

For Lease

2032 HILLVIEW - OFFICE

2032 Hillview St, Sarasota, FL 34239



OFFERING SUMMARY

Lease Rate:	\$24.50 SF/yr (Gross)
Building Size:	4,231 SF
Available SF:	1,750 SF
Lot Size:	14,293 SF
Year Built:	1957
Zoning:	OPB

PROPERTY OVERVIEW

Introducing an exceptional medical or general office space strategically located just moments away from the hospital and a short drive to downtown and the barrier islands. This prime commercial property is tailor-made for healthcare professionals seeking a convenient and accessible location.

Situated within minutes of the renowned Sarasota Memorial Hospital this medical space offers unparalleled convenience for healthcare practitioners. Patients will appreciate the ease of access for their medical needs.

PROPERTY HIGHLIGHTS

- 1,750 SF
- Convenient to SMH
- Easy Access

KEN HOSKINSON, JR.

941.915.7994

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JOE C. HEMBREE, CCIM

941.951.1776

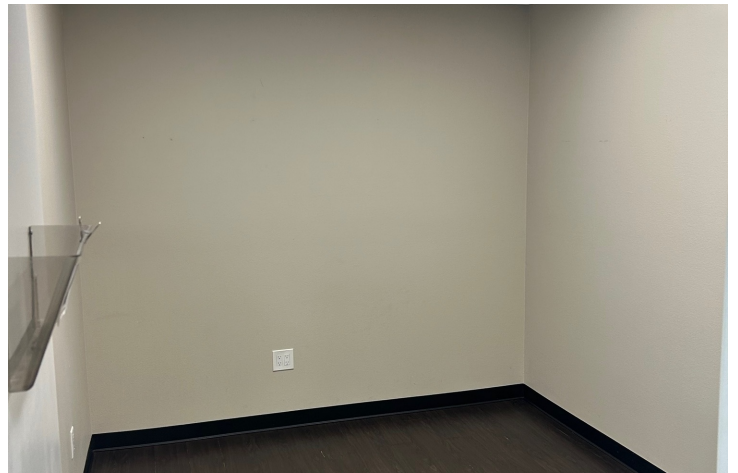
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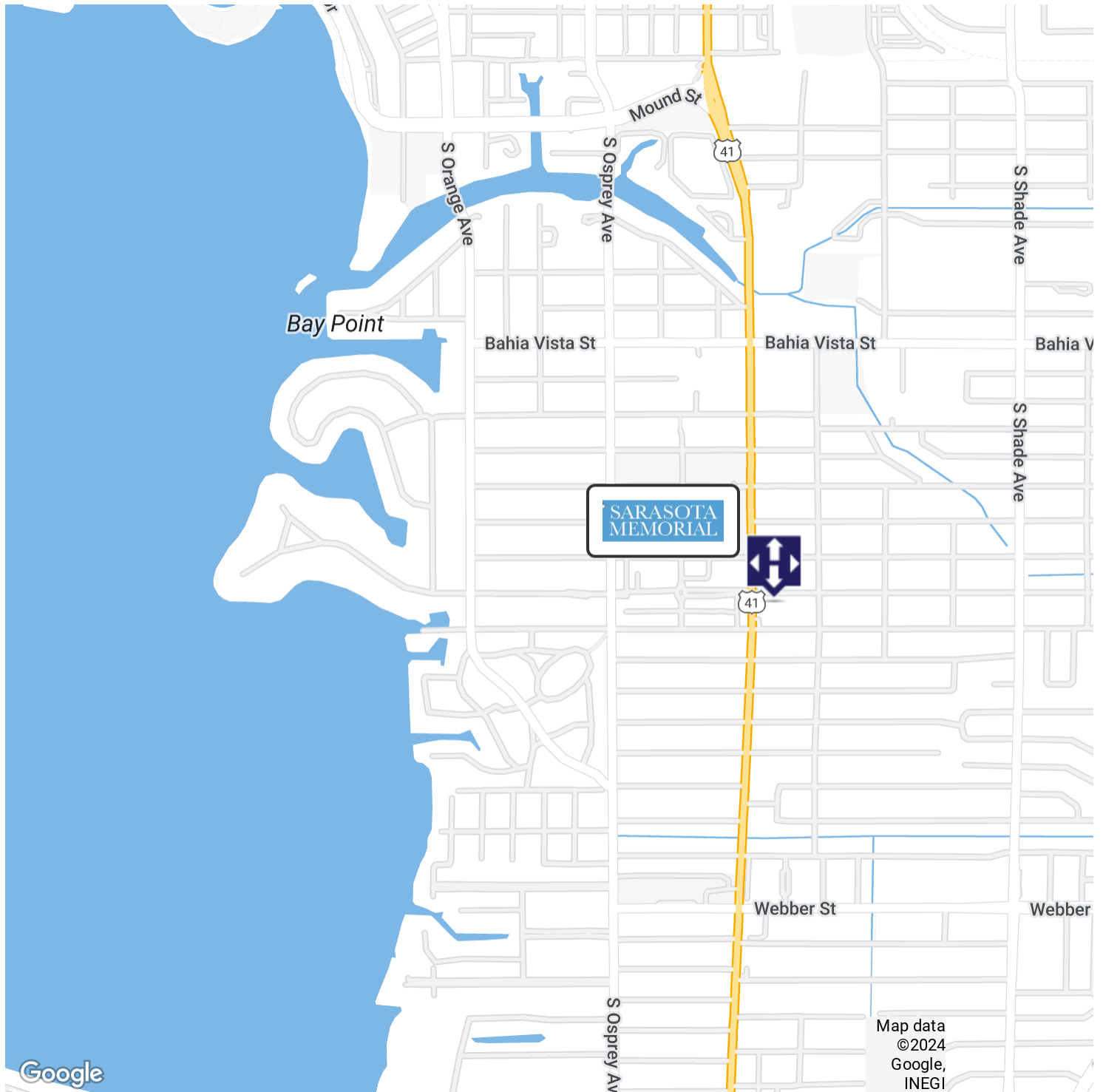
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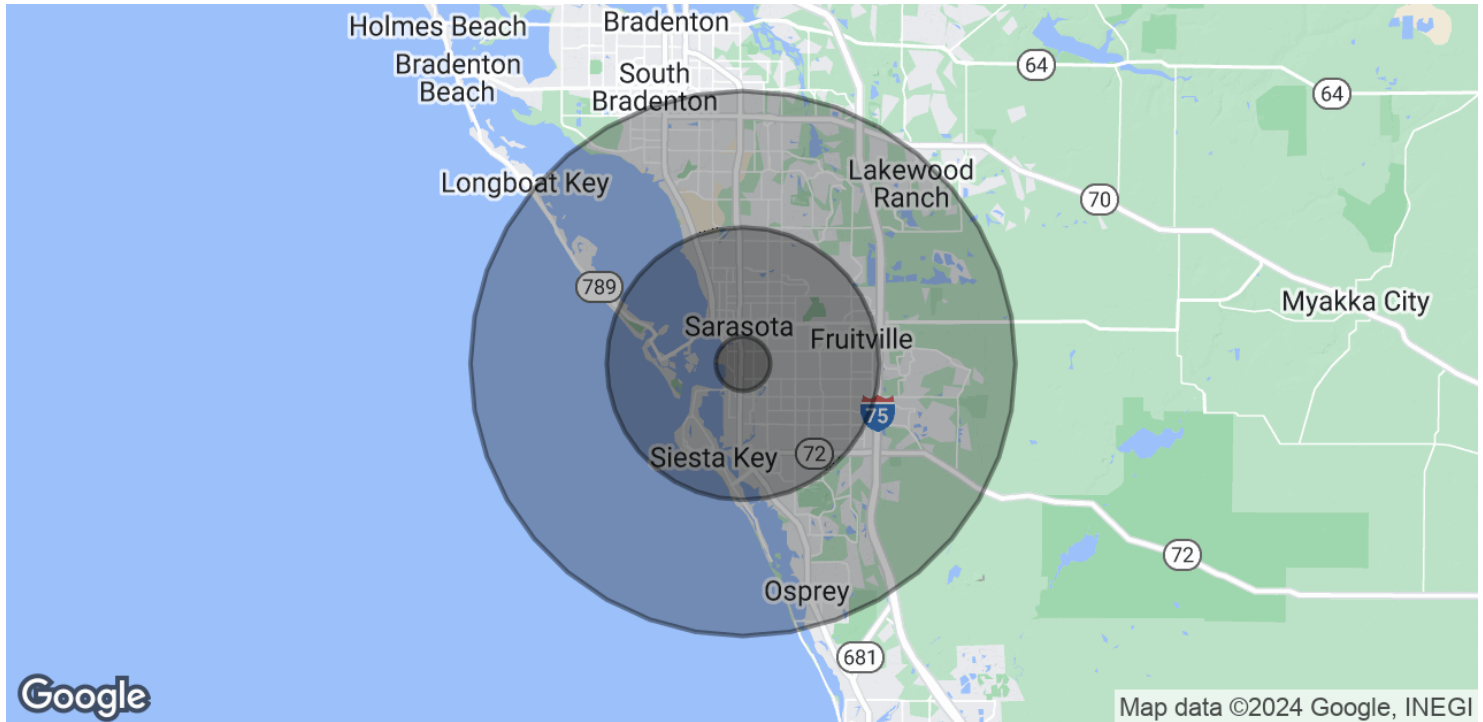
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	9,057	166,890	348,935
Average Age	54.5	49.5	51.4
Average Age (Male)	49.8	47.0	49.7
Average Age (Female)	57.0	51.7	52.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	5,186	93,759	194,824
# of Persons per HH	1.7	1.8	1.8
Average HH Income	\$85,605	\$73,097	\$73,202
Average House Value	\$466,654	\$343,561	\$327,557

* Demographic data derived from 2020 ACS - US Census

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