

Executive Summary

Sarasota Row

Summary

The immediate trade area shows concentrated downtown growth and a high-income urban profile: the 1-mile population increased from 10,763 (2010) to 14,142 (2026) with a density of 4,504 persons per square mile and household growth to 7,831 (2026). Income measures are strong at the core (1-mile average household income \$166,707; per-capita \$92,525) while median household income is roughly \$93.7k, indicating income skew from high-value households. The area skews older (median age 53.5) but retains younger adult cohorts and a large one-person/non-family household presence (54.7% one-person households), and downtown housing is renter-heavy (51.1% renter-occupied), consistent with mixed-use urban character.

Live Insights

Commercial listings and owner leasing materials identify the site at 100 Central Avenue as an active mixed-use retail node marketed as "The Shoppes at Sarasota Row," with on-site residential (One Hundred Central) and street-level retail currently promoted for lease, demonstrating ongoing leasing availability and active turnover; city planning records and recent municipal review cycles also show contested mid-rise residential proposals nearby that keep downtown development and height/density under review. Together these market listings and municipal actions point to continued downtown leasing activity and planning-driven constraints that shape retail tenancy and frontage activation.

Key Takeaways

- 1-mile population rose ~31% since 2010 to 14,142 (2026) with the highest density in the trade area at 4,504 psm.
- The 1-mile trade area shows a premium income profile: average household income \$166,707 and 20.7% of households earn \$200,000+.
- Downtown household composition is dominated by single/non-family households (54.7% one-person) and a majority renter tenure (51.1% renter-occupied).
- The core median age is 53.5 with roughly 38% of residents aged 65 or older (65–74, 75–84, 85+ combined), indicating a sizable senior presence.
- Educational attainment is strong at the core: 29.3% hold a bachelor's degree and 26.2% hold a graduate degree (2026).

Expanded Profile

2010-2020 Census, 2026 Estimates with 2031 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 27.3376/-82.5425

Sarasota Row										
100 Central Ave, Sarasota, FL 34236			1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Population										
Estimated Population (2026)			14,142		66,891		141,610		418,089	
Projected Population (2031)			14,429		64,650		136,029		419,969	
Census Population (2020)			12,760		65,384		139,899		398,711	
Census Population (2010)			10,763		62,431		132,436		357,940	
Projected Annual Growth (2026 to 2031)			286	0.4%	-2,241	-0.7%	-5,581	-0.8%	1,880	-
Historical Annual Growth (2020 to 2026)			1,382	1.8%	1,507	0.4%	1,711	0.2%	19,378	0.8%
Historical Annual Growth (2010 to 2020)			1,997	1.9%	2,952	0.5%	7,463	0.6%	40,771	1.1%
Estimated Population Density (2026)			4,504	psm	2,367	psm	1,804	psm	1,331	psm
Trade Area Size			3.1	sq mi	28.3	sq mi	78.5	sq mi	314.0	sq mi
Households										
Estimated Households (2026)			7,831		30,917		66,452		194,432	
Projected Households (2031)			7,894		29,498		63,090		192,104	
Census Households (2020)			6,859		29,628		64,140		179,780	
Census Households (2010)			5,294		27,660		60,632		161,756	
Estimated Households with Children (2026)			705	9.0%	6,155	19.9%	12,632	19.0%	37,677	19.4%
Estimated Average Household Size (2026)			1.67		2.04		2.06		2.11	
Average Household Income										
Estimated Average Household Income (2026)			\$166,707		\$151,997		\$149,277		\$137,846	
Projected Average Household Income (2031)			\$165,659		\$151,648		\$148,519		\$136,920	
Estimated Average Family Income (2026)			\$274,405		\$181,186		\$173,917		\$164,728	
Median Household Income										
Estimated Median Household Income (2026)			\$93,710		\$94,743		\$95,270		\$92,810	
Projected Median Household Income (2031)			\$92,315		\$92,981		\$93,792		\$92,092	
Estimated Median Family Income (2026)			\$141,367		\$113,022		\$115,678		\$113,750	
Per Capita Income										
Estimated Per Capita Income (2026)			\$92,525		\$70,541		\$70,250		\$64,251	
Projected Per Capita Income (2031)			\$90,841		\$69,490		\$69,092		\$62,775	
Estimated Per Capita Income 5 Year Growth			-\$1,684	-1.8%	-\$1,051	-1.5%	-\$1,158	-1.6%	-\$1,475	-2.3%
Estimated Average Household Net Worth (2026)			\$1,490,078		\$1,351,705		\$1,507,408		\$1,515,560	
Daytime Demos (2026)										
Total Businesses			3,771		9,250		15,539		34,587	
Total Employees			28,942		64,576		100,807		230,144	
Company Headquarter Businesses			106	2.8%	248	2.7%	370	2.4%	854	2.5%
Company Headquarter Employees			5,580	19.3%	7,983	12.4%	12,642	12.5%	28,094	12.2%
Employee Population per Business			7.7		7.0		6.5		6.7	
Residential Population per Business			3.7		7.2		9.1		12.1	

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Expanded Profile

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Sarasota Row

100 Central Ave, Sarasota, FL 34236

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Race & Ethnicity

White (2026)	10,974	77.6%	46,996	70.3%	107,573	76.0%	316,954	75.8%
Black or African American (2026)	1,188	8.4%	8,510	12.7%	11,598	8.2%	30,647	7.3%
American Indian or Alaska Native (2026)	72	0.5%	263	0.4%	485	0.3%	1,358	0.3%
Asian (2026)	313	2.2%	1,924	2.9%	3,757	2.7%	11,896	2.8%
Hawaiian or Pacific Islander (2026)	9	-	31	-	56	-	202	-
Other Race (2026)	550	3.9%	3,290	4.9%	6,063	4.3%	20,184	4.8%
Two or More Races (2026)	1,036	7.3%	5,877	8.8%	12,079	8.5%	36,848	8.8%
Not Hispanic or Latino Population (2026)	12,166	86.0%	56,108	83.9%	120,310	85.0%	348,895	83.5%
Hispanic or Latino Population (2026)	1,976	14.0%	10,783	16.1%	21,300	15.0%	69,194	16.5%
Not Hispanic or Latino Population (2031)	12,271	85.0%	54,486	84.3%	114,732	84.3%	345,056	82.2%
Hispanic or Latino Population (2031)	2,158	15.0%	10,164	15.7%	21,297	15.7%	74,913	17.8%
Not Hispanic or Latino Population (2020)	10,249	80.3%	52,321	80.0%	117,113	83.7%	331,787	83.2%
Hispanic or Latino Population (2020)	2,511	19.7%	13,063	20.0%	22,786	16.3%	66,924	16.8%
Not Hispanic or Latino Population (2010)	8,810	81.9%	52,164	83.6%	115,368	87.1%	311,149	86.9%
Hispanic or Latino Population (2010)	1,952	18.1%	10,268	16.4%	17,068	12.9%	46,791	13.1%
Projected Hispanic Annual Growth (2026 to 2031)	182	1.8%	-619	-1.1%	-3	-	5,720	1.7%
Historic Hispanic Annual Growth (2010 to 2026)	24	-	515	0.3%	4,232	1.5%	22,403	3.0%

Age Distribution (2026)

Age Under 5	386	2.7%	2,558	3.8%	5,238	3.7%	15,890	3.8%
Age 5 to 9 Years	353	2.5%	2,729	4.1%	5,668	4.0%	17,515	4.2%
Age 10 to 14 Years	394	2.8%	2,792	4.2%	5,808	4.1%	18,643	4.5%
Age 15 to 19 Years	438	3.1%	3,090	4.6%	6,393	4.5%	19,566	4.7%
Age 20 to 24 Years	720	5.1%	4,358	6.5%	7,810	5.5%	20,605	4.9%
Age 25 to 29 Years	847	6.0%	3,940	5.9%	7,509	5.3%	20,916	5.0%
Age 30 to 34 Years	870	6.2%	4,199	6.3%	8,090	5.7%	21,596	5.2%
Age 35 to 39 Years	746	5.3%	3,759	5.6%	7,695	5.4%	21,271	5.1%
Age 40 to 44 Years	691	4.9%	3,599	5.4%	7,319	5.2%	21,419	5.1%
Age 45 to 49 Years	599	4.2%	3,360	5.0%	7,046	5.0%	20,686	4.9%
Age 50 to 54 Years	738	5.2%	3,846	5.7%	8,397	5.9%	24,483	5.9%
Age 55 to 59 Years	841	5.9%	4,219	6.3%	9,297	6.6%	27,294	6.5%
Age 60 to 64 Years	1,166	8.2%	5,137	7.7%	11,071	7.8%	32,483	7.8%
Age 65 to 74 Years	2,405	17.0%	9,134	13.7%	20,661	14.6%	63,430	15.2%
Age 75 to 84 Years	2,035	14.4%	6,917	10.3%	16,198	11.4%	50,570	12.1%
Age 85 Years or Over	915	6.5%	3,254	4.9%	7,411	5.2%	21,724	5.2%
Median Age	53.5		47.1		49.4		50.6	

Gender Age Distribution (2026)

Female Population	6,795	48.0%	32,775	49.0%	71,327	50.4%	213,346	51.0%
Age 0 to 19 Years	711	10.5%	5,273	16.1%	11,170	15.7%	35,022	16.4%
Age 20 to 64 Years	3,277	48.2%	17,565	53.6%	36,828	51.6%	107,007	50.2%
Age 65 Years or Over	2,807	41.3%	9,938	30.3%	23,329	32.7%	71,317	33.4%
Female Median Age	56.8		48.8		50.9		51.6	
Male Population	7,347	52.0%	34,116	51.0%	70,283	49.6%	204,743	49.0%
Age 0 to 19 Years	859	11.7%	5,896	17.3%	11,937	17.0%	36,591	17.9%
Age 20 to 64 Years	3,941	53.6%	18,853	55.3%	37,405	53.2%	103,745	50.7%
Age 65 Years or Over	2,548	34.7%	9,367	27.5%	20,941	29.8%	64,406	31.5%
Male Median Age	50.6		45.7		48.0		49.6	

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Household Income Distribution (2026)

HH Income \$200,000 or More	1,619	20.7%	5,172	16.7%	11,005	16.6%	30,210	15.5%
HH Income \$150,000 to \$199,999	566	7.2%	2,384	7.7%	5,817	8.8%	17,272	8.9%
HH Income \$100,000 to \$149,999	1,396	17.8%	5,369	17.4%	12,187	18.3%	35,691	18.4%
HH Income \$75,000 to \$99,999	938	12.0%	3,634	11.8%	7,738	11.6%	23,253	12.0%
HH Income \$50,000 to \$74,999	868	11.1%	4,234	13.7%	9,594	14.4%	29,474	15.2%
HH Income \$35,000 to \$49,999	766	9.8%	3,587	11.6%	7,119	10.7%	21,386	11.0%
HH Income \$25,000 to \$34,999	468	6.0%	2,108	6.8%	4,608	6.9%	13,209	6.8%
HH Income \$15,000 to \$24,999	404	5.2%	1,939	6.3%	3,631	5.5%	10,297	5.3%
HH Income Under \$15,000	806	10.3%	2,490	8.1%	4,753	7.2%	13,640	7.0%
HH Income \$35,000 or More	6,153	78.6%	24,380	78.9%	53,460	80.4%	157,286	80.9%
HH Income \$75,000 or More	4,519	57.7%	16,559	53.6%	36,747	55.3%	106,426	54.7%

Housing (2026)

Total Housing Units	10,295		40,487		86,564		248,601	
Housing Units Occupied	7,831	76.1%	30,917	76.4%	66,452	76.8%	194,432	78.2%
Housing Units Owner-Occupied	3,831	48.9%	17,361	56.2%	42,497	64.0%	129,033	66.4%
Housing Units, Renter-Occupied	4,000	51.1%	13,556	43.8%	23,955	36.0%	65,399	33.6%
Housing Units, Vacant	2,464	23.9%	9,570	23.6%	20,112	23.2%	54,169	21.8%

Marital Status (2026)

Never Married	3,885	29.9%	19,075	32.4%	34,657	27.7%	91,573	25.0%
Currently Married	5,163	39.7%	24,806	42.2%	57,761	46.2%	181,575	49.6%
Separated	715	5.5%	2,824	4.8%	5,606	4.5%	16,737	4.6%
Widowed	1,227	9.4%	4,436	7.5%	9,904	7.9%	30,202	8.3%
Divorced	2,020	15.5%	7,672	13.0%	16,968	13.6%	45,955	12.6%

Household Type (2026)

Population Family	6,589	46.6%	46,345	69.3%	102,232	72.2%	301,956	72.2%
Population Non-Family	6,449	45.6%	16,859	25.2%	34,427	24.3%	107,413	25.7%
Population Group Quarters	1,104	7.8%	3,687	5.5%	4,951	3.5%	8,720	2.1%
Family Households	2,667	34.1%	17,902	57.9%	39,748	59.8%	112,446	57.8%
Non-Family Households	5,164	65.9%	13,016	42.1%	26,704	40.2%	81,986	42.2%
Married Couple with Children	349	6.8%	3,021	12.2%	7,105	12.3%	22,990	12.7%
Average Family Household Size	2.5		2.6		2.6		2.7	

Household Size (2026)

1 Person Households	4,283	54.7%	10,503	34.0%	21,760	32.7%	66,394	34.1%
2 Person Households	2,613	33.4%	13,933	45.1%	30,601	46.1%	82,577	42.5%
3 Person Households	454	5.8%	3,149	10.2%	6,974	10.5%	20,477	10.5%
4 Person Households	318	4.1%	2,024	6.5%	4,350	6.5%	14,718	7.6%
5 Person Households	112	1.4%	843	2.7%	1,789	2.7%	6,374	3.3%
6 or More Person Households	51	0.6%	465	1.5%	978	1.5%	3,893	2.0%

Household Vehicles (2026)

Households with 0 Vehicles Available	754	9.6%	2,350	7.6%	3,935	5.9%	11,545	5.9%
Households with 1 Vehicles Available	4,462	57.0%	14,154	45.8%	30,052	45.2%	86,158	44.3%
Households with 2 or More Vehicles Available	2,614	33.4%	14,414	46.6%	32,464	48.9%	96,729	49.7%
Total Vehicles Available	10,279		48,213		106,336		315,540	
Average Vehicles Per Household	1.3		1.6		1.6		1.6	

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Labor Force (2026)

Estimated Labor Population Age 16 Years or Over	12,910		58,211		123,614		362,073	
Estimated Civilian Employed	5,423	42.0%	30,510	52.4%	65,810	53.2%	187,201	51.7%
Estimated Civilian Unemployed	140	1.1%	1,759	3.0%	3,165	2.6%	10,403	2.9%
Estimated in Armed Forces	-	-	6	-	38	-	236	-
Estimated Not in Labor Force	7,347	56.9%	25,935	44.6%	54,600	44.2%	164,232	45.4%
Unemployment Rate	1.1%		3.0%		2.6%		2.9%	

Occupation (2026)

Occupation: Population Age 16 Years or Over	5,423		30,509		65,806		187,184	
Management, Business, Financial Operations	1,223	22.6%	5,015	16.4%	11,497	17.5%	33,789	18.1%
Professional, Related	1,312	24.2%	6,456	21.2%	14,478	22.0%	39,737	21.2%
Service	927	17.1%	6,612	21.7%	13,011	19.8%	35,234	18.8%
Sales, Office	1,311	24.2%	6,904	22.6%	15,101	22.9%	42,886	22.9%
Farming, Fishing, Forestry	8	0.1%	47	0.2%	75	0.1%	461	0.2%
Construct, Extraction, Maintenance	306	5.6%	2,738	9.0%	5,790	8.8%	17,210	9.2%
Production, Transport Material Moving	337	6.2%	2,736	9.0%	5,852	8.9%	17,867	9.5%
White Collar Workers	3,846	70.9%	18,376	60.2%	41,077	62.4%	116,413	62.2%
Blue Collar Workers	1,578	29.1%	12,133	39.8%	24,729	37.6%	70,772	37.8%

Consumer Expenditure (2026)

Total Household Expenditure	\$748.59 M		\$2.9 B		\$6.36 B		\$18.5 B	
Total Non-Retail Expenditure	\$388.82 M	51.9%	\$1.46 B	50.2%	\$3.15 B	49.5%	\$9.07 B	49.0%
Total Retail Expenditure	\$359.77 M	48.1%	\$1.45 B	49.8%	\$3.21 B	50.5%	\$9.43 B	51.0%
Alcoholic Beverages	\$5.29 M	0.7%	\$20.38 M	0.7%	\$44.62 M	0.7%	\$129.66 M	0.7%
Apparel	\$15.68 M	2.1%	\$62.05 M	2.1%	\$135.48 M	2.1%	\$395.51 M	2.1%
Contributions	\$20.02 M	2.7%	\$74.82 M	2.6%	\$164.33 M	2.6%	\$474.88 M	2.6%
Education	\$13.39 M	1.8%	\$50.65 M	1.7%	\$111.1 M	1.7%	\$321.75 M	1.7%
Entertainment	\$35.46 M	4.7%	\$140.25 M	4.8%	\$306.2 M	4.8%	\$893.92 M	4.8%
Food Away From Home	\$35.67 M	4.8%	\$138.93 M	4.8%	\$303.84 M	4.8%	\$884.56 M	4.8%
Grocery	\$42.8 M	5.7%	\$182.87 M	6.3%	\$396.3 M	6.2%	\$1.17 B	6.3%
Health Care	\$57.41 M	7.7%	\$216.57 M	7.5%	\$474.69 M	7.5%	\$1.4 B	7.6%
Household Furnishings and Equipment	\$19.27 M	2.6%	\$74.98 M	2.6%	\$164 M	2.6%	\$477.38 M	2.6%
Household Operations	\$14.03 M	1.9%	\$55.87 M	1.9%	\$121.81 M	1.9%	\$355.78 M	1.9%
Miscellaneous Expenses	\$11.31 M	1.5%	\$43.89 M	1.5%	\$96.06 M	1.5%	\$279.64 M	1.5%
Personal Care	\$7.18 M	1.0%	\$29.96 M	1.0%	\$65.09 M	1.0%	\$191.76 M	1.0%
Shelter	\$128.21 M	17.1%	\$507.51 M	17.5%	\$1.1 B	17.2%	\$3.19 B	17.3%
Tax and Retirement	\$209.89 M	28.0%	\$748.9 M	25.8%	\$1.65 B	25.9%	\$4.71 B	25.4%
Tobacco and Related	\$1.81 M	0.2%	\$9.2 M	0.3%	\$19.43 M	0.3%	\$58.84 M	0.3%
Transportation	\$99.46 M	13.3%	\$409.59 M	14.1%	\$916.33 M	14.4%	\$2.68 B	14.5%
Utilities	\$31.69 M	4.2%	\$136.74 M	4.7%	\$296.05 M	4.7%	\$876.79 M	4.7%

Educational Attainment (2026)

Adult Population Age 25 Years or Over	11,852		51,364		110,694		325,871	
Elementary (Grade Level 0 to 8)	178	1.5%	1,704	3.3%	2,909	2.6%	9,872	3.0%
Some High School (Grade Level 9 to 11)	388	3.3%	2,256	4.4%	4,181	3.8%	15,502	4.8%
High School Graduate	2,257	19.0%	13,841	26.9%	28,064	25.4%	83,865	25.7%
Some College	1,450	12.2%	7,228	14.1%	17,401	15.7%	55,172	16.9%
Associate Degree Only	1,000	8.4%	4,634	9.0%	10,067	9.1%	28,450	8.7%
Bachelor Degree Only	3,473	29.3%	12,136	23.6%	27,253	24.6%	75,908	23.3%
Graduate Degree	3,106	26.2%	9,564	18.6%	20,818	18.8%	57,103	17.5%

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Units In Structure (2026)

1 Detached Unit	1,899	24.3%	14,601	47.2%	35,270	53.1%	100,568	51.7%
1 Attached Unit	710	9.1%	2,868	9.3%	7,038	10.6%	20,764	10.7%
2 to 4 Units	445	5.7%	1,697	5.5%	3,206	4.8%	9,921	5.1%
5 to 9 Units	243	3.1%	1,136	3.7%	2,530	3.8%	7,872	4.0%
10 to 19 Units	514	6.6%	2,120	6.9%	4,154	6.3%	12,831	6.6%
20 to 49 Units	786	10.0%	1,911	6.2%	4,300	6.5%	11,983	6.2%
50 or More Units	3,056	39.0%	5,006	16.2%	7,293	11.0%	15,550	8.0%
Mobile Home or Trailer	177	2.3%	1,578	5.1%	2,659	4.0%	14,822	7.6%
Other Structure	-	-	1	-	2	-	122	-

Occupied Homes Built By Year (2026)

Homes Built 2020 or later	730	9.3%	1,699	5.5%	3,054	4.6%	11,615	6.0%
Homes Built 2010 to 2019	1,671	21.3%	3,610	11.7%	7,009	10.5%	22,549	11.6%
Homes Built 2000 to 2009	1,321	16.9%	3,639	11.8%	7,410	11.2%	27,487	14.1%
Homes Built 1990 to 1999	626	8.0%	2,478	8.0%	6,849	10.3%	25,241	13.0%
Homes Built 1980 to 1989	746	9.5%	4,061	13.1%	11,956	18.0%	34,554	17.8%
Homes Built 1970 to 1979	1,328	17.0%	5,955	19.3%	13,679	20.6%	35,548	18.3%
Homes Built 1960 to 1969	402	5.1%	3,569	11.5%	7,398	11.1%	19,488	10.0%
Homes Built Before 1959	1,006	12.9%	5,905	19.1%	9,097	13.7%	17,949	9.2%

Home Values (2026)

Home Values \$1,000,000 or More	1,411	36.8%	3,850	22.2%	7,356	17.3%	15,090	11.7%
Home Values \$500,000 to \$999,999	1,370	35.8%	4,716	27.2%	11,998	28.2%	41,022	31.8%
Home Values \$400,000 to \$499,999	372	9.7%	2,019	11.6%	6,024	14.2%	18,753	14.5%
Home Values \$300,000 to \$399,999	339	8.9%	2,814	16.2%	8,605	20.2%	22,572	17.5%
Home Values \$200,000 to \$299,999	149	3.9%	1,862	10.7%	4,527	10.7%	12,901	10.0%
Home Values \$150,000 to \$199,999	25	0.7%	520	3.0%	1,131	2.7%	5,439	4.2%
Home Values \$100,000 to \$149,999	41	1.1%	477	2.7%	866	2.0%	3,315	2.6%
Home Values \$70,000 to \$99,999	5	0.1%	248	1.4%	420	1.0%	2,567	2.0%
Home Values \$50,000 to \$69,999	4	0.1%	67	0.4%	190	0.4%	1,965	1.5%
Home Values \$25,000 to \$49,999	59	1.5%	375	2.2%	671	1.6%	2,346	1.8%
Home Values Under \$25,000	55	1.4%	413	2.4%	709	1.7%	3,064	2.4%
Owner-Occupied Median Home Value	\$845,116		\$643,914		\$600,192		\$518,956	
Renter-Occupied Median Rent	\$1,959		\$1,825		\$1,851		\$1,778	

Transportation To Work (2026)

Drive to Work Alone	3,543	65.3%	22,899	75.1%	49,058	74.6%	134,160	71.7%
Drive to Work in Carpool	353	6.5%	2,539	8.3%	5,325	8.1%	17,570	9.4%
Travel to Work by Public Transportation	44	0.8%	162	0.5%	312	0.5%	1,930	1.0%
Drive to Work on Motorcycle	3	-	27	-	162	0.2%	258	0.1%
Walk or Bicycle to Work	336	6.2%	936	3.1%	1,557	2.4%	3,933	2.1%
Other Means	66	1.2%	258	0.8%	865	1.3%	2,401	1.3%
Work at Home	1,078	19.9%	3,688	12.1%	8,528	13.0%	26,932	14.4%

Travel Time (2026)

Travel to Work in 14 Minutes or Less	1,263	23.3%	6,464	21.2%	13,513	20.5%	35,811	19.1%
Travel to Work in 15 to 29 Minutes	2,092	38.6%	13,411	44.0%	27,910	42.4%	72,755	38.9%
Travel to Work in 30 to 59 Minutes	805	14.9%	5,988	19.6%	13,449	20.4%	43,558	23.3%
Travel to Work in 60 Minutes or More	185	3.4%	958	3.1%	2,406	3.7%	8,129	4.3%
Average Minutes Travel to Work	19.0		19.8		20.6		21.8	