



METRO COMMERCIAL OKW Architects torburn partners

Sarasota Square

8201 S Tamiami Trail, Sarasota, FL

*Major Mixed-Use Redevelopment featuring Whole Foods and Costco:
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 - 262 Units
- ㉓ Calusa Lakes - 514 Units
- ㉔ Bay Isles - 1,100+ Units

Total - 8,378+ Units



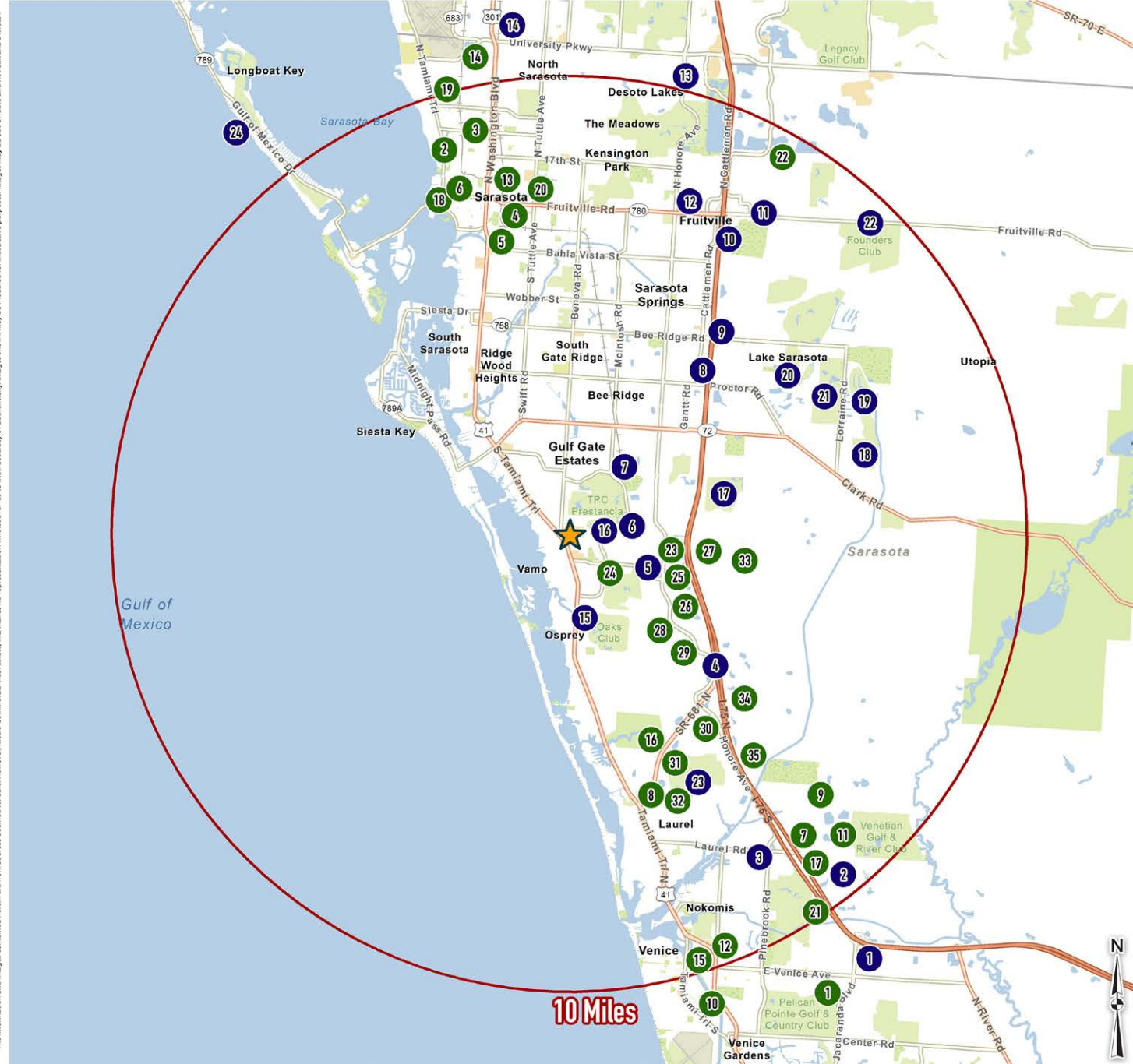
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Projects in Planning / Development

- 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
- ⑳ Sarasota Station - 201 Units
- ㉑ The Sophia - 244 Units
- ㉒ The Tides-SFR - 366 Units
- ㉓ Village Walk - 1,177 Units
- ㉔ Stoneybrook Gold Club - 940 Units
- ㉕ Sandhill Preserve - 350 Units
- ㉖ Isles of Sarasota - 675 Units
- ㉗ Grand Park - 820+ Units
- ㉘ Esplande on Palmer Ranch - 650 Units
- ㉙ Promenade Estates - 352 Units
- ㉚ Talon Preserve - 926 Units
- ㉛ Palmero / Taylor Morrison - 320 Units
- ㉜ Bellacina by Casey Key - 360 Units
- ㉝ 3H Ranch - Proposed
- ㉞ Palmer Ranch East - 5,000+ Units
- ㉟ Magnolia Bay by Meritage - 696 Units

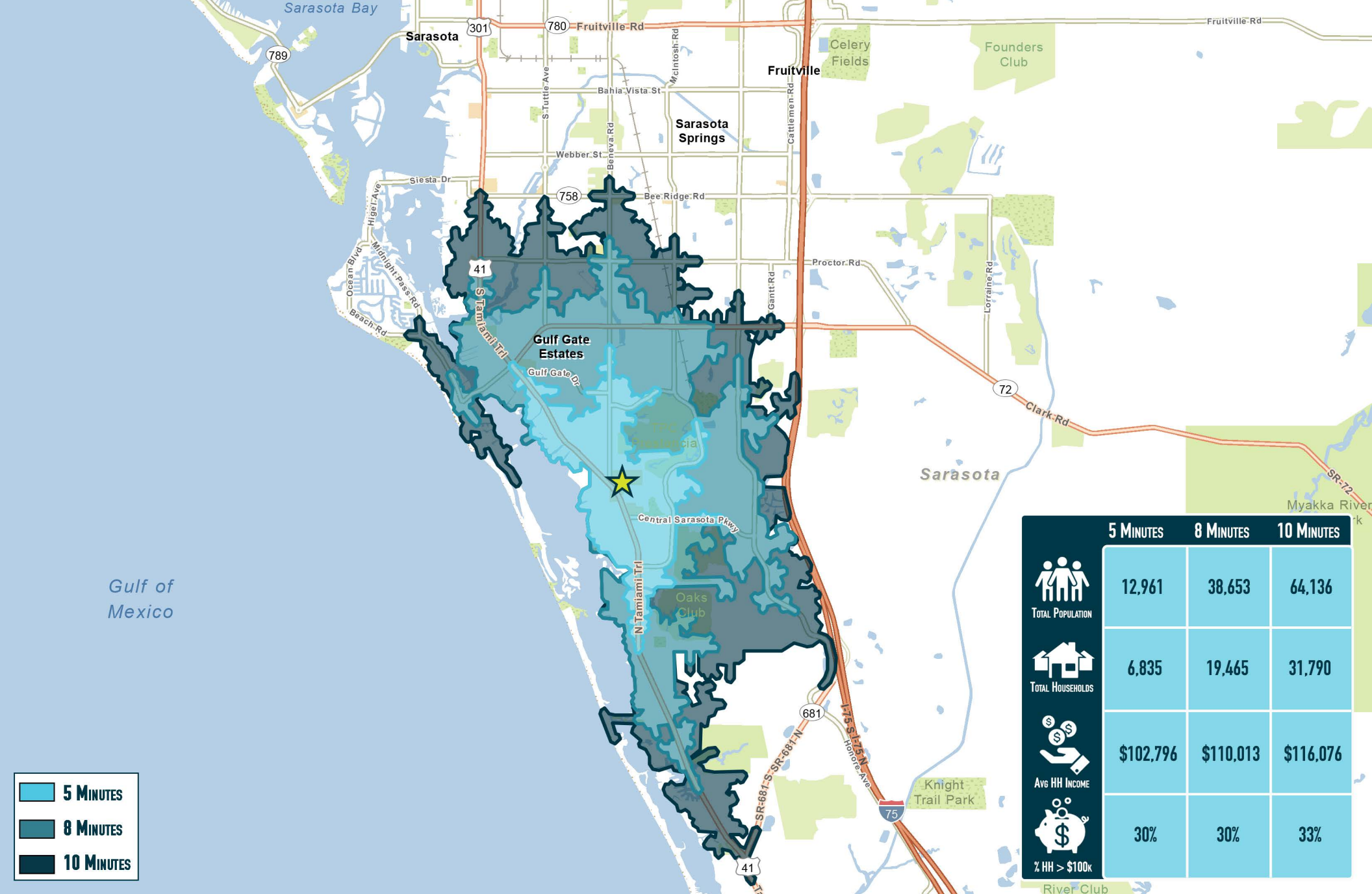
Total - 17,396+ Units

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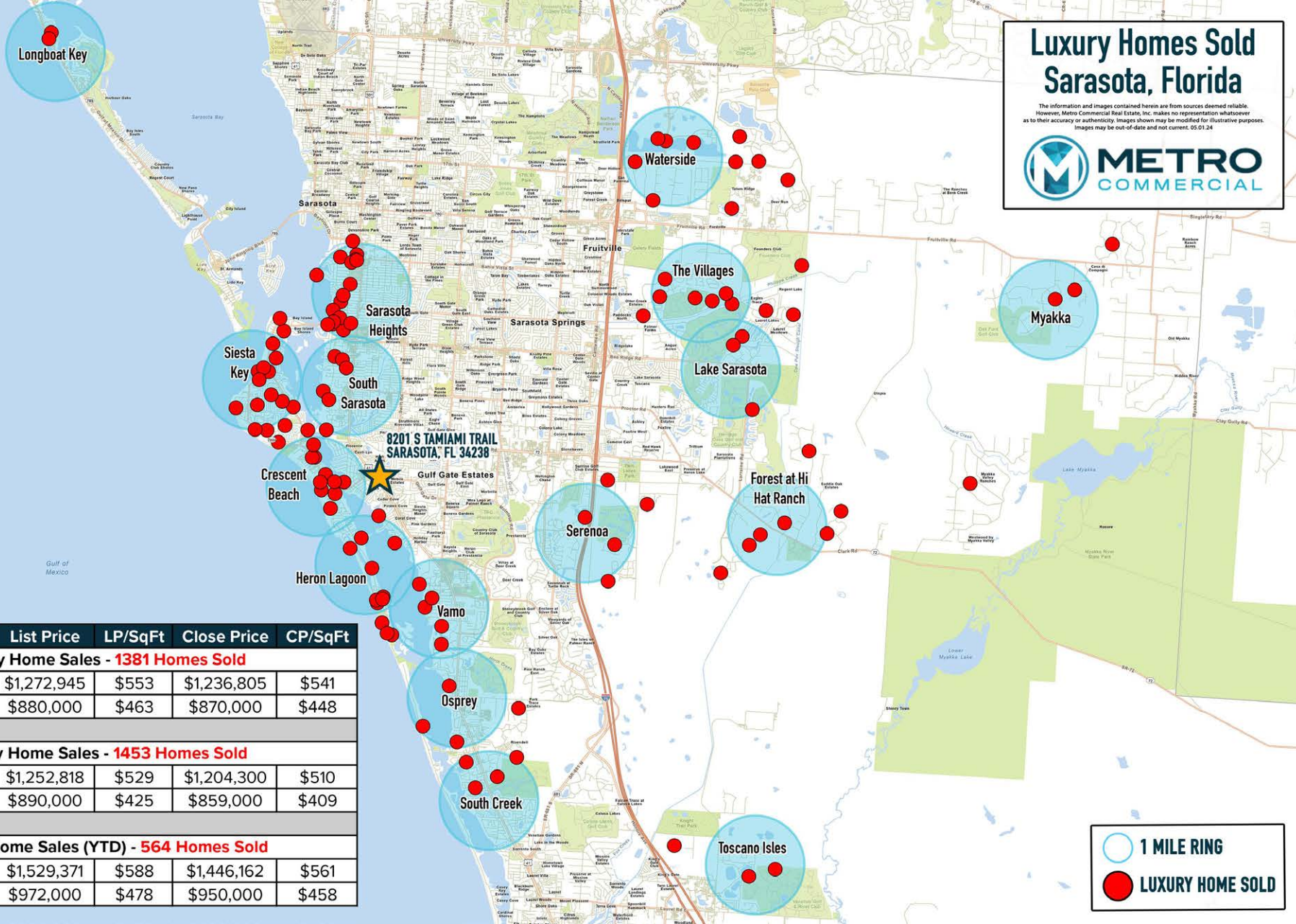


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Luxury Homes Sold Sarasota, Florida

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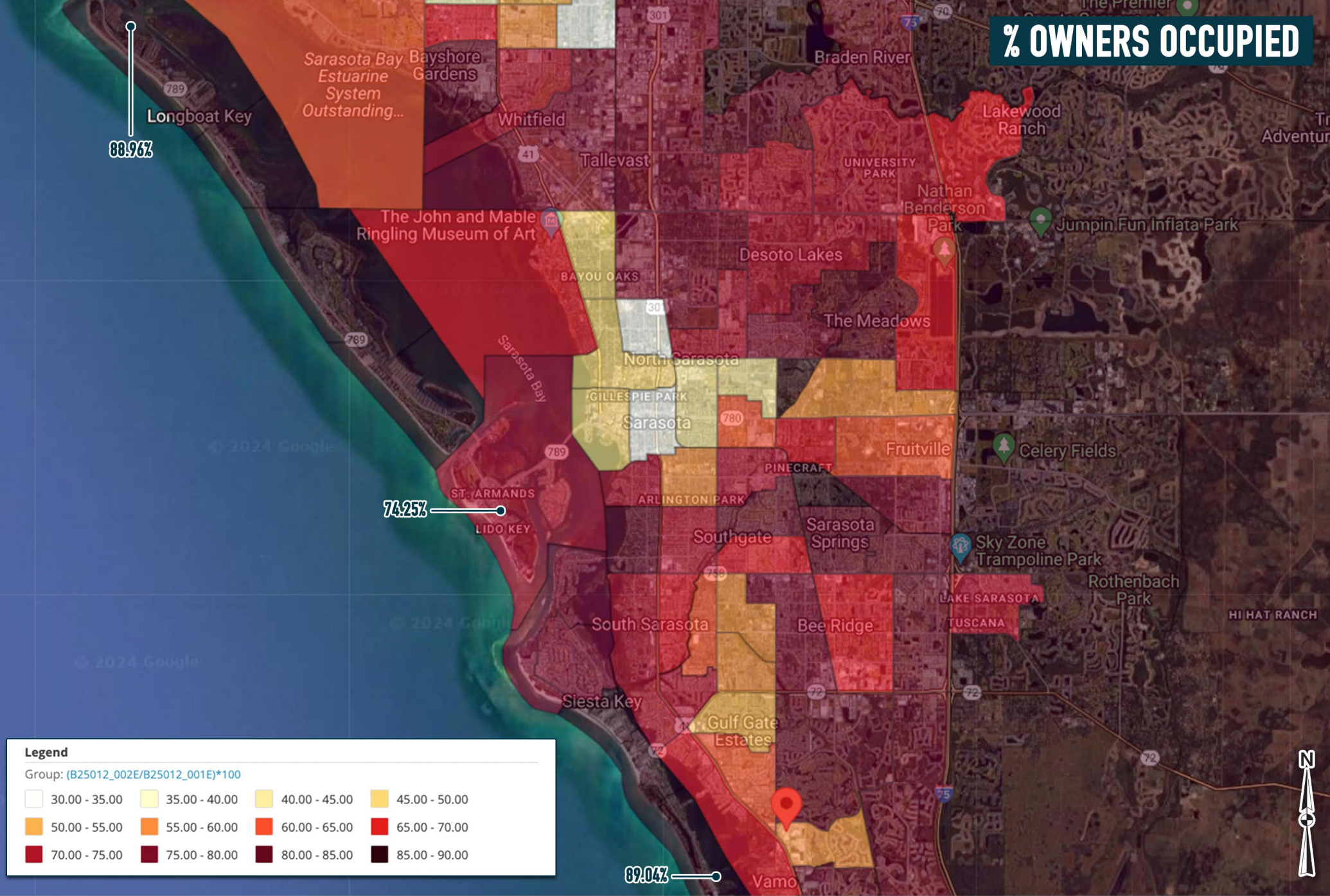
○ 1 MILE RING
● LUXURY HOME SOLD

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

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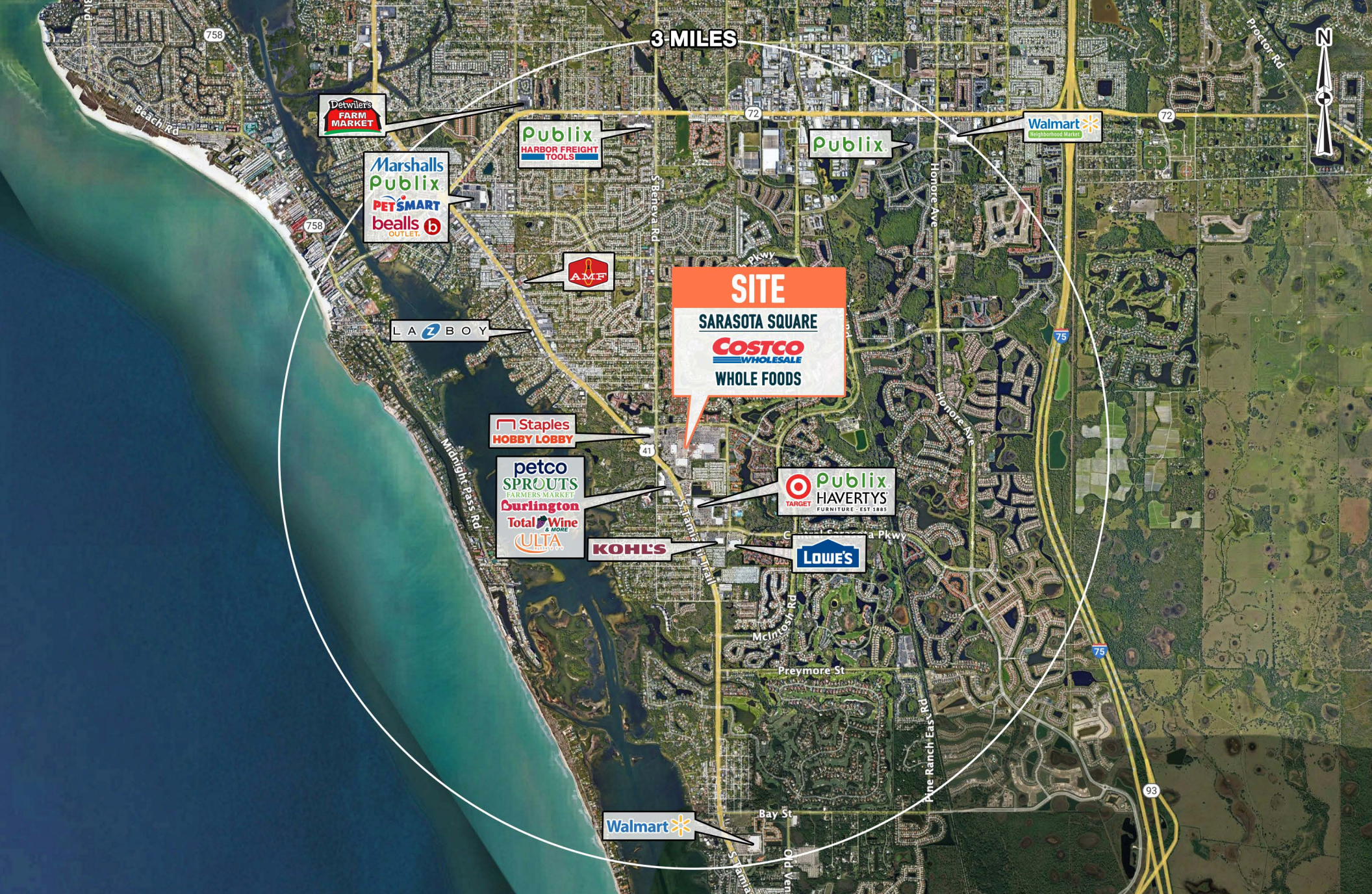
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% OWNERS OCCUPIED



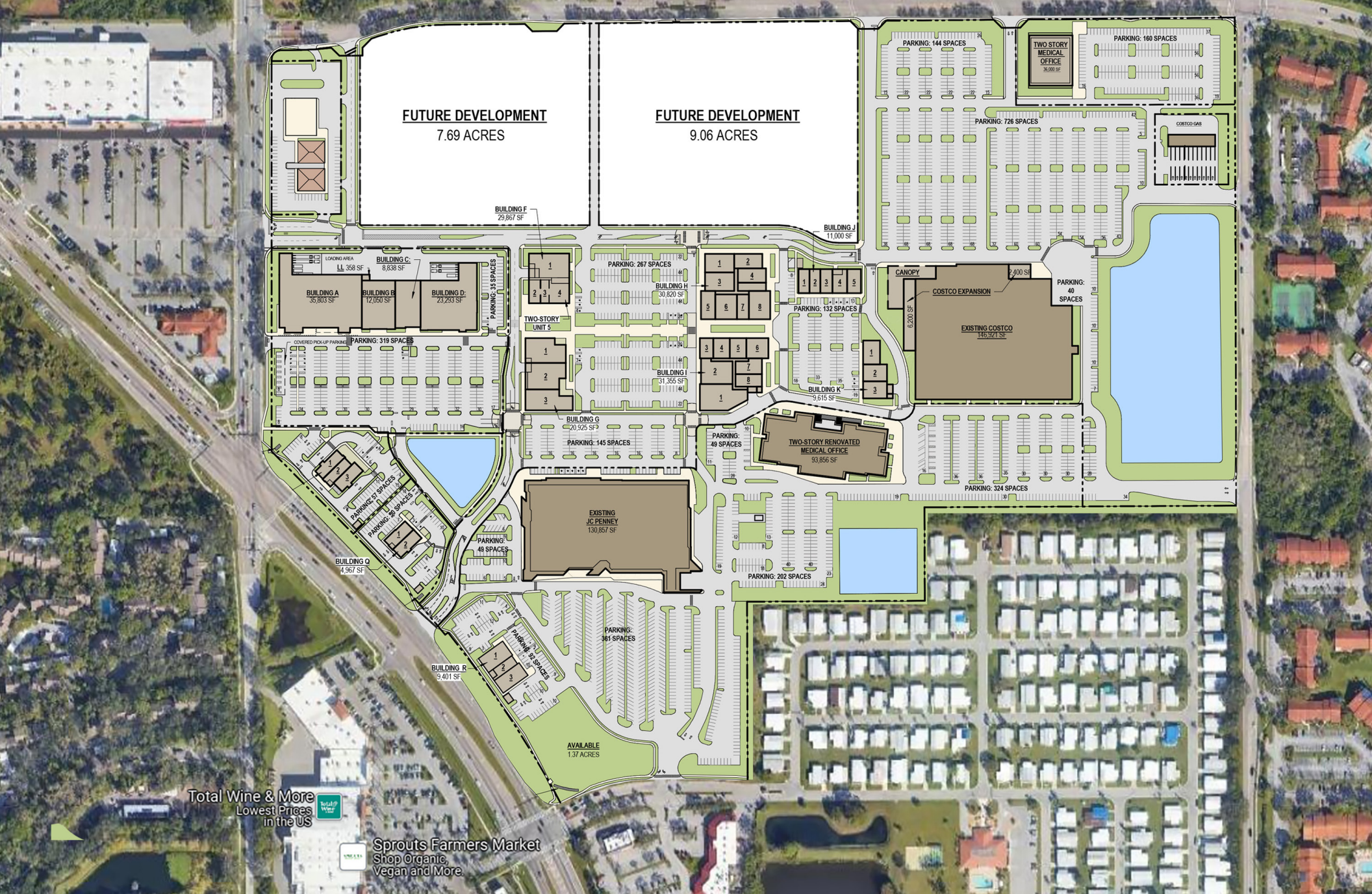
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Total Wine & More
Lowest Prices
in the US



Sprouts Farmers Market
Shop Organic,
Vegan and More.



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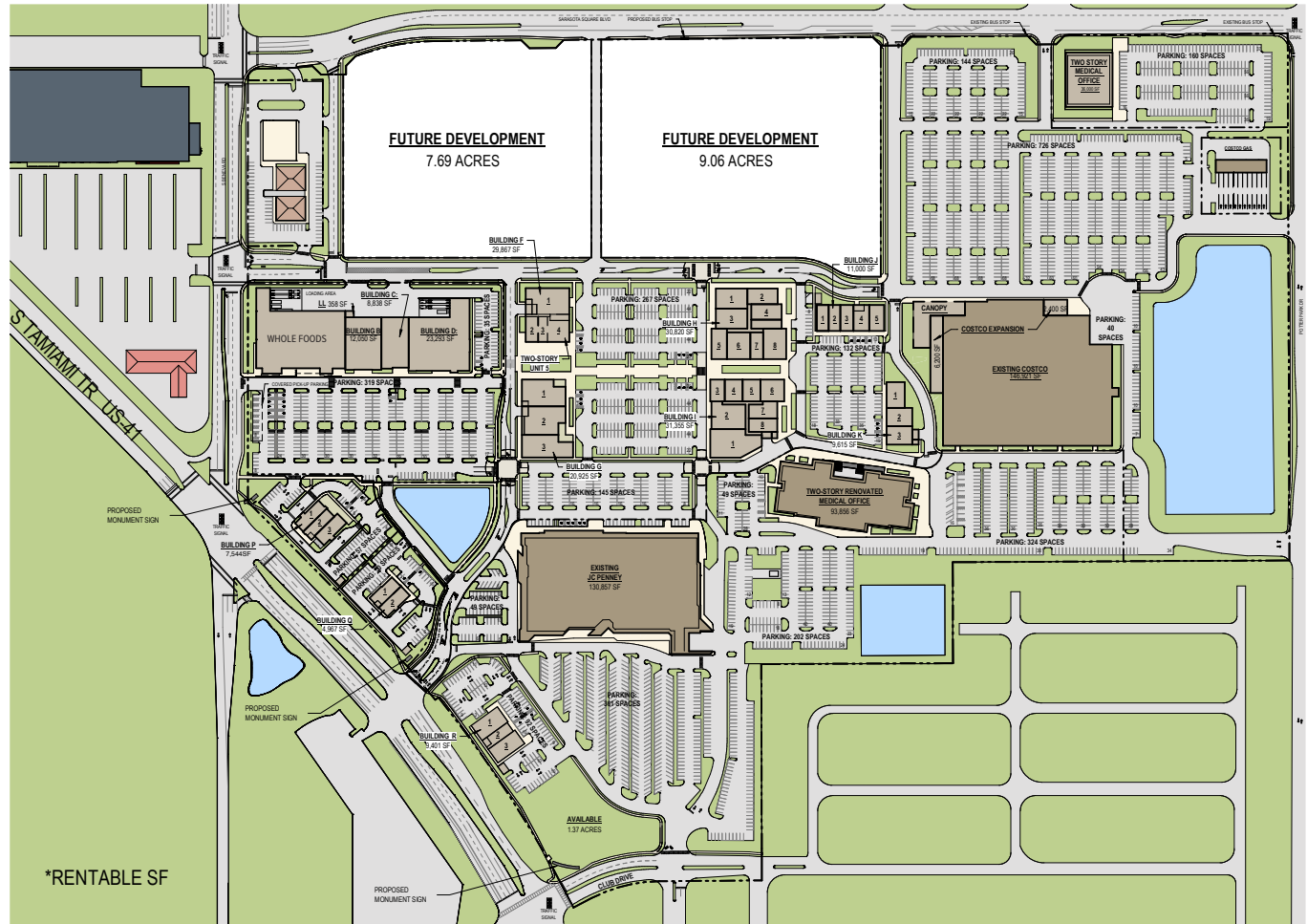
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DEVELOPMENT SUMMARY

SITE AREA: **96.88 ACRES**
 PARKING: **3,112 SPACES**

RETAIL:	
COSTCO:	155,521 SF
JC PENNEY:	130,857 SF
WHOLE FOODS:	35,803 SF
BUILDING B:	12,050 SF
BUILDING C:	8,838 SF
BUILDING D:	23,293 SF
BUILDING F-1 - TWO STORY:	14,805 SF
BUILDING F-2:	2,607 SF
BUILDING F-3:	1,551 SF
BUILDING F-4:	3,143 SF
BUILDING F-5 - LEVEL 2:	8,301 SF
BUILDING G-1:	6,977 SF
BUILDING G-2:	6,998 SF
BUILDING G-3:	6,950 SF
BUILDING H-1:	4,459 SF
BUILDING H-2:	3,344 SF
BUILDING H-3:	4,459 SF
BUILDING H-4:	3,344 SF
BUILDING H-5:	3,344 SF
BUILDING H-6:	4,459 SF
BUILDING H-7:	2,451 SF
BUILDING H-8:	4,950 SF
BUILDING I-1:	8,606 SF
BUILDING I-2:	6,004 SF
BUILDING I-3:	2,171 SF
BUILDING I-4:	2,673 SF
BUILDING I-5:	2,673 SF
BUILDING I-6:	3,564 SF
BUILDING I-7:	3,029 SF
BUILDING I-8:	2,635 SF
BUILDING J-1:	2,003 SF
BUILDING J-2:	2,003 SF
BUILDING J-3:	2,200 SF
BUILDING J-4:	2,293 SF
BUILDING J-5:	2,501 SF
BUILDING K-1:	3,205 SF
BUILDING K-2:	3,205 SF
BUILDING K-3:	3,205 SF
BUILDING P-1:	2,669 SF
BUILDING P-2:	2,170 SF
BUILDING P-3:	2,705 SF
BUILDING Q-1:	2,446 SF
BUILDING Q-2:	2,521 SF
BUILDING R-1:	3,809 SF
BUILDING R-2:	1,806 SF
BUILDING R-3:	3,486 SF
TOTAL RETAIL:	568,838 SF

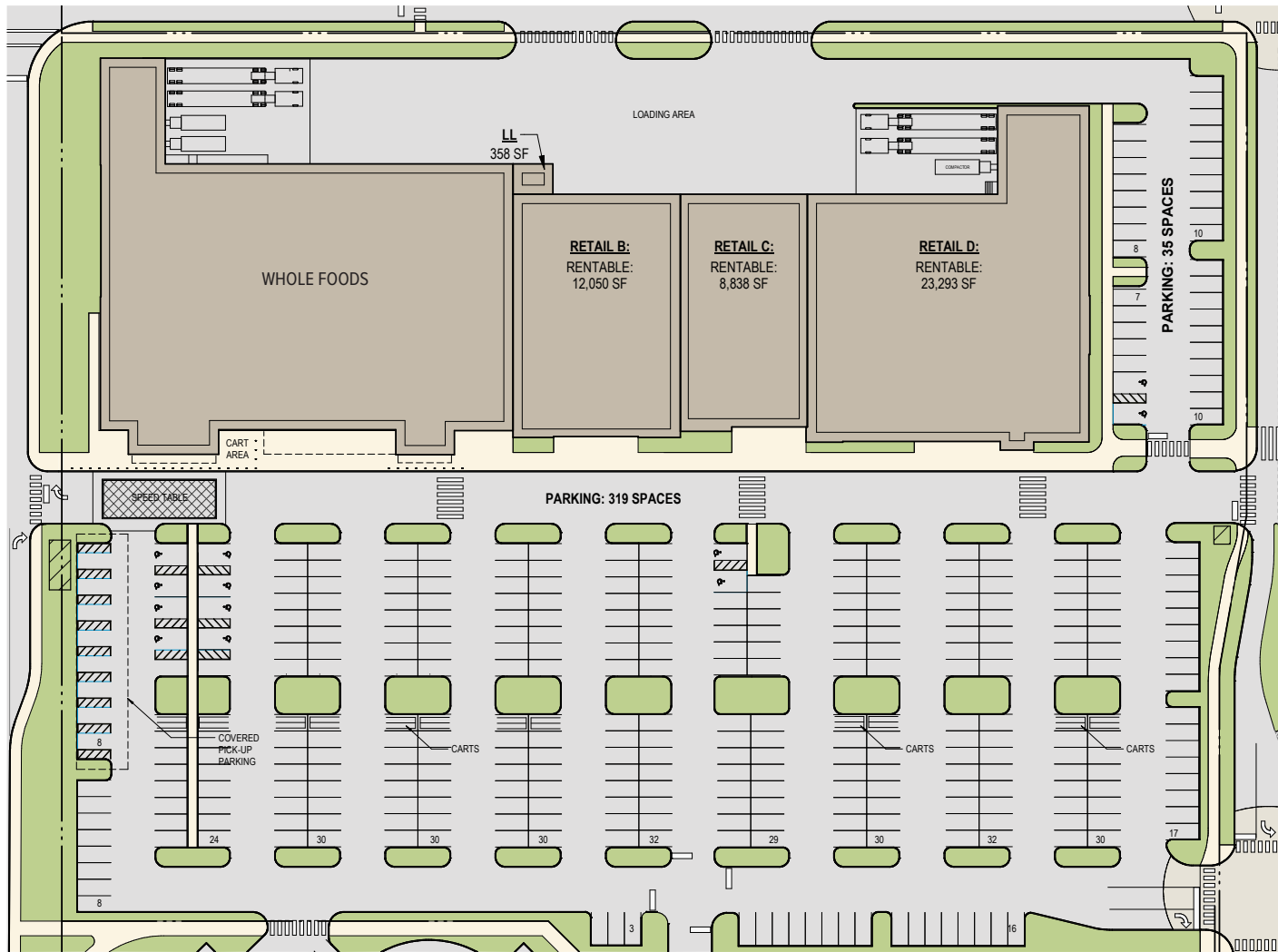
MEDICAL OFFICE:	
NEW TWO-STORY:	36,000 SF
RENOVATED TWO-STORY:	93,856 SF
TOTAL MEDICAL OFFICE:	129,856 SF



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

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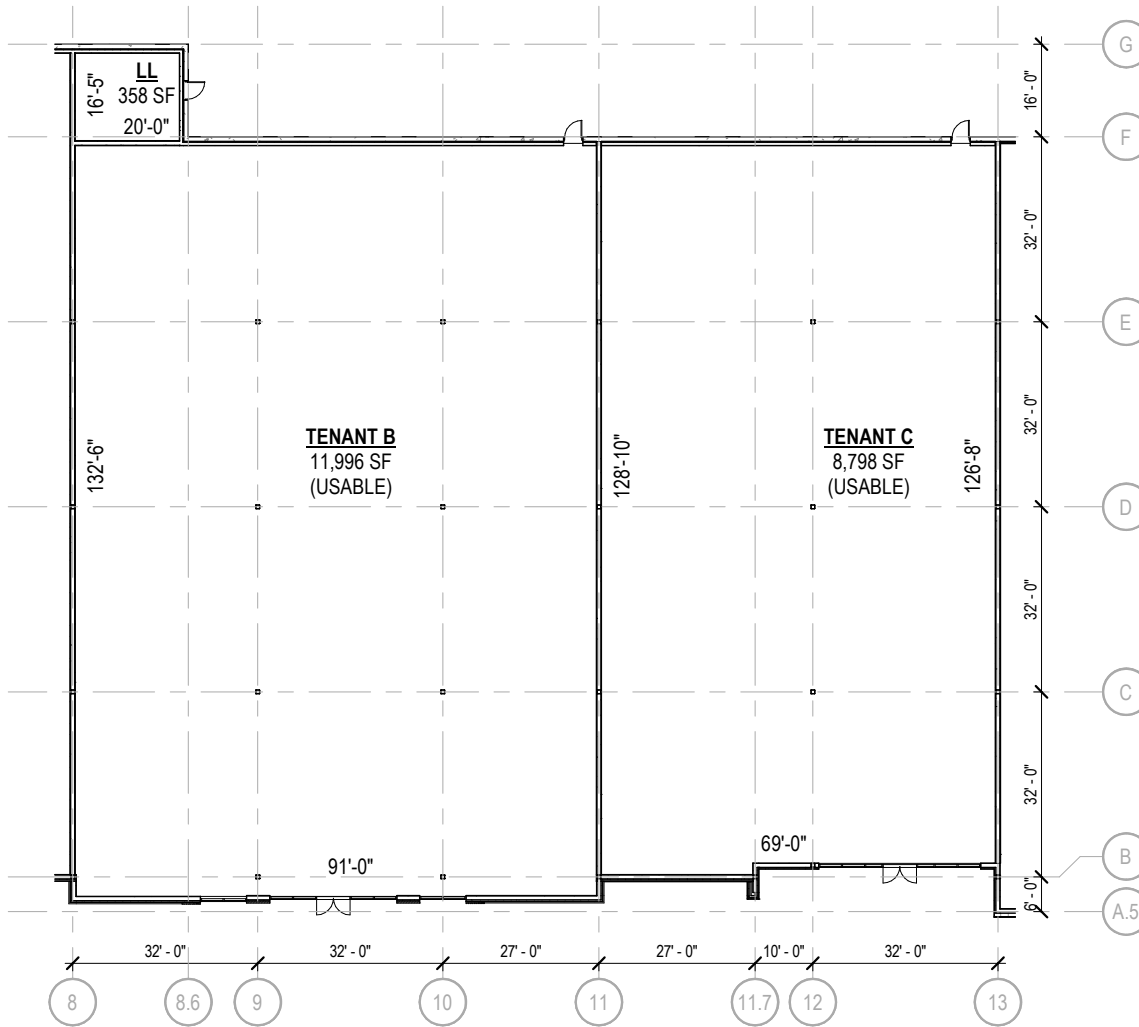
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1 RETAIL A-D - ENLARGED SITE PLAN

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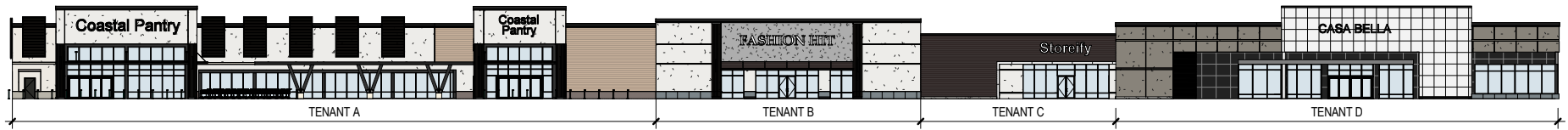
1 RETAIL B-C - GROUND LEVEL

RETAIL A-D

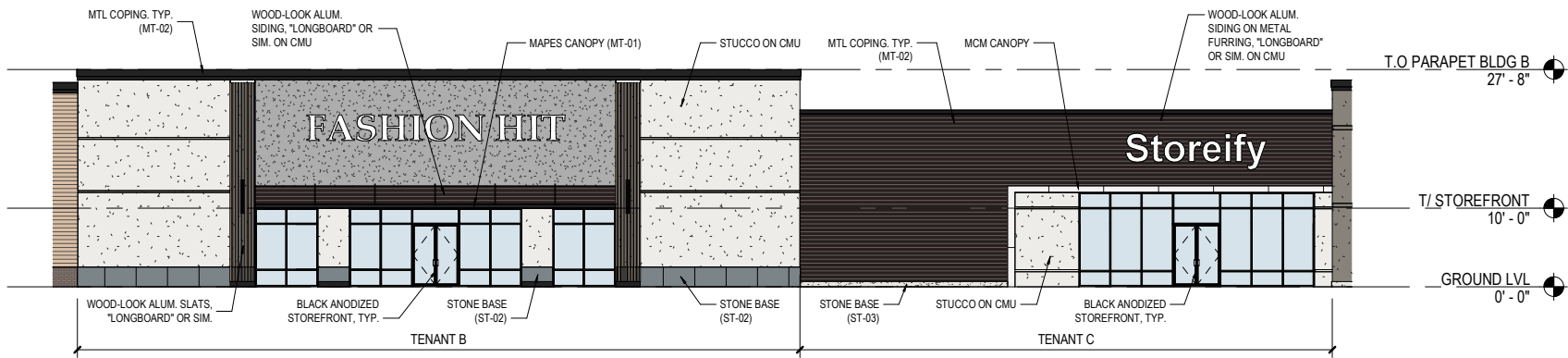
	USABLE SF	RENTABLE SF
TENANT A	35,643 SF	35,803 SF
TENANT B	11,996 SF	12,050 SF
TENANT C	8,798 SF	8,838 SF
TENANT D	23,189 SF	23,293 SF
LL	358 SF	
TOTAL	79,984 SF	79,984 SF
LANDLORD ROOM:		
<ul style="list-style-type: none"> • FIRE RISER • ROOF ACCESS HATCH • HOUSE ELECTRICAL PANEL • WATER SERVICE 		

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2 RETAIL A-D ELEVATION - SOUTH



1 RETAIL B-C ELEVATION - SOUTH

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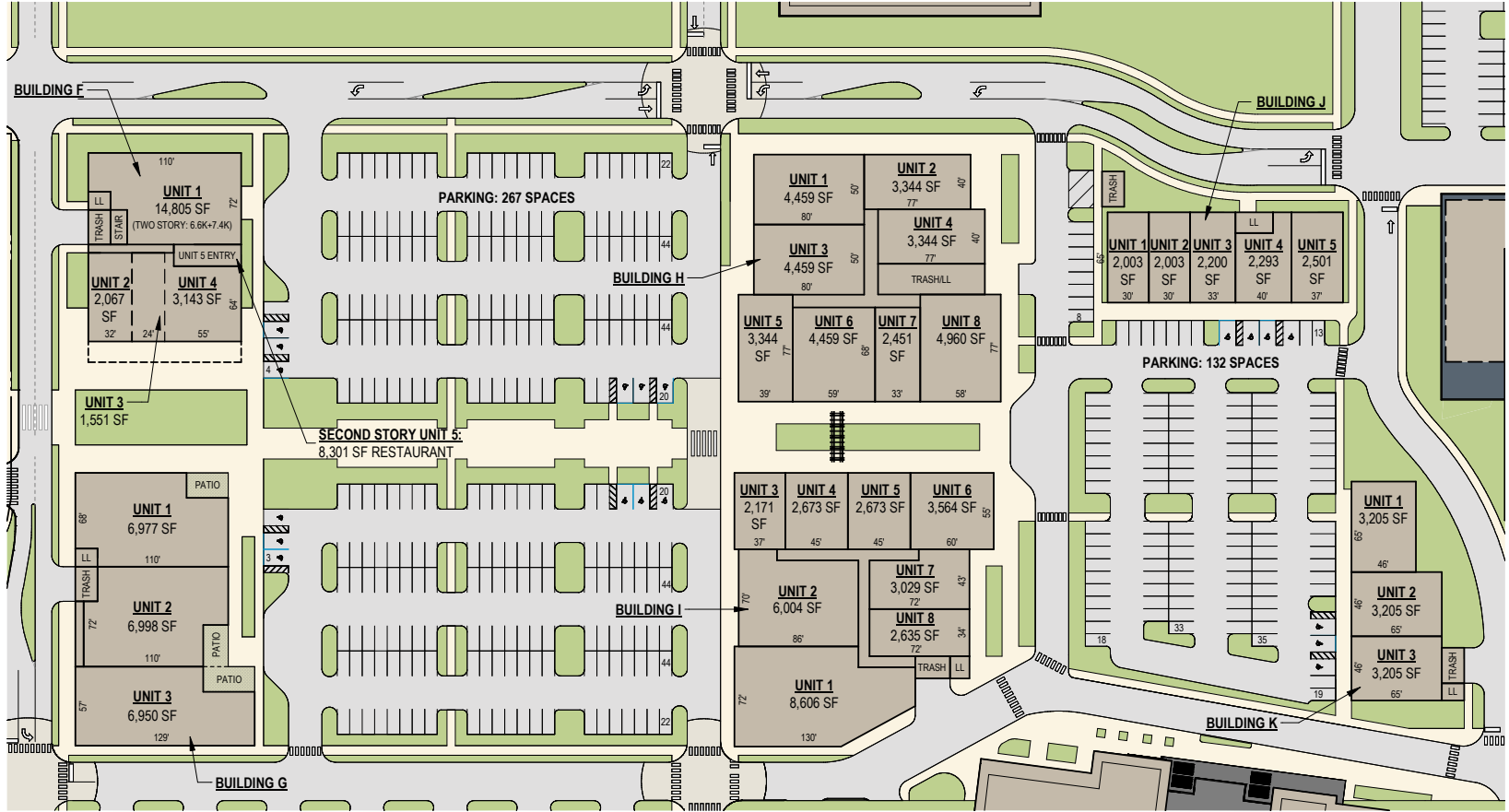


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DEVELOPMENT SUMMARY

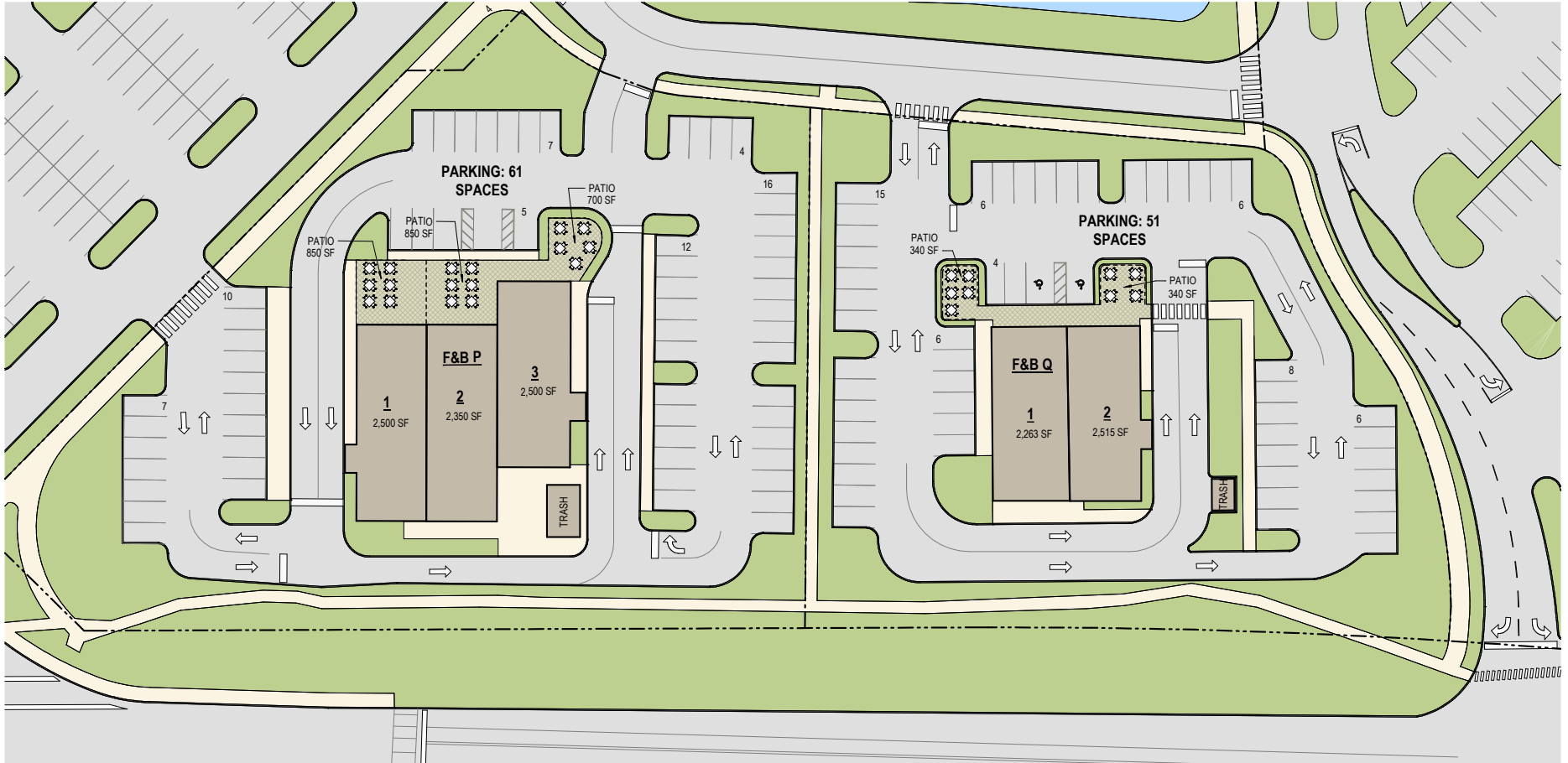
BUILDING F-1:	14,805 SF
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BUILDING K-1:	3,205 SF
BUILDING K-2:	3,205 SF
BUILDING K-3:	3,205 SF



1 ENLARGED SITE PLAN - CENTRAL PLAZA - LEASEABLE SF
SCALE: 1" = 80'-0"

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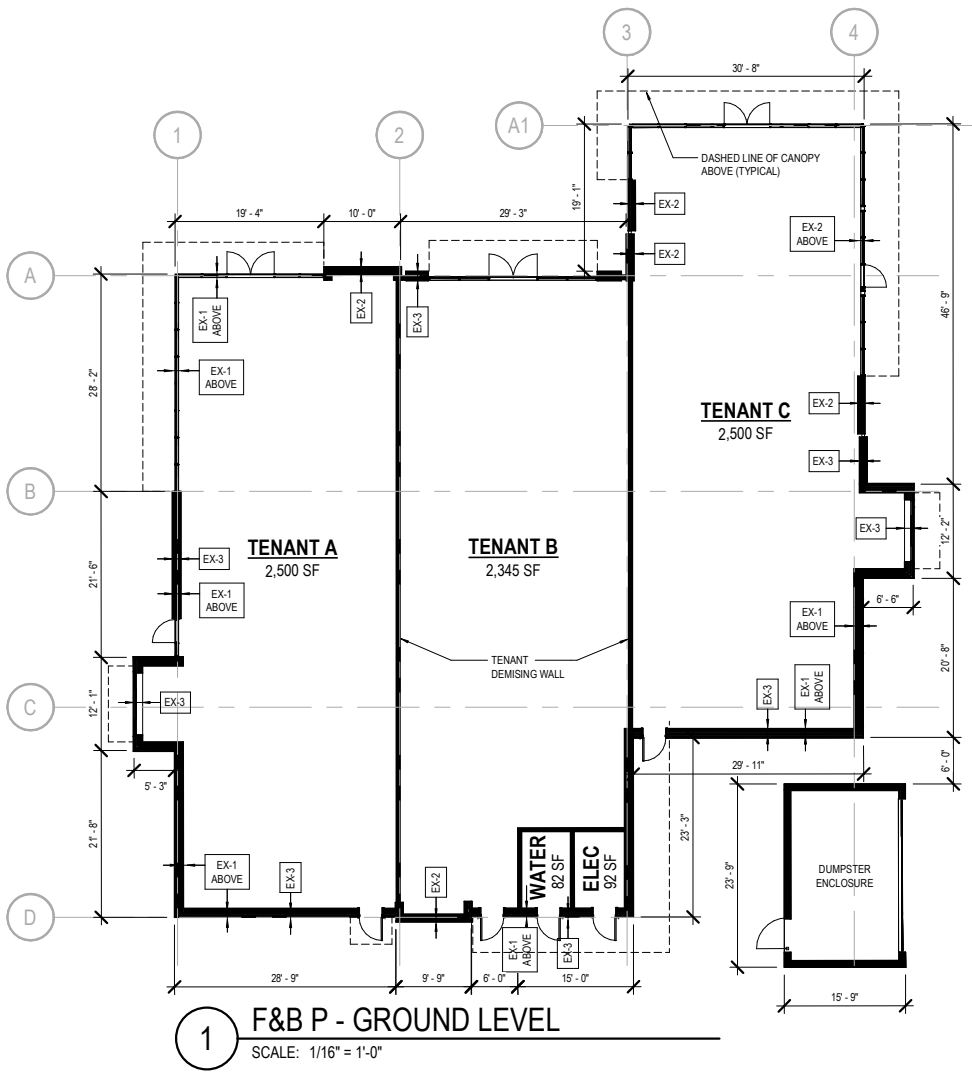
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1 ENLARGED SITE PLAN - P & Q
SCALE: NTS

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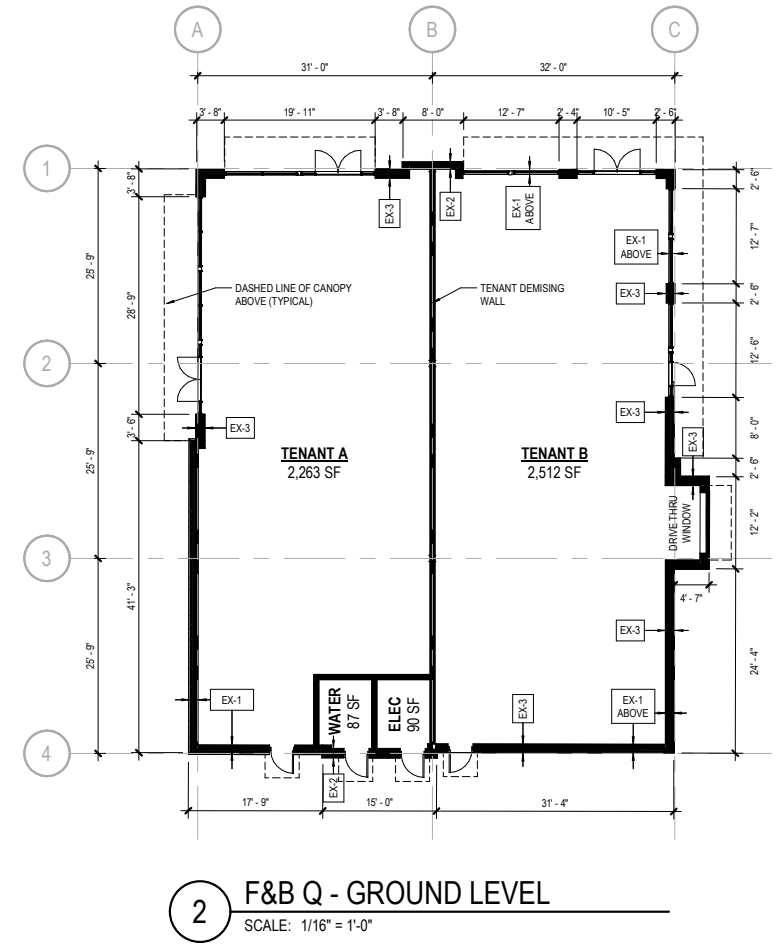


OUT LOT P

	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	
TOTAL	7519 SF	7519 SF

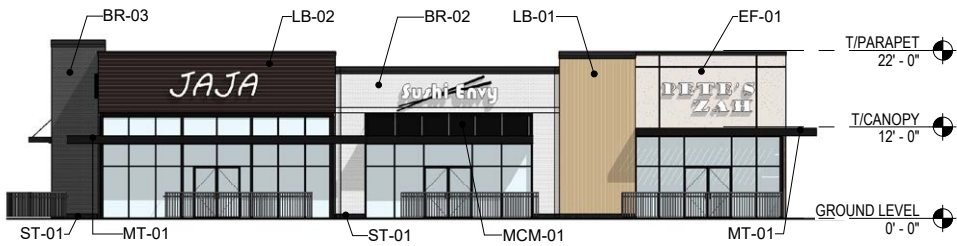
OUT LOT Q

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

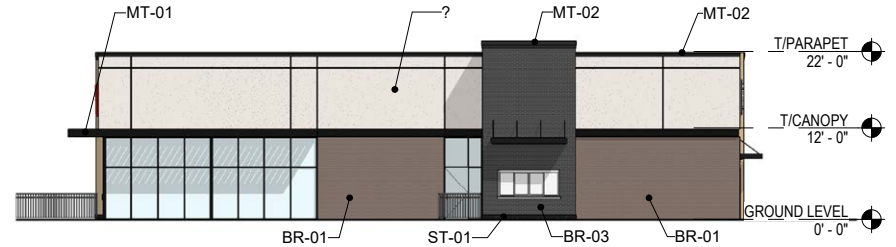


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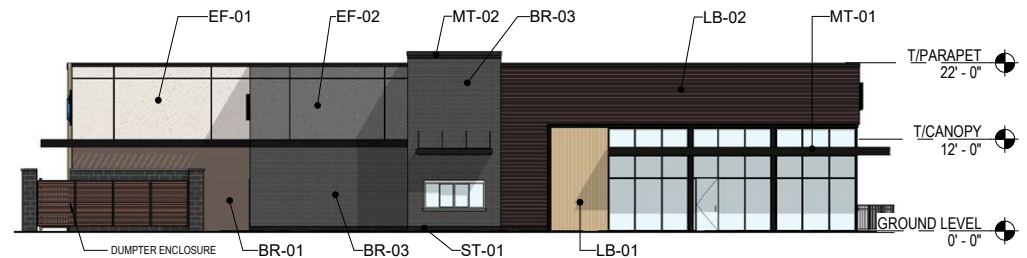
1 NORTH ELEVATION
SCALE: 1/16" = 1'-0"



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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OUT LOT Q



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OUT LOT R



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