



Sarasota-Manatee Commercial Real Estate Poised for Transformation, Says Top Broker Stan Rutstein

BRADENTON , FL, UNITED STATES, July 21, 2025 /EINPresswire.com/ -- Sarasota and Manatee Counties are on the brink of a commercial real estate transformation, fueled by a wave of new businesses, population growth, and landmark development projects, says Stan Rutstein, one of Florida's most accomplished commercial real estate brokers.

Rutstein, named Florida's #1 RE/MAX Commercial Agent for seven consecutive years, notes that the region is evolving beyond its reputation as a retirement and vacation destination, emerging as a thriving hub for innovation, commerce, and investment.

"We're seeing an unprecedented combination of factors — an influx of residents from the Northeast and Midwest, companies relocating for tax and lifestyle advantages, and strategic investments across key sectors," Rutstein says. "This isn't just a real estate boom; it's the foundation for a new economic chapter in Sarasota-Manatee."

Key Trends Driving the Market

Mixed-Use Developments on the Rise:

Projects like Waterside Place at Lakewood Ranch and The Quay Sarasota are creating vibrant live-work-play destinations, drawing both locals and newcomers.

Industrial Space in Hot Demand:

With supply chain reshuffling and e-commerce growth, industrial parks along I-75 and near Port Manatee are experiencing record-low vacancy rates, and land for development is scarce.

Office Space Redefined:

Hybrid work models are reshaping office needs, with companies seeking flexible layouts, wellness features, and proximity to housing and amenities.

Retail Adapts and Innovates:

While some national chains retrench, local concepts — from craft breweries to boutique fitness studios — are filling key storefronts, especially in downtown Sarasota and Lakewood Ranch.

Big News on the Horizon

Rutstein highlights several regional developments to watch:

- The arrival of Mote Marine Laboratory's new Science Education Aquarium at Nathan Benderson Park, set to become a major tourism and educational draw.
- Sarasota-Bradenton International Airport's expansion, adding new routes and capacity to meet demand.
- Significant land acquisitions near University Parkway and Fruitville Road, setting the stage for future mixed-use and commercial growth.

"There's a resilience and optimism here," Rutstein adds. "The region's not just growing — it's maturing. We're attracting businesses that create jobs, not just rooftops. That's what will put Sarasota and Manatee on the national map in a whole new way."

Advice for Investors and Business Owners

Rutstein advises property owners and investors to:

- Focus on long-term fundamentals like location, infrastructure, and demand drivers.
- Work with experienced brokers who understand hyperlocal trends, not just headline numbers.
- Act decisively, as premium sites are increasingly limited and competition is rising.

"It's not just about price-per-square-foot or cap rates," Rutstein emphasizes. "It's about reading the next chapter of where people, businesses, and capital are headed — and positioning yourself ahead of the curve."

About Stan Rutstein

Stan Rutstein is Commercial Broker with RE/MAX Alliance Group, specializing in Sarasota and Manatee Counties. Recognized statewide for his deal-making, market expertise, and client advocacy, Stan advises national developers, regional investors, and local entrepreneurs, helping shape the future of Florida's Gulf Coast.

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