

FOR LEASE

4937 CLARK ROAD, SARASOTA, FL 34233

Medical Office for Lease



SUMMARY

Lease Rate:	Please Inquire
Building Size:	24,896 SF
Available SF:	1,500 - 12,308 SF

PROPERTY OVERVIEW

**** NEW OWNERSHIP ****

24,896+/- SF medical office space available for lease on Clark Road. This two-story medical office building is perfect for physical therapy, orthopedics, imaging, pain management offices.

First floor:

An Ear, Nose, and Throat specialist occupies the first floor with 4,982 SF remaining to lease. The first floor is currently built out as administrative offices, but can easily be converted into medical. Two suite options are available at 2,517 SF and 2,265 SF will be delivered spec as shown in the floor plan.

Second Floor:

Suite 201: 2,936 SF - Large open area for cubicles, two in-suite restrooms, conference room, reception, and waiting area.

Suite 202: 2,000 - 3,618 SF - Grey shell suite

Suite 203: 5,754 SF - Move-in ready physical therapy clinic including 7 exam rooms with plumbing, large padded gym floor, lobby, check-in/check-out, men's and women's locker rooms with showers, clean/dirty soil closets, and administrative offices.

PRESENTED BY
ASHLEY WALKER

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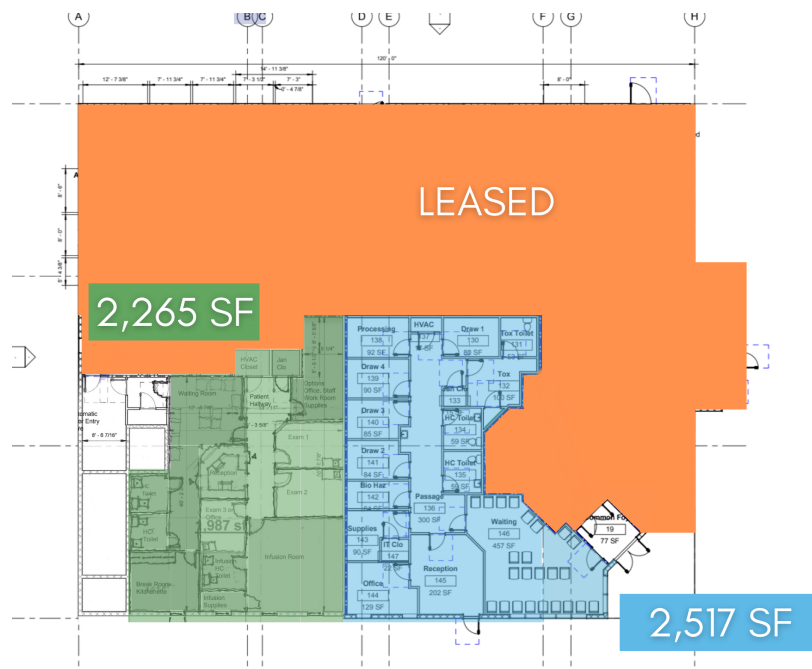
OFFICE BUILDING

For Lease

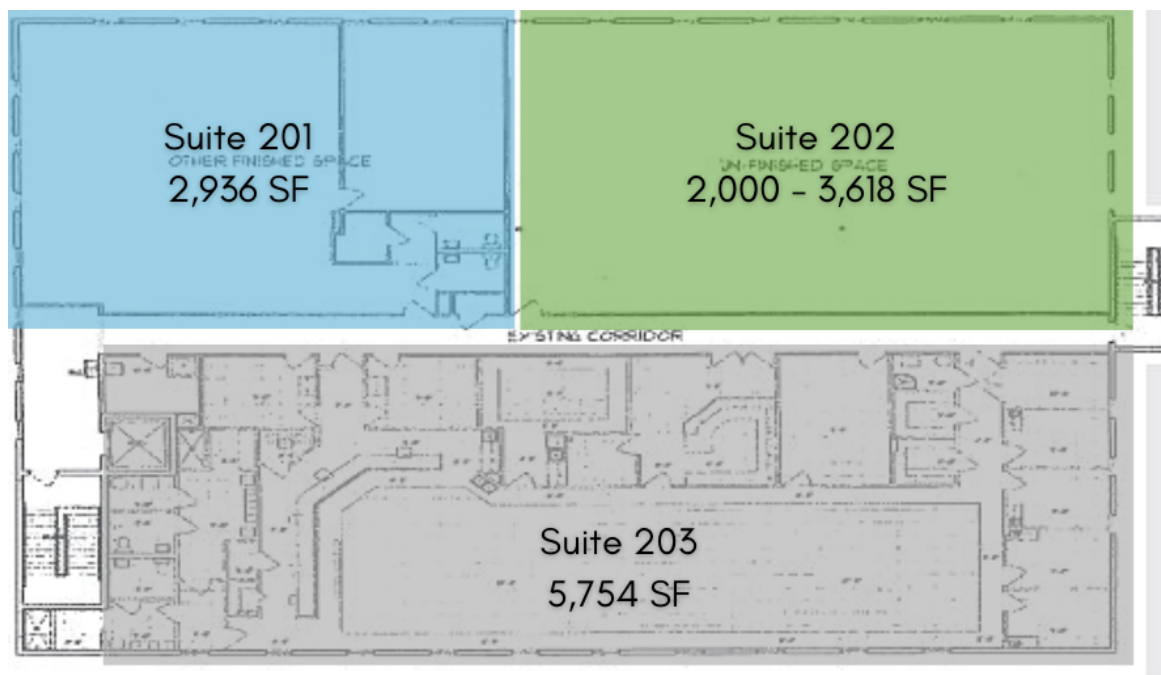
ADDITIONAL PHOTOS

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First Floor Layout - Potential Two Suites



Second Floor Layout

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LOCATION MAPS

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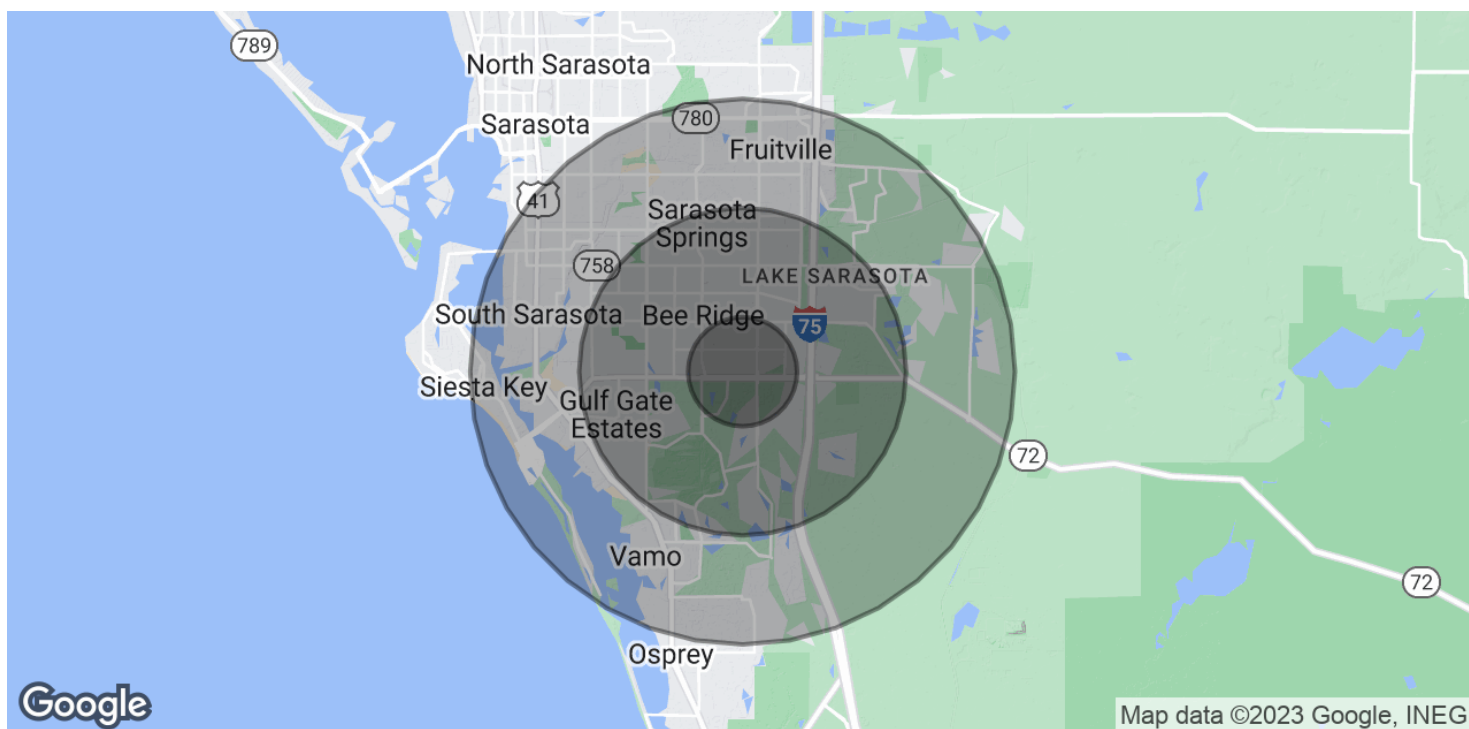
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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,254	59,394	134,375
Average age	55.0	49.9	50.2
Average age (Male)	52.6	48.0	48.6
Average age (Female)	56.2	51.3	51.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,959	26,338	59,823
# of persons per HH	2.1	2.3	2.2
Average HH income	\$81,229	\$73,208	\$73,915
Average house value	\$330,420	\$279,682	\$306,352

* Demographic data derived from 2020 ACS - US Census

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