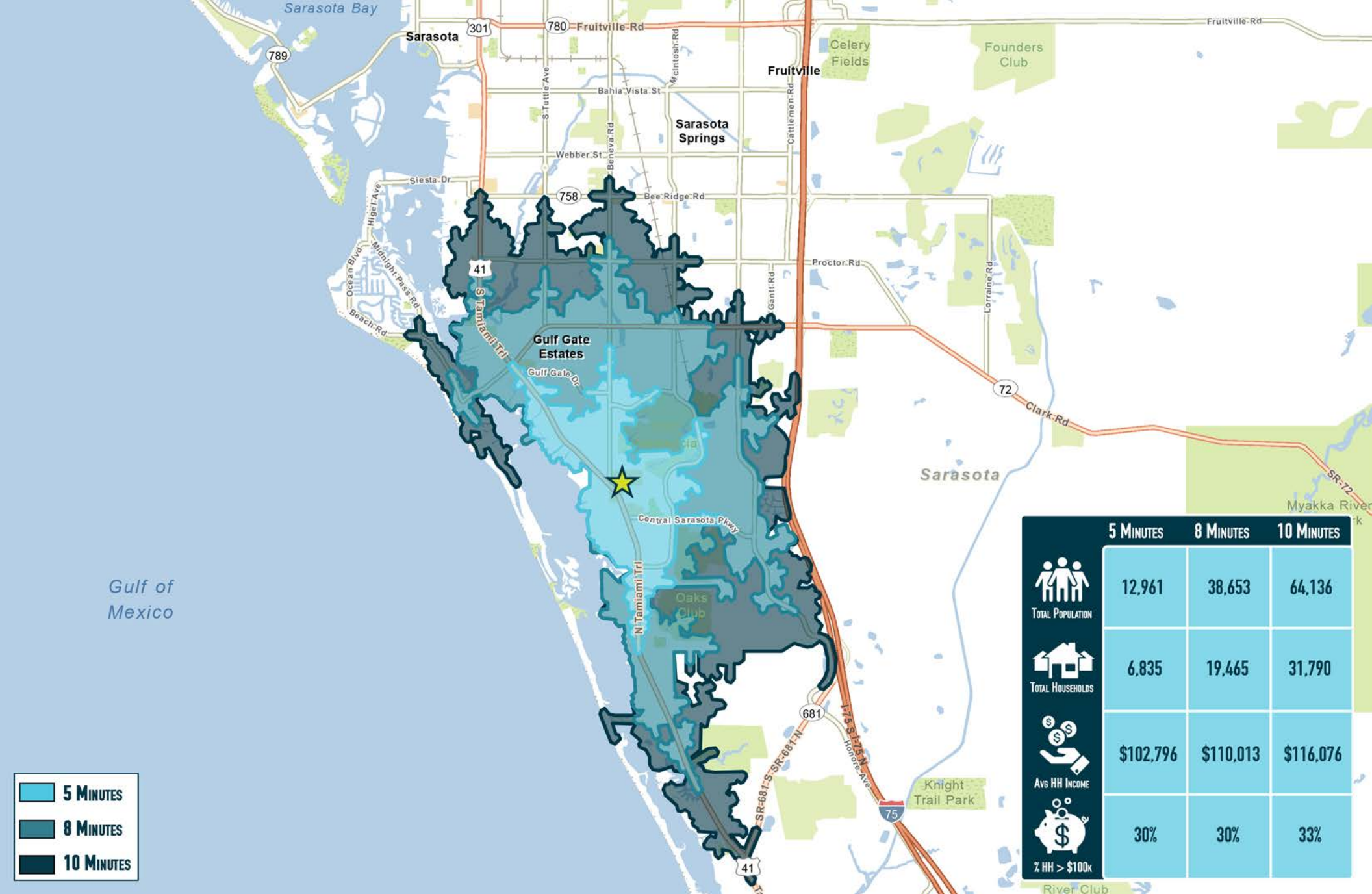
Total - 17,396+ Units

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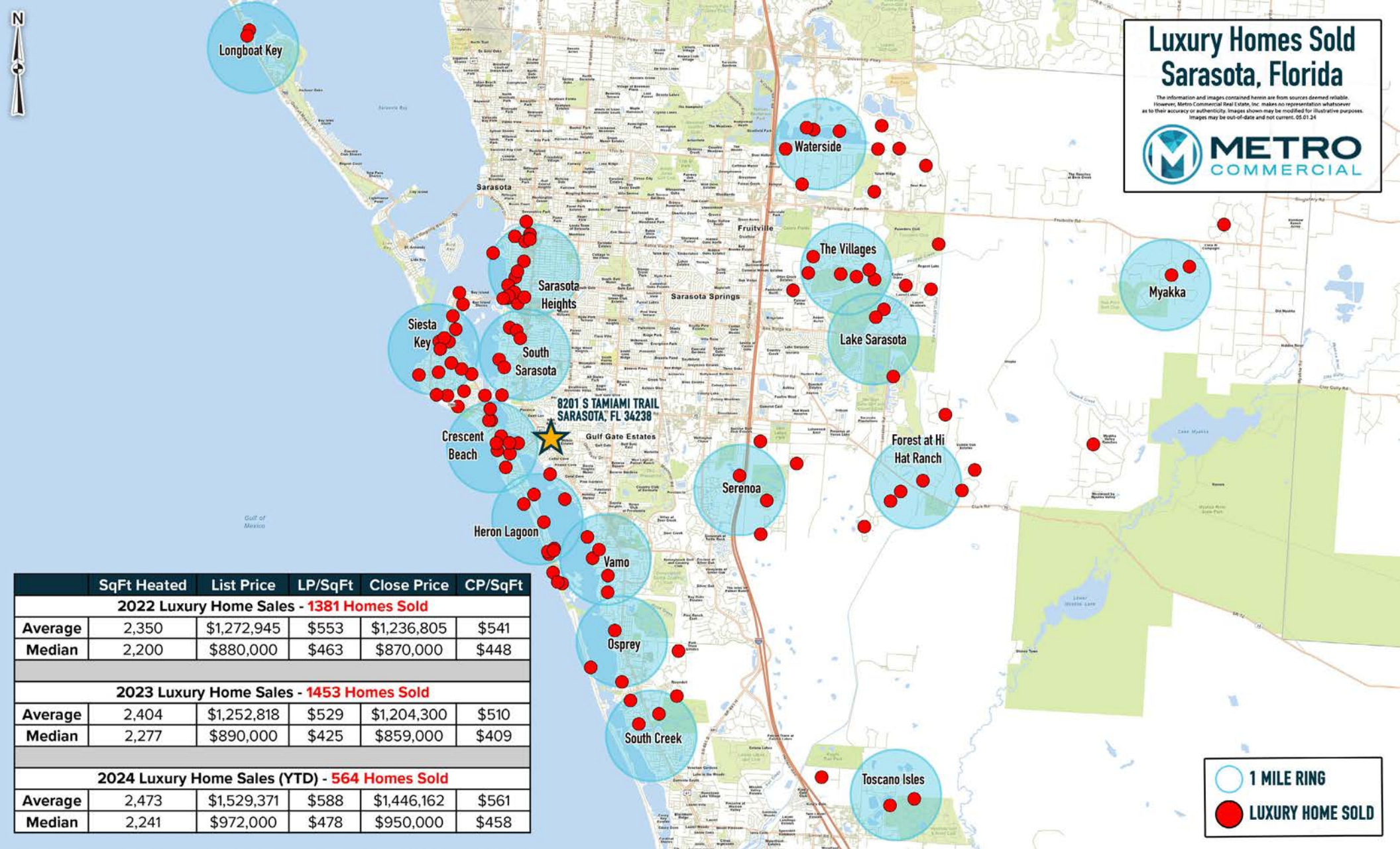
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## Luxury Homes Sold Sarasota, Florida

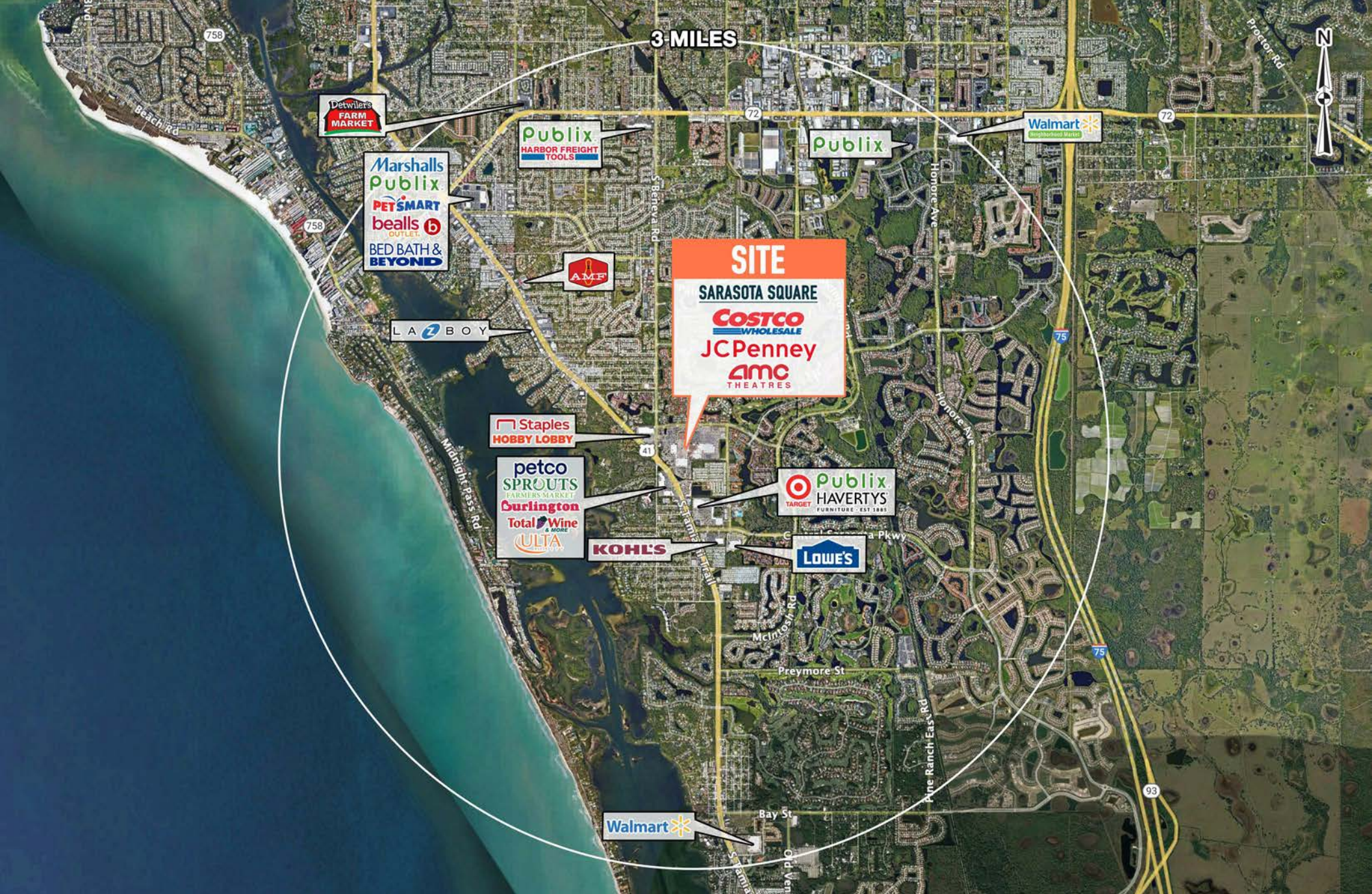
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	SqFt Heated	List Price	LP/SqFt	Close Price	CP/SqFt
<b>2022 Luxury Home Sales - 1381 Homes Sold</b>					
Average	2,350	\$1,272,945	\$553	\$1,236,805	\$541
Median	2,200	\$880,000	\$463	\$870,000	\$448
<b>2023 Luxury Home Sales - 1453 Homes Sold</b>					
Average	2,404	\$1,252,818	\$529	\$1,204,300	\$510
Median	2,277	\$890,000	\$425	\$859,000	\$409
<b>2024 Luxury Home Sales (YTD) - 564 Homes Sold</b>					
Average	2,473	\$1,529,371	\$588	\$1,446,162	\$561
Median	2,241	\$972,000	\$478	\$950,000	\$458

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**DEVELOPMENT SUMMARY**

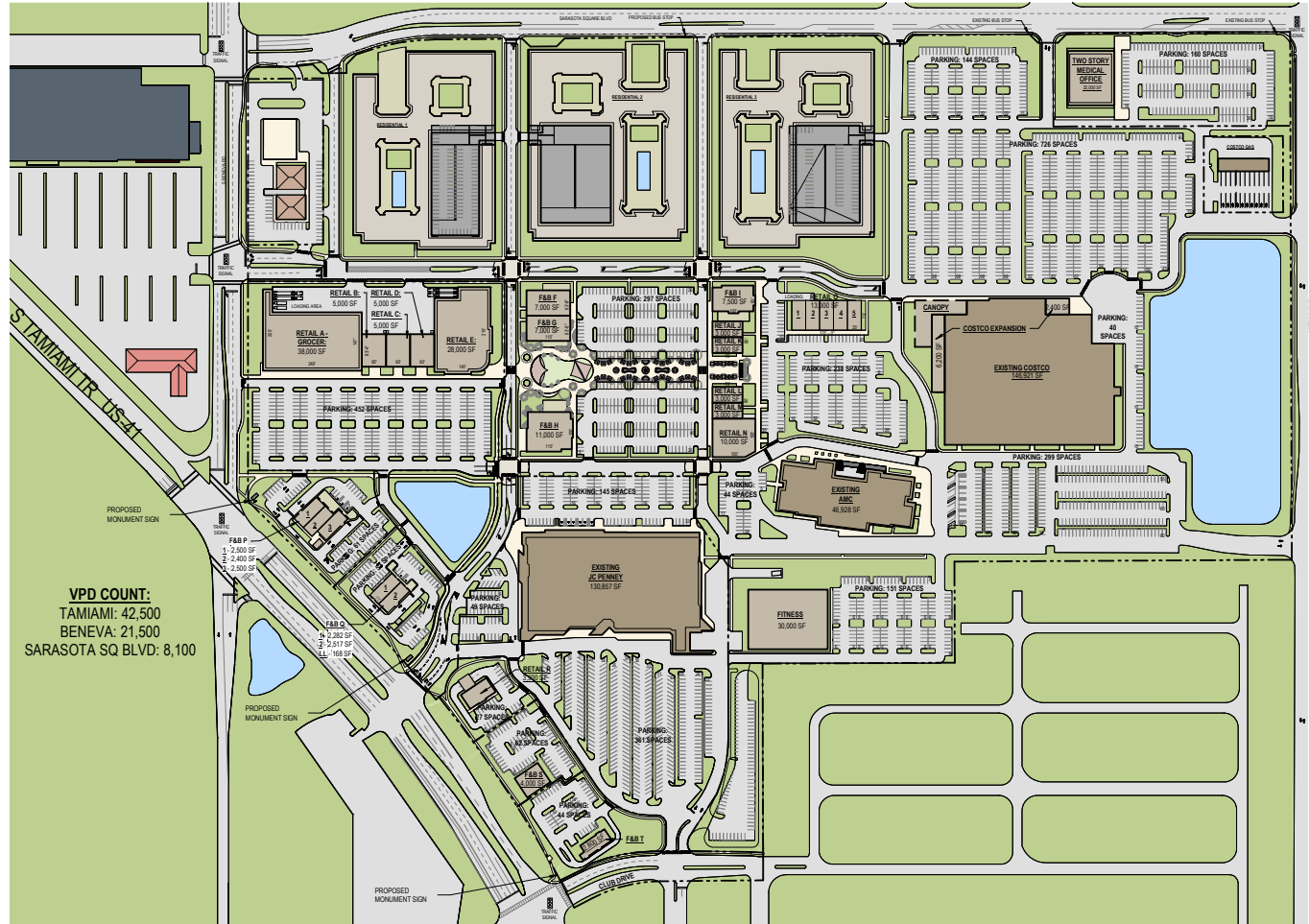
SITE AREA: 4,220,000 SF  
 96.88 ACRES  
 PARKING: 3,301 SPACES

**RETAIL**  
 COSTCO: 155,521 SF  
 AMC: 46,928 SF  
 JC PENNEY: 130,857 SF  
 RETAIL A - GROCER: 38,000 SF  
 RETAIL B: 5,000 SF  
 RETAIL C: 5,000 SF  
 RETAIL D: 5,000 SF  
 RETAIL E: 28,000 SF  
 RETAIL J: 3,000 SF  
 RETAIL K: 3,000 SF  
 RETAIL L: 3,000 SF  
 RETAIL M: 3,000 SF  
 RETAIL N: 10,000 SF  
 RETAIL O: 13,000 SF  
 RETAIL R: 3,500 SF  
 F&B F: 7,000 SF  
 F&B G: 7,000 SF  
 F&B H: 11,000 SF  
 F&B I: 7,500 SF  
 F&B P: 7,400 SF  
 F&B Q: 4,967 SF  
 F&B S: 4,000 SF  
 F&B T: 2,800 SF

**TOTAL RETAIL:** 511,633 SF

**MEDICAL OFFICE** 32,000 SF

**RESIDENTIAL**  
 RESIDENTIAL 1: 676,431 SF  
 RESIDENTIAL 2: 707,588 SF  
 RESIDENTIAL 3: 721,973 SF  
**TOTAL RESIDENTIAL:** 2,105,992 SF



**1 OVERALL SITE PLAN**  
 SCALE: 1" = 300'-0"

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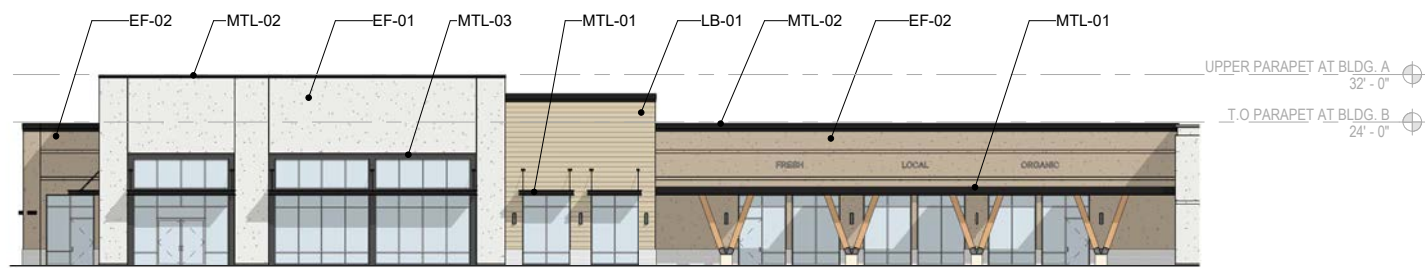


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**1** RETAIL A \_ WEST  
SCALE: 1" = 20'-0"



**2** RETAIL A \_ SOUTH  
SCALE: 1" = 20'-0"

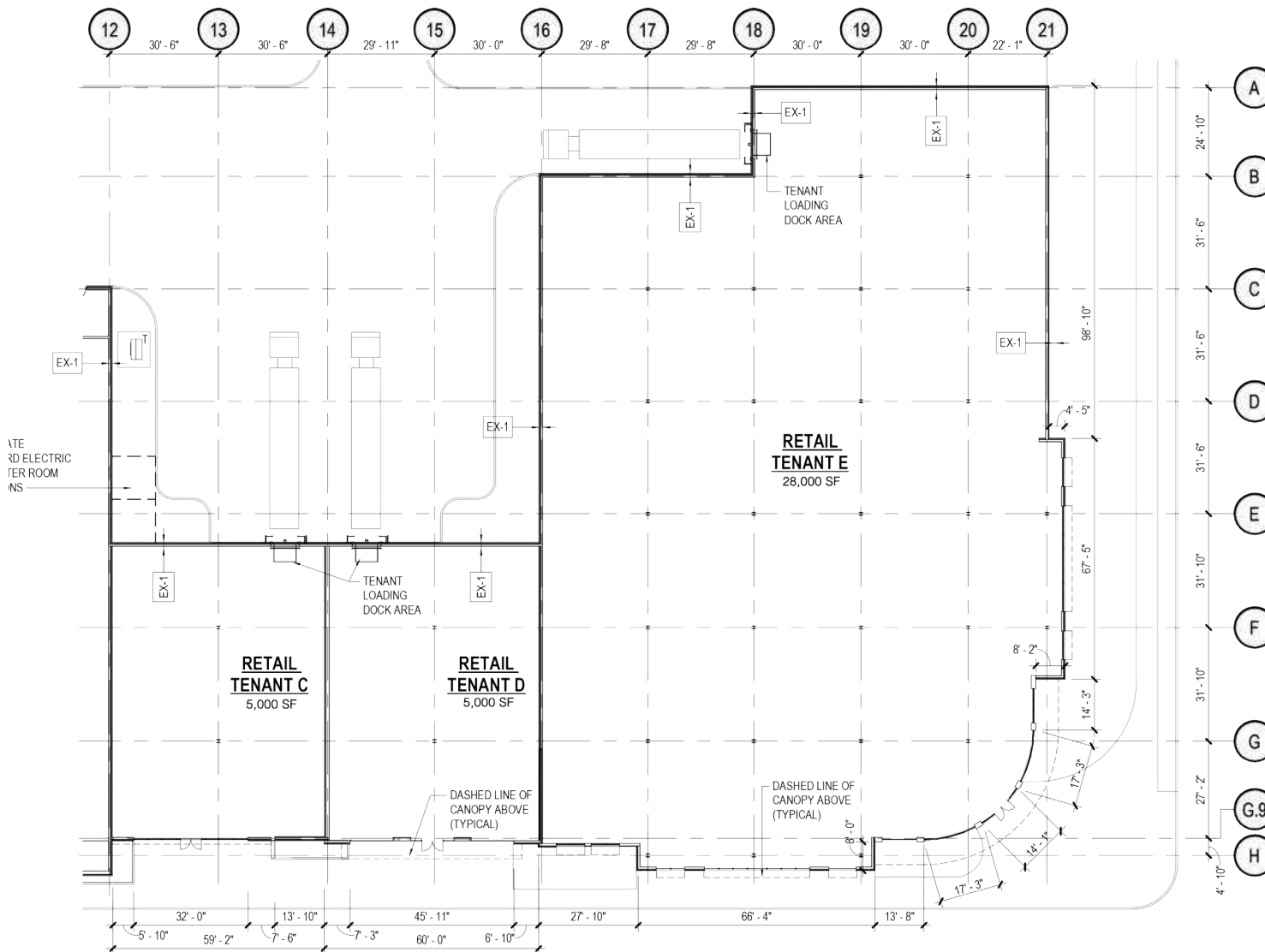


**3** RETAIL B \_ SOUTH  
SCALE: 1" = 20'-0"

MATERIAL LEGEND	
TAG	DESCRIPTION
ACM-01	ALUMINUM COMPOSITE MATERIAL - COLOR TBD
ACM-02	ALUMINUM COMPOSITE MATERIAL - COLOR TBD
BR-01	BRICK ON MTL STUD FRAMING - COLOR TBD
BR-02	BRICK BASE ON MTL STUD FRAMING - COLOR TBD
EF-01	EIFS OVER MTL STUD FRAMING - COLOR TBD
EF-02	EIFS OVER MTL STUD FRAMING - COLOR TBD
EF-03	EIFS OVER MTL STUD FRAMING - COLOR TBD
LB-01	LONGBOARD - WOOD TEXTURE PANEL, COLOR TBD
LB-02	LONGBOARD - WOOD TEXTURE PANEL, COLOR TBD
LB-03	LONGBOARD WOOD SLATS
MTL-01	CANOPY - SPEC TBD
MTL-02	METAL COPING
MTL-03	PAINTED STEEL FRAME - COLOR TBD

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1 ENLARGED FLOOR PLAN - RETAIL C, D AND E  
SCALE: 1" = 30'-0"

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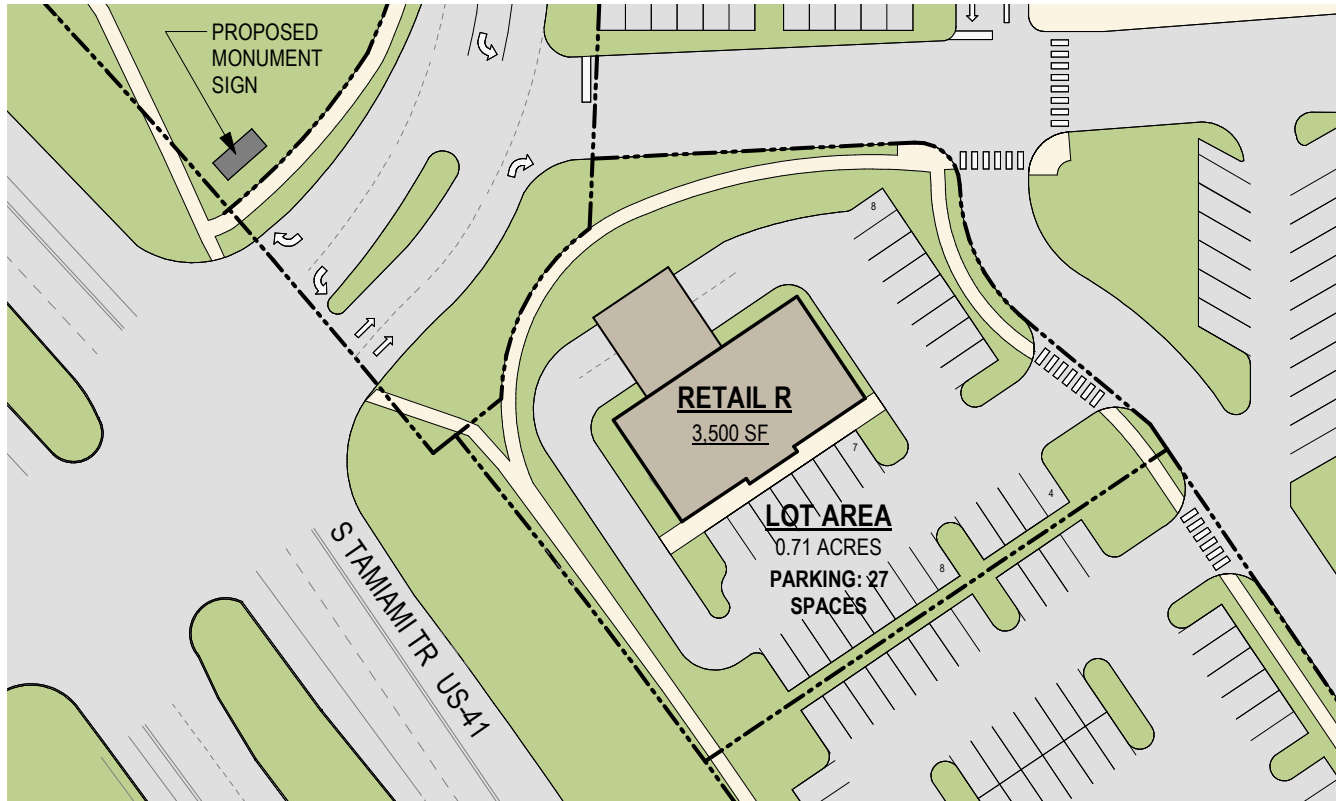
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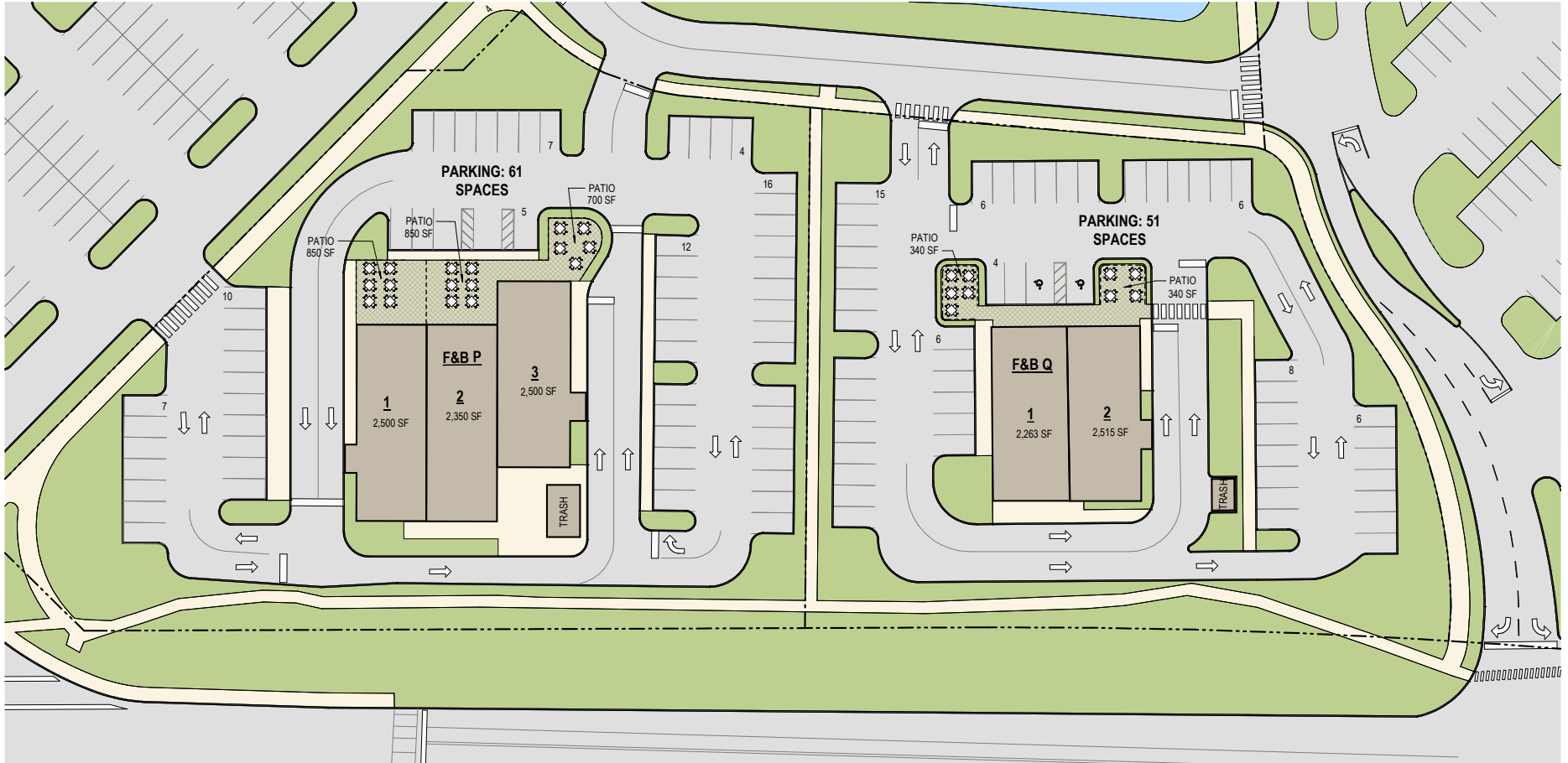
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1 ENLARGED SITE PLAN - RETAIL R  
SCALE: 1" = 60'-0"

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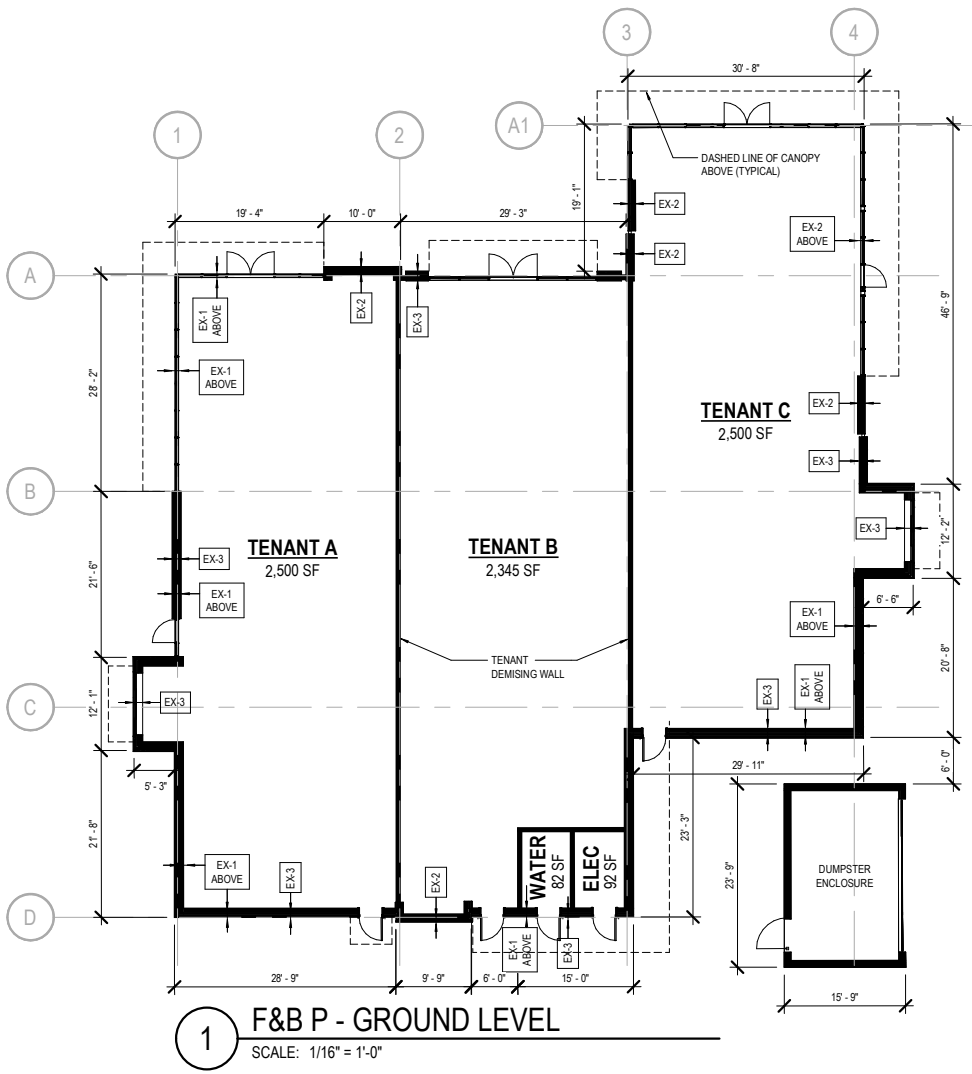
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1 ENLARGED SITE PLAN - P & Q  
SCALE: NTS

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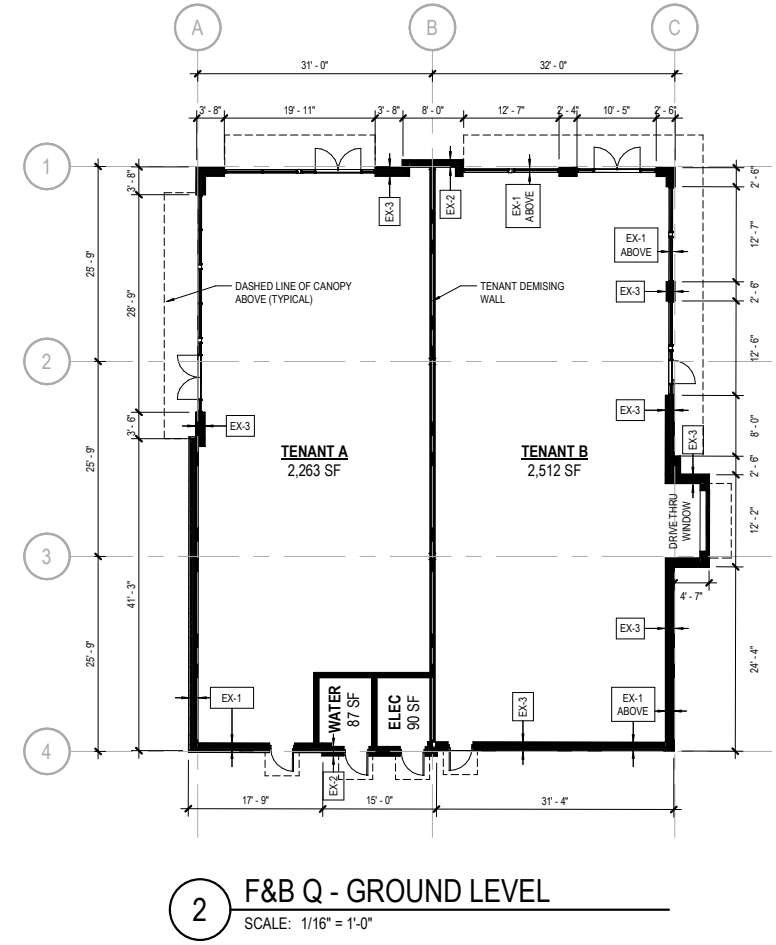


**OUT LOT P**

	USABLE SF	RENTABLE SF
TENANT A	2500 SF	2559 SF
TENANT B	2345 SF	2401 SF
TENANT C	2500 SF	2559 SF
WATER	82 SF	
ELEC	92 SF	
<b>TOTAL</b>	<b>7519 SF</b>	<b>7519 SF</b>

**OUT LOT Q**

	USABLE SF	RENTABLE SF
TENANT A	2263 SF	2347 SF
TENANT B	2512 SF	2605 SF
WATER	87 SF	
ELEC	90 SF	
<b>TOTAL</b>	<b>4952 SF</b>	<b>4952 SF</b>

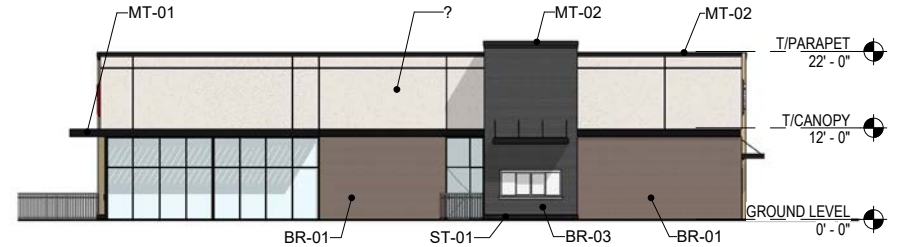


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1 NORTH ELEVATION  
SCALE: 1/16" = 1'-0"



2 WEST ELEVATION  
SCALE: 1/16" = 1'-0"



3 SOUTH ELEVATION  
SCALE: 1/16" = 1'-0"



4 EAST ELEVATION  
SCALE: 1/16" = 1'-0"

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OUT LOT P



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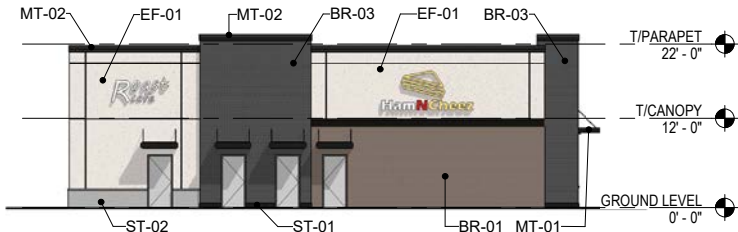
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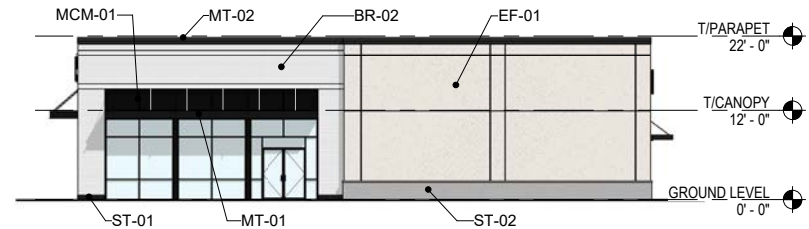
1 NORTH ELEVATION  
SCALE: 1/16" = 1'-0"



2 EAST ELEVATION  
SCALE: 1/16" = 1'-0"



3 SOUTH ELEVATION  
SCALE: 1/16" = 1'-0"



4 WEST ELEVATION  
SCALE: 1/16" = 1'-0"

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OUT LOT Q



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OUT LOT Q



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MATERIAL LEGEND



EF-01 [SW 9166]



EF-02 [SW 7068]



LB-01



LB-02

MATERIAL LEGEND	
TAG	DESCRIPTION

BR-01	BRICK ON MTL STUD FRAMING - ENDICOTT - GRAY BLEND
BR-02	BRICK ON MTL STUD FRAMING - SUMMIT BRICK - THISTLEDOWN
BR-03	BRICK ON MTL STUD FRAMING - SUMMIT BRICK - ONYX
EF-01	EIFS OVER MTL STUD FRAMING - DRIFT OF MIST
EF-02	EIFS OVER MTL STUD FRAMING - GRIZZLE GRAY
LB-01	LONGBOARD - WOOD TEXTURE PANEL - BLONDE OAK
LB-02	LONGBOARD - WOOD TEXTURE PANEL - CLASSIC BRONZE
MCM-01	MCM PANELS - BLACK
MT-01	METAL CANOPY - BLACK
MT-02	METAL COPING - BLACK
ST-01	CAST STONE BASE - COLOR TBD
ST-02	CAST STONE BASE - COLOR TBD



BR-01



BR-02



BR-03

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**EX-1 EIFS ON METAL STUD**

- EIFS FINISH SYSTEM (STOTHERM CI 1177-LM OR SIMILAR NOA APPROVED DRAINABLE EIFS SYSTEM)
  - FINISH (TBD, SEE ELEVATION FOR FURTHER INFO)
  - BASECOST - STO PRIMER/ADHESIVE-B
  - MESH - STO MESH
  - INSULATION - NOA LISTED EPS INSULATION; R-5 MINIMUM
  - ADHESIVE: STO PRIMER/ADHESIVE-B
  - MOVEMENT JOINTS AND SUBSTRATE TRANSITIONS AS REQUIRED
  - STAINLESS STEEL FLASHING AND DRIP EDGE ABOVE LINTELS, AND BASE OF WALL.
  - CONTINUOUS VAPOR PERMEABLE AIR/WEATHER BARRIER.
  - BASECOAT: STO PRIMER/ADHESIVE-B
  - ARMOR MESH - STO ARMOR MAT XX MESH
- ONE LAYER 5/8" ASTM C 1177 SHEATHING (NOA APPROVED)
- METAL STUDS (SPACING AND GAUGE OF STUDS T.B.D., ASSUME 8" FOR BUDGET)
  - UNFACED BATT INSULATION (R-13 MINIMUM) WITHIN STUD CAVITY.
- ONE LAYER 5/8" GYP BOARD ON THE INTERIOR FACE OF WALL, TAPPED AND SANDED.

WHERE PARAPET IS ABOVE ROOF: ROOFING FLASHING MATERIAL UPTURNED AND CONTINUOUS BELOW METAL COPING.

- ONE LAYER 5/8" ASTM C 1177 SHEATHING (NOA APPROVED)

**EX-2 LONGBOARD PLANK OR ACM ON METAL STUD**

- NOA APPROVED LONGBOARD PLANK OR ACM MATERIAL INSTALLED PER NOA CERTIFICATION
  - LONGBOARD PLANK OR ACM MATERIAL INSTALLED VIA APPROVED CLIPPED SYSTEM.
  - GALVANIZED LIGHT GAUGE FURRING SUB-FRAMING INSTALLED PER NOA REQUIREMENTS
  - NOA LISTED EPS INSULATION; R-5 MINIMUM
  - STAINLESS STEEL FLASHING AND DRIP EDGE ABOVE LINTELS, AND BASE OF WALL.
  - CONTINUOUS VAPOR PERMEABLE AIR/WEATHER BARRIER.
- ONE LAYER 5/8" ASTM C 1177 SHEATHING (NOA APPROVED)
- METAL STUDS (SPACING AND GAUGE OF STUDS T.B.D., ASSUME 8" FOR BUDGET)
  - UNFACED BATT INSULATION (R-13 MINIMUM) WITHIN STUD CAVITY.
- ONE LAYER 5/8" GYP BOARD ON THE INTERIOR FACE OF WALL, TAPPED AND SANDED.

WHERE PARAPET IS ABOVE ROOF: ROOFING FLASHING MATERIAL UPTURNED AND CONTINUOUS BELOW METAL COPING.

- ONE LAYER 5/8" ASTM C 1177 SHEATHING (NOA APPROVED)

**EX-3 FACE BRICK ON METAL STUD:**

- NOA APPROVED FACE-BRICK (REFER TO ELEVATIONS FOR FURTHER INFORMATION ON STYLE) WITH CONCAVE STRUCK MORTAR JOINT, RUNNING BOND, BRICK VENTS AND WEEPS AS REQUIRED
- AIR SPACE
- NOA APPROVED ADJUSTABLE VENEER ANCHORS
- STAINLESS STEEL FLASHING AND DRIP EDGE ABOVE LINTELS, AND BASE OF WALL.
- CONTINUOUS VAPOR PERMEABLE AIR/WEATHER BARRIER.
- ONE LAYER 5/8" ASTM C 1177 SHEATHING (NOA APPROVED)
- METAL STUDS (SPACING AND GAUGE OF STUDS T.B.D., ASSUME 8" FOR BUDGET)
  - UNFACED BATT INSULATION (R-13 MINIMUM) WITHIN STUD CAVITY.
- ONE LAYER 5/8" GYP BOARD ON THE INTERIOR FACE OF WALL, TAPPED AND SANDED.

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- ONE LAYER 5/8" ASTM C 1177 SHEATHING (NOA APPROVED)

**R-1 NEW SINGLE PLY ROOF CONSTRUCTION**

- NOA APPROVED, FULLY ADHERED 60 MIL TPO ROOFING MATERIAL INSTALLED PER MANUF. RECOMMENDED DETAILS FOR SPECIFIED ROOD WARRANTY.
- NOA APPROVED COVER BOARD
- NOA LSITED EPS INSULATION; R-25 MINIMUM
- 6 MIL VAPOR RETARDER
- DECK AND ROOF STRUCTURE (T.B.D. AT TIME OF STURCTURAL ENGINEER RELEASE)

**S-1 SLAB ON GRADE (TYPICAL)**

- REINFORCED CONCRETE SLAB PER STRUCTURAL REQUIREMENTS (T.B.D. AT TIME OF STRUCTURAL ENGINEER RELEASE)
- 15 MIL VAPOR BARRIER
- COMPACTED GRANULAR FILL (T.B.D. AT TIME OF STRUCTURAL ENGINEER RELEASE)
- NOA LISTED EPS INSULATION; R-7.5 MINIMUM, CONTINUOUS FOR 12" BELOW SLAB.

**NOTE: GENERIC EXTERIOR WALL ASSEMBLIES**

FINAL WALL ASSEMBLES T.B.D. AND PROVIDED AT TIME OF PRICING SEE ELEVATIONS FOR FURTHER INFORMATION ON WALL TRIM, CANOPIES, AND OTHER MISC MATERIAL INFORMATION INCLUDING MATERIAL TYPE. ALL WALL ASSEMBLIES BASED ON 2023 FLORIDA ENERGY CODE FOR CLIMATE ZONE 2. GC TO PROVIDE ALLOWANCE FOR ANY INCREASES IN ENERGY EFFICIENCY NEEDED FOR FUTURE CODES BEING PERMITTED UNDER.

OUT LOT P

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# Get In Touch

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