

THE REINVENTION OF

SE

SARASOTA

SQUARE



A Community Centerpiece. Reimagined.

Developed with intention, we've reimagined Sarasota Square as an **active destination** that reflects long-standing local design traditions and the upscale coastal lifestyle. A refined blend of both mediterranean and modernist design character, we're **balancing an active lifestyle with a sense of cultured purpose** and intentional simplicity.

The property will reflect all that is extraordinary about Sarasota.





Sarasota thrives on a fusion of arts, culture, and a relaxed coastal rhythm

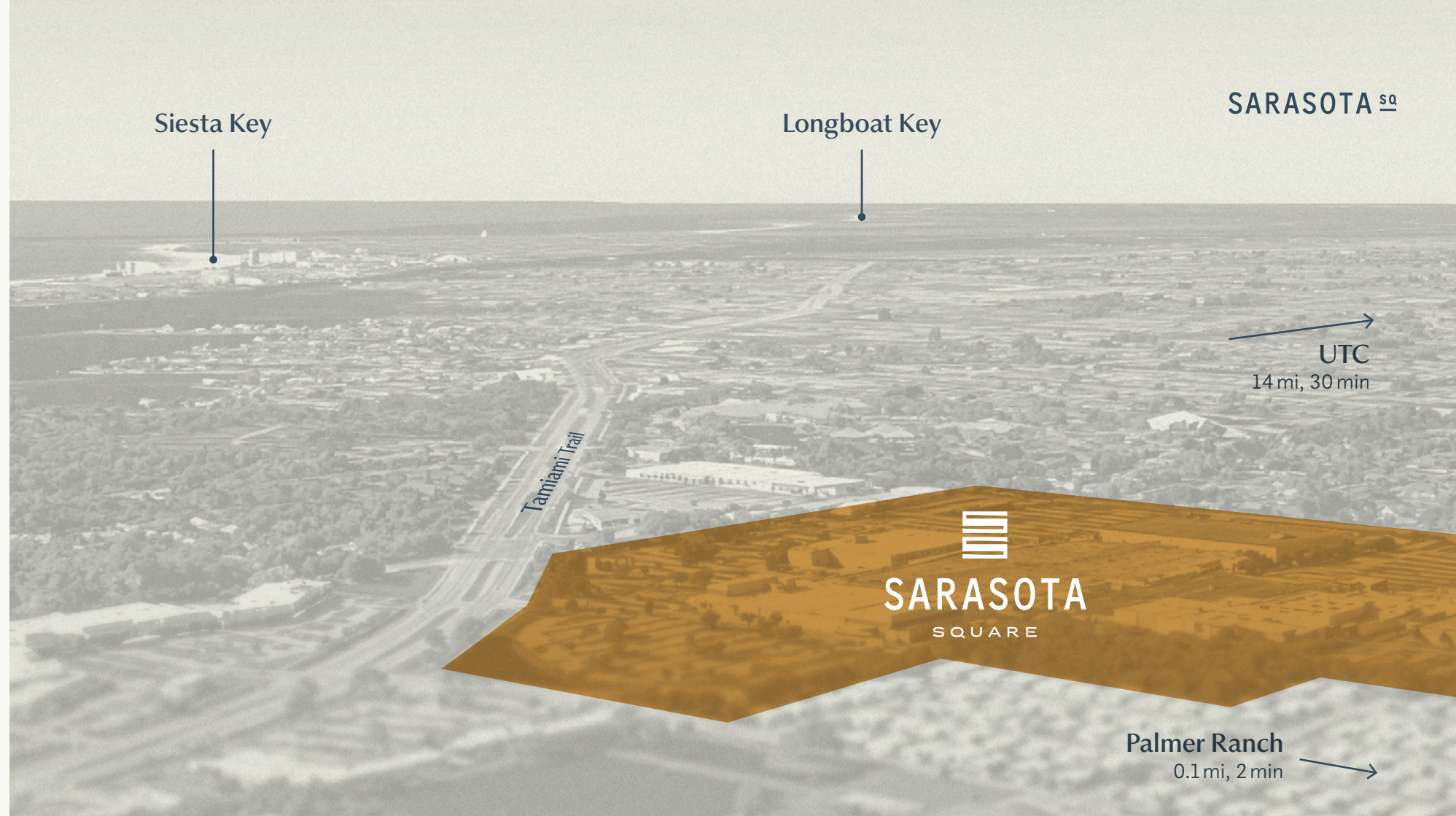
Residents and visitors—ranging from **families in Palmer Ranch to generations of snowbirds** escaping a chilly Midwest winter—value understated style, craftsmanship the visual and performing arts, and comfort over excess. They seek spaces they can own. Not flashy playgrounds, but places where they'll return often, spoiling grandkids and catching up with friends. The transformation of Sarasota Square reflects this ethos, aiming to **meet the needs of a local and visiting demographic.**

Sarasota Square meets the needs of the affluent coastal consumer

Located on Tamiami Trail between Downtown Sarasota, Palmer Ranch, Casey Key, and the growing southern communities.

Within 20 minutes:

- US-41 Tamiami Trail – *Direct Access*
- I-75 Access – *15 Minutes*
- SRQ Airport – *20 min*
- Oscar Scherer State Park – *10 min*
- Sarasota Art Museum – *15 min*



95,184

Population

45,792

Households

2.08

Persons per household average

48K

Cars passing daily (Highway US 41)

24.5K

Cars passing daily (Street)



The total economic impact of tourism in the region was \$3.9 billion in the last year.

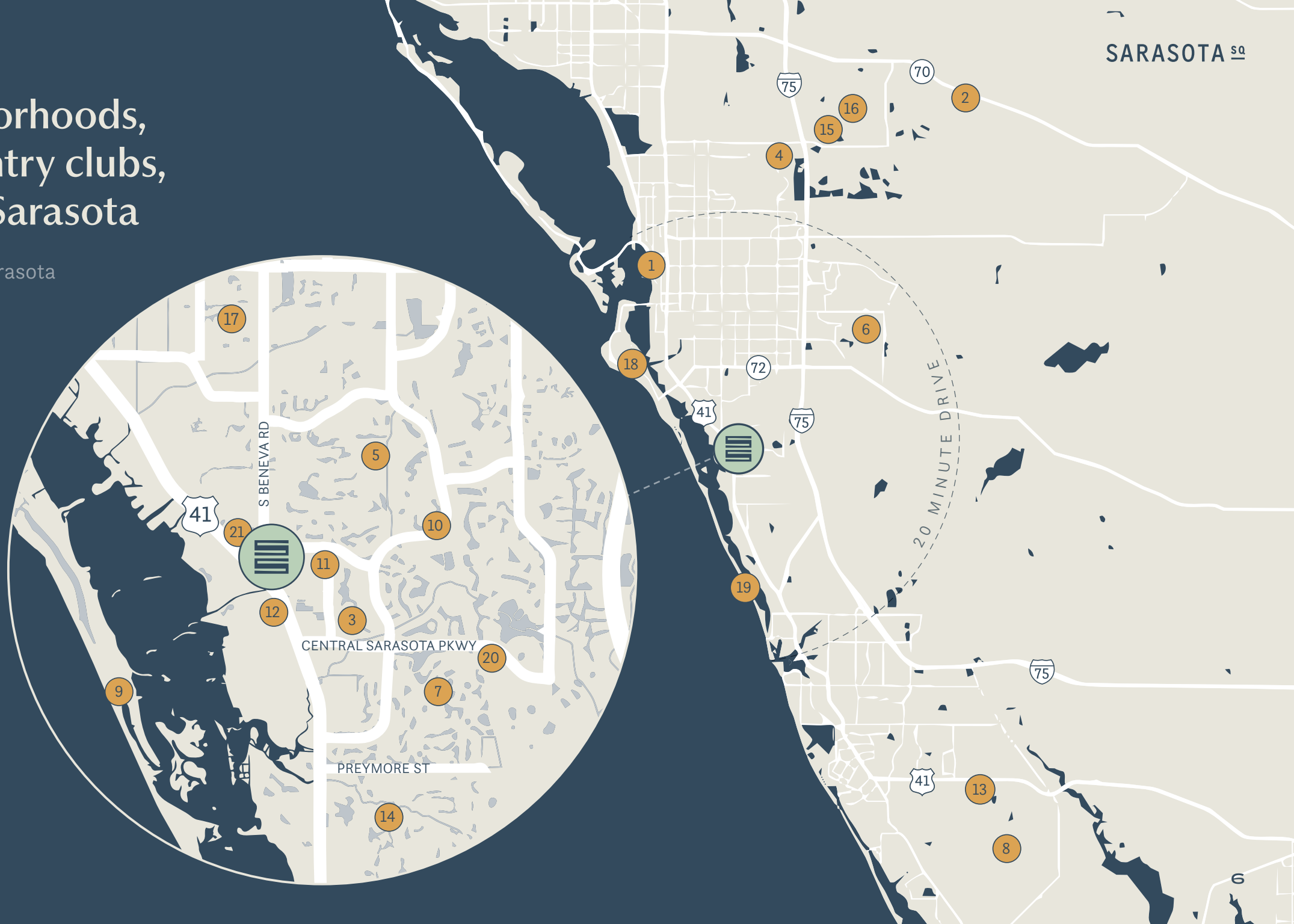
The number of rooms booked for overnight stays reached more than 3.2 million.

In 2024, Sarasota County saw 2,852,400 visitors to the region.

Visitors spent more than \$2.5 billion on various goods and services during their stay.

Central to premier neighborhoods, beachfront affluence, country clubs, courses and recreation in Sarasota

1. Marie Selby Botanical Gardens Downtown Sarasota
2. The Concession Golf Club
3. Potter Park
4. UTC Mall
5. TPC Prestancia Sarasota's Private Golf, Social and Sports Club
6. Heritage Oaks Golf & Country Club
7. Stoneybrook Golf & Country Club
8. Wellen Park Golf & Country Club
9. Turtle Beach
10. Legacy Trail
11. Costco Wholesale
12. Sprouts Farmers Market
13. Downtown Wellen Park
14. The Oaks Club
15. Main Street At Lakewood Ranch
16. Lakewood Ranch
17. Gulf Gate Estates
18. Siesta Key
19. Casey Key
20. Palmer Ranch
21. Trader Joe's





Reimagined to reflect all that is extraordinary about Sarasota

First opened in 1977, Sarasota Square served generations of Sarasota residents and visitors as a regional mall. The property is now being redeveloped into a **93-acre mixed-use town center** that replaces the former enclosed mall with a mix of retail, dining, residential, and outdoor spaces.

The project represents a reinvention of a familiar site, **restoring it as an active destination** within South Sarasota.

250K SF

NEW DEVELOPMENT

PH1 90,000 SF

PH2 160,000 SF



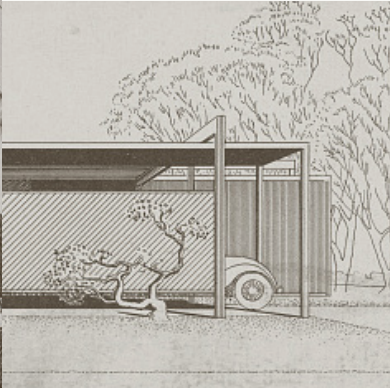


A refined blend of Sarasota's Past and Present

Sarasota has long balanced two design traditions: the **Mediterranean character** introduced by the Ringling Museum of Art and the climate-responsive **modernism** of the Sarasota School of Architecture.

From the ornate waterfront presence of Ca' d'Zan to the functional ingenuity of the Umbrella House, **Sarasota's architecture reflects a shared idea: thoughtful design that is both refined and practical.**

It's a sensibility rooted in simplicity, craft, and a sense of place.



Phase 1: Whole Foods Anchored Retail

90,000 SF | Opening End of 2026



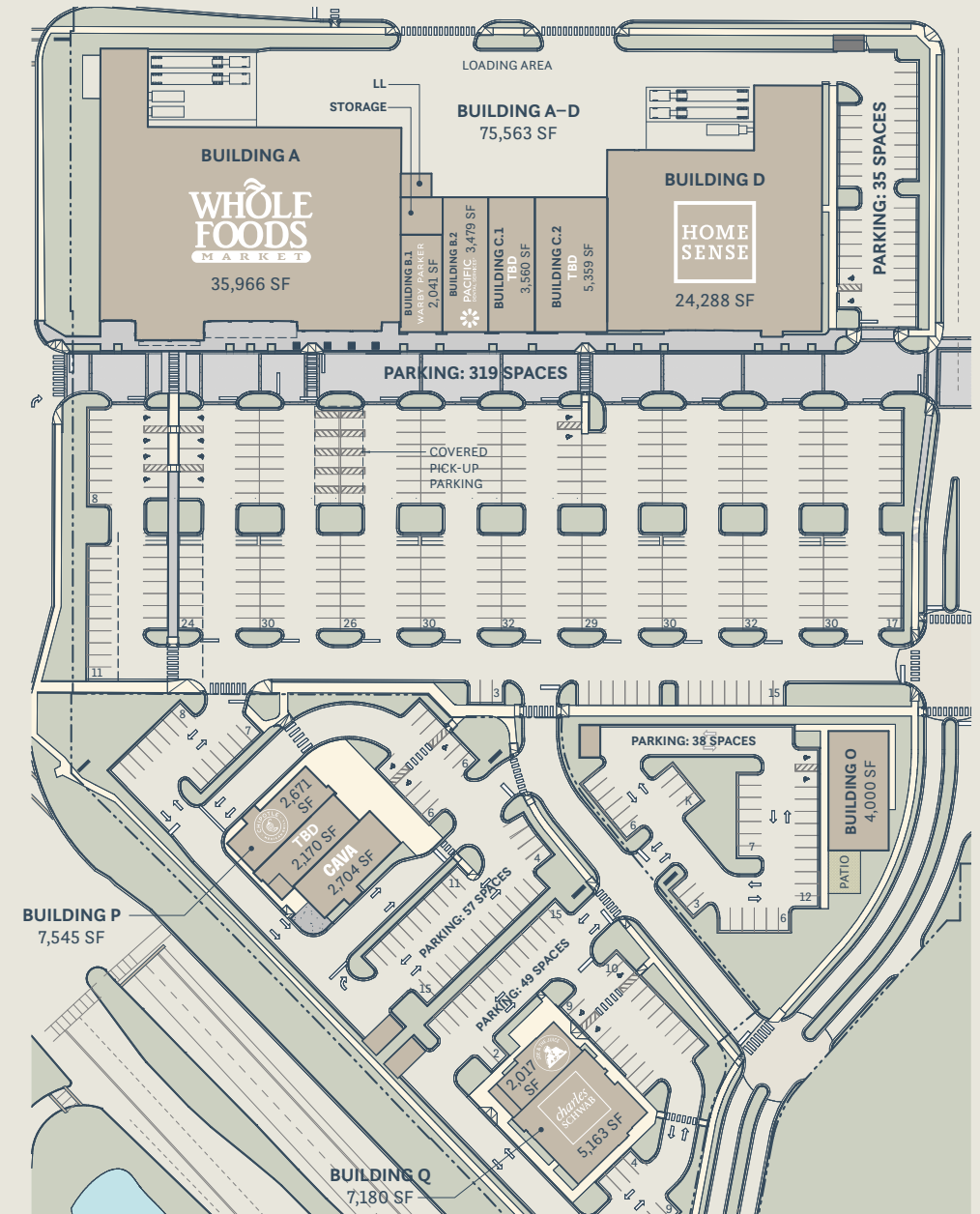
HOME SENSE



CAVA



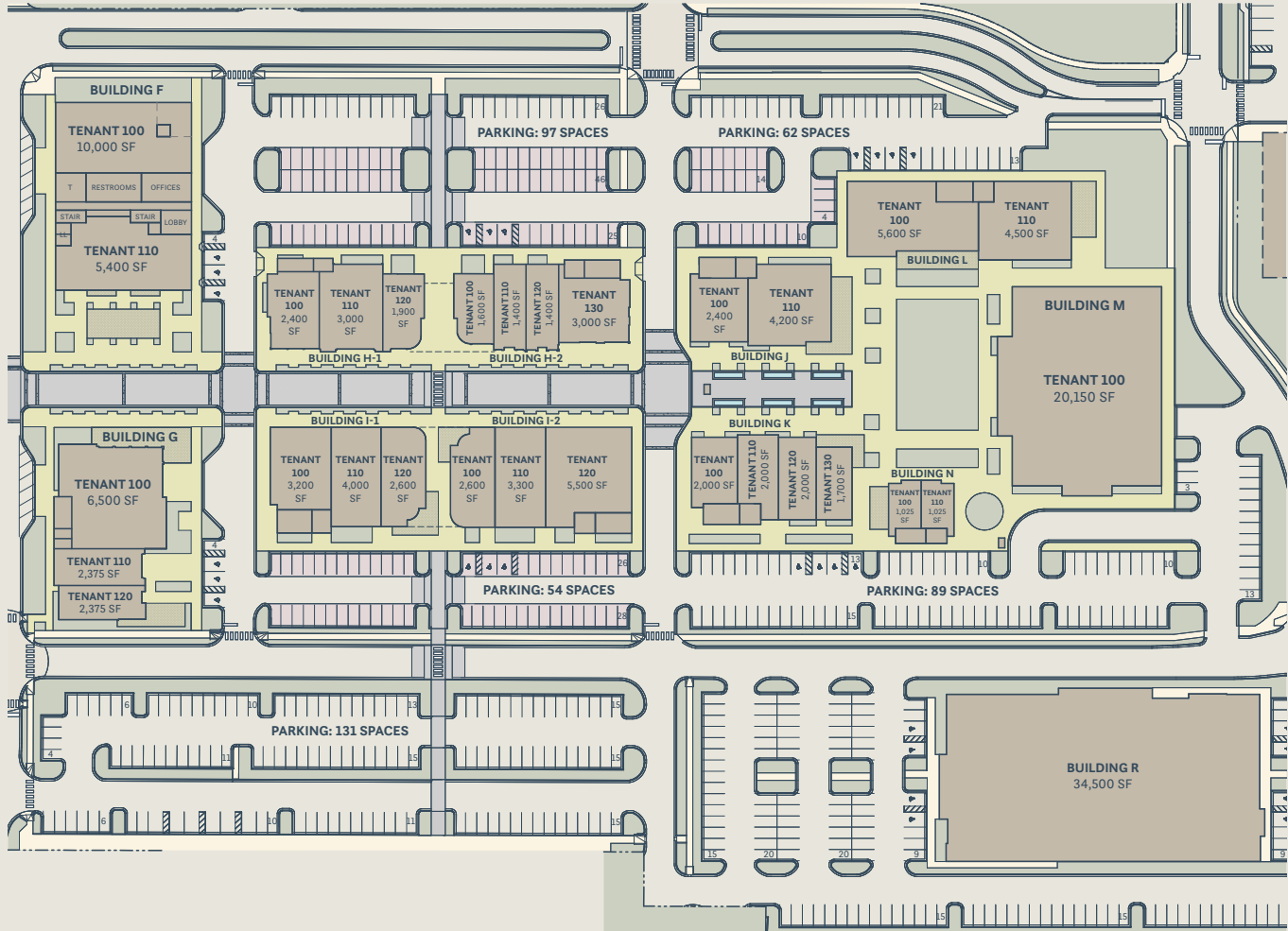
charles SCHWAB



Phase II: Street Retail and a Community Center

160,000 SF | Coming Fall 2028

Comfortable streets, open dining environments & a central lawn where one might spoil the grandkids or entertain friends, all flanked by a mix of upscale retail, dining and recreation.



Our Community

Sarasota combines a strong cultural identity with an easy coastal pace. The local market tends to favor quality, craftsmanship, and places that feel authentic rather than overly produced. New retail and dining at Sarasota Square are intended to fit naturally within that existing character.

With Boomers representing over 63% of the resident psychographic profile, this section of Sarasota is primarily driven by older adults seeking leisure and comfort. Younger families account for 13% of the surrounding population and seeking premium experiences in safe, comfortable venues designed for meaningful social connection.

Higher-income households (22% earning \$150K+) offer potential for targeted elevated services and experiences in dining, recreation, and luxury retail.

50K

Population
>3 Miles

\$132K

Average Income

10%

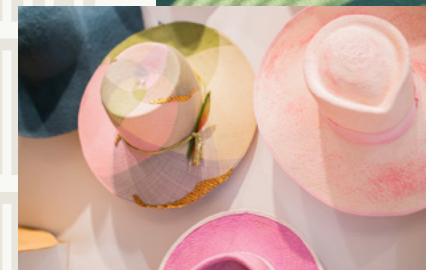
Tourists visitors
from abroad

\$94K

Average Disposable Income
49% Booming with Confidence: Age 57 Avg.
13% Power Elite: Age 36-45

+21%

Snowbird impact on year
round residency





SARASOTA

S Q U A R E

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DEVELOPED BY

