

5537 Marquesas Circle

5537 MARQUESAS CIRCLE SARASOTA, FL 34233



PROPERTY DESCRIPTION

Fantastic office/medical space located in the desired Sawyer Oaks Professional Park. The space consist of a storefront entrance into large reception area with seating for 12-15 people complete with a check in/out counter and admin/reception desk. There is a secondary reception are with seating for 6-8 people, three admin areas complete with a file room, and a spacious nurse station with two work areas. There is 7 exam rooms and two private doctor offices with one having a private restroom complete with a shower. An additional 3 private restrooms and a kitchen in the space. Vacant for owner user.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Sale Price:	\$995,000
Lease Rate:	\$27.00 per year (MG)
Available SF:	2,689 SF
Building Size:	2,689 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	785	3,577	9,288
Total Population	1,579	6,855	17,726
Average HH Income	\$85,569	\$75,506	\$71,602

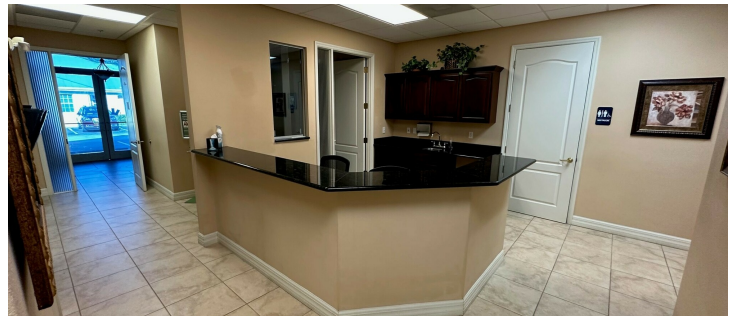
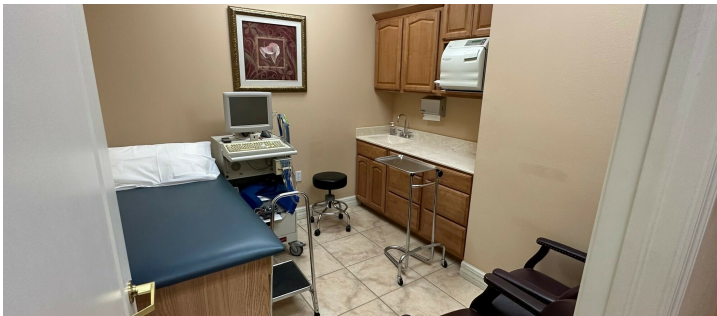
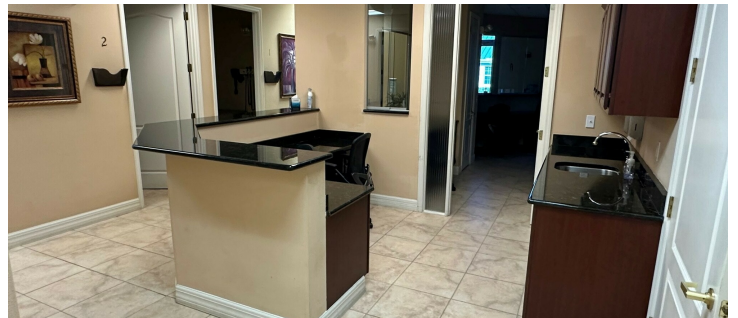
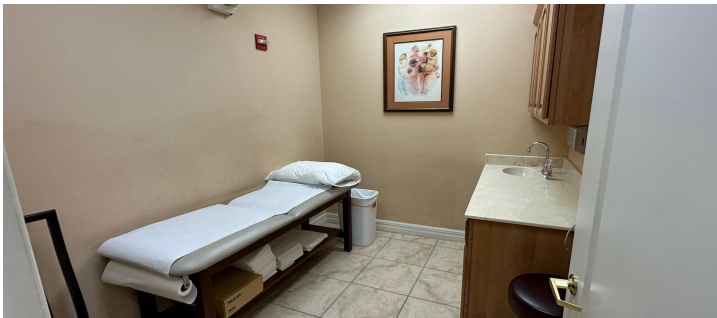
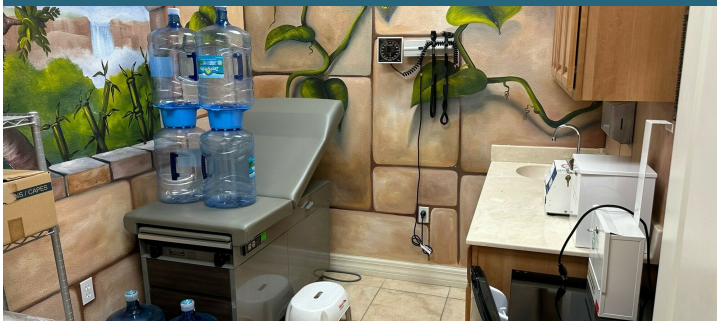


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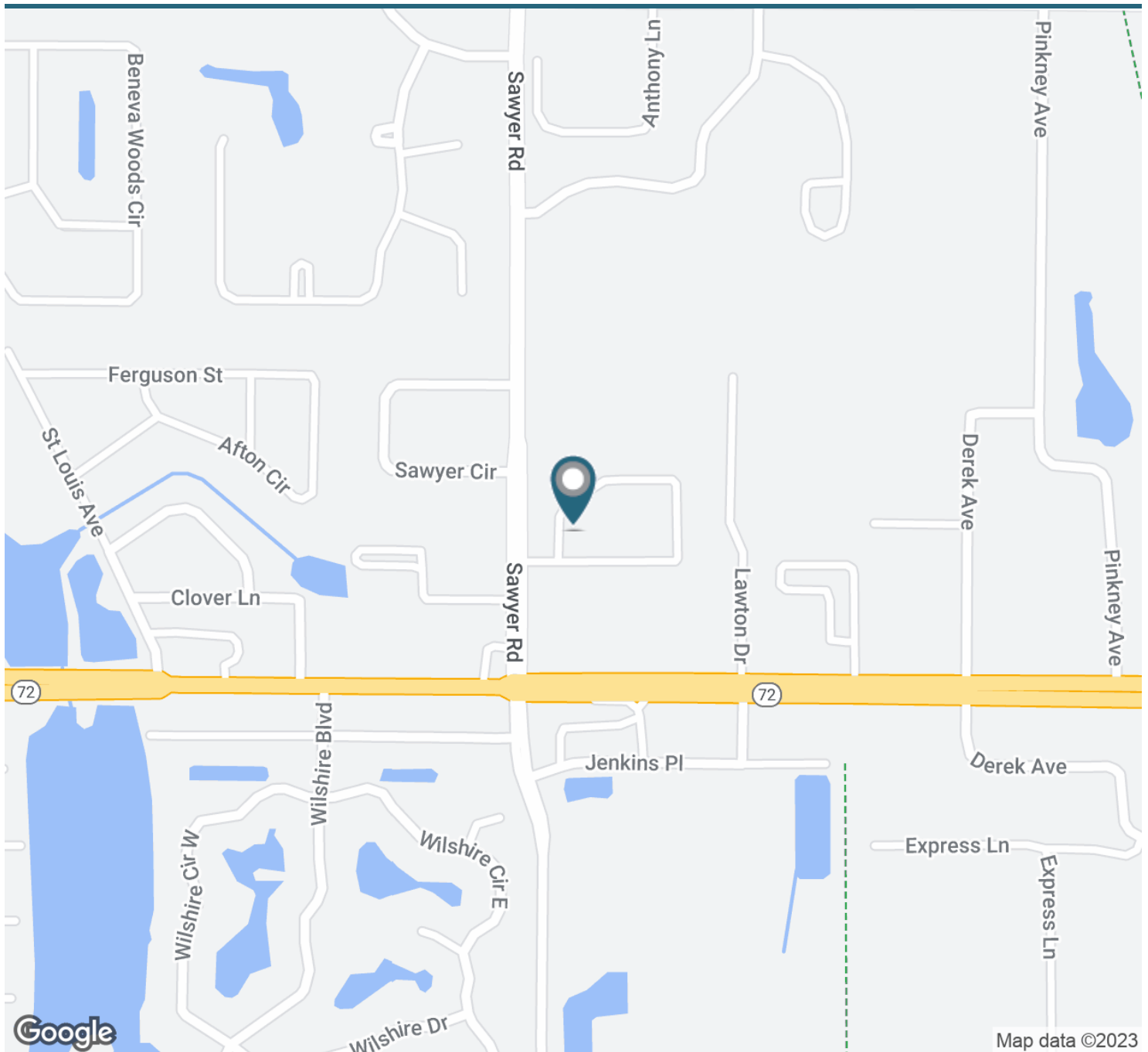
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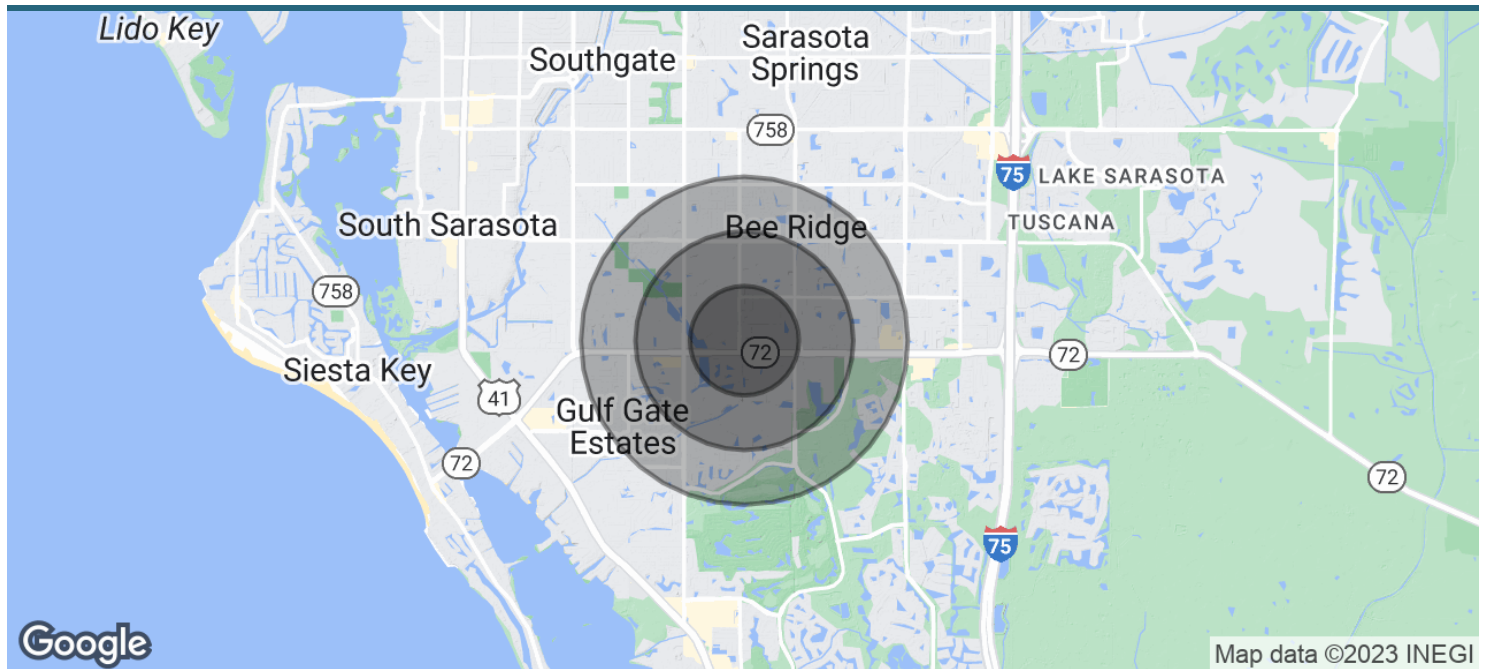
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Information deemed reliable but not guaranteed. Prices subject to change without notice.



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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,579	6,855	17,726
Average Age	60.4	54.5	52.1
Average Age (Male)	57.4	49.3	47.9
Average Age (Female)	63.5	58.8	54.9

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	785	3,577	9,288
# of Persons per HH	2.0	1.9	1.9
Average HH Income	\$85,569	\$75,506	\$71,602
Average House Value	\$362,153	\$314,165	\$284,600

* Demographic data derived from 2020 ACS - US Census



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