

For Lease

MEDICAL OFFICE SUBLET

600 N Cattlemen Rd, Sarasota, FL 34232



OFFERING SUMMARY

Lease Rate:	\$38.54 SF/yr (NNN)
Building Size:	45,040 SF
Available SF:	3,520 SF
Lot Size:	167,085 SF
Year Built:	2006
Zoning:	PCD

PROPERTY OVERVIEW

Great opportunity for a medical use in the same building as Florida Cancer and Sarasota Vascular. Unit was designed for two imaging machines with accompanying offices, exam rooms and consultation areas. Space was never occupied.

PROPERTY HIGHLIGHTS

- 3,520 SF Medical Office
- Great Location
- Potential use of Furniture

KEN HOSKINSON, JR.

941.915.7994

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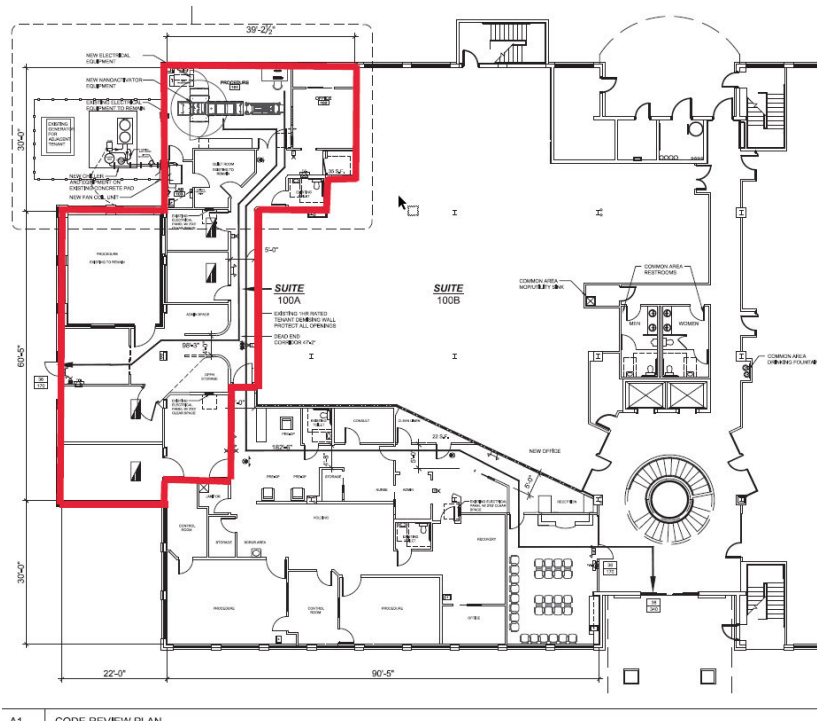
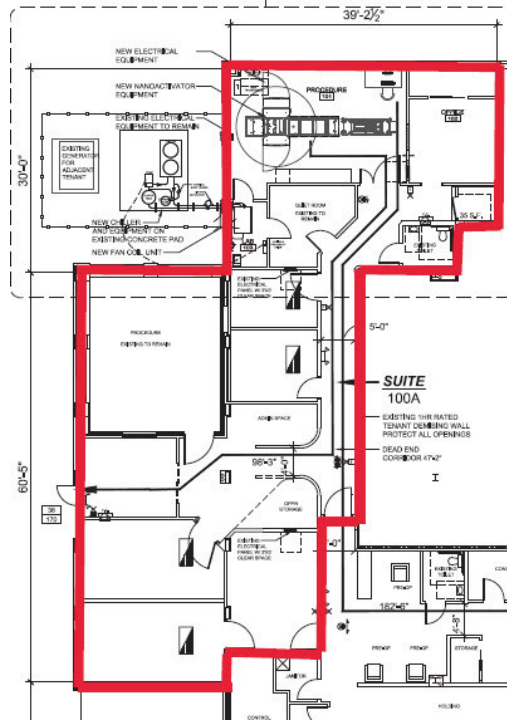
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A1 CODE REVIEW PLAN

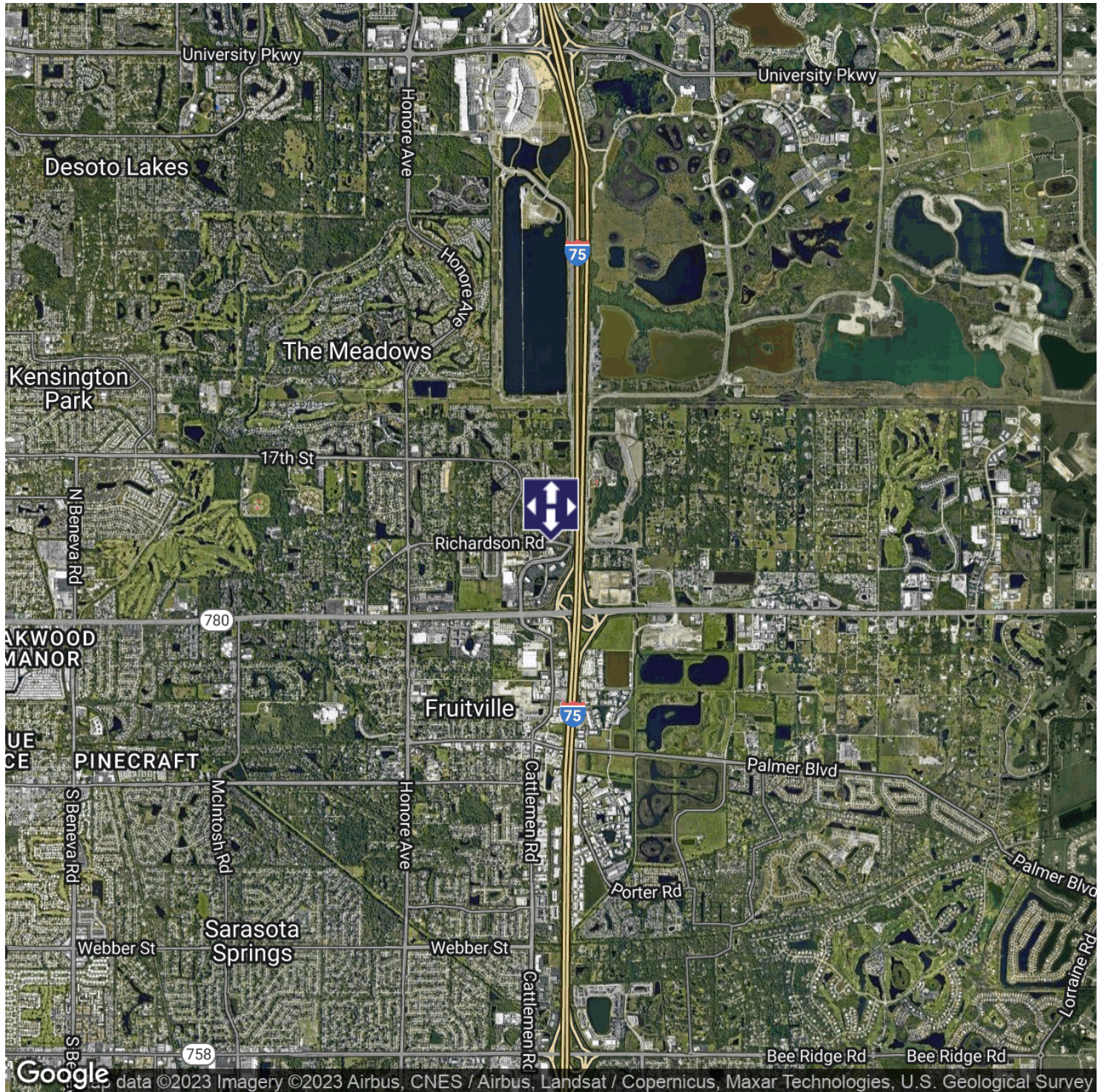
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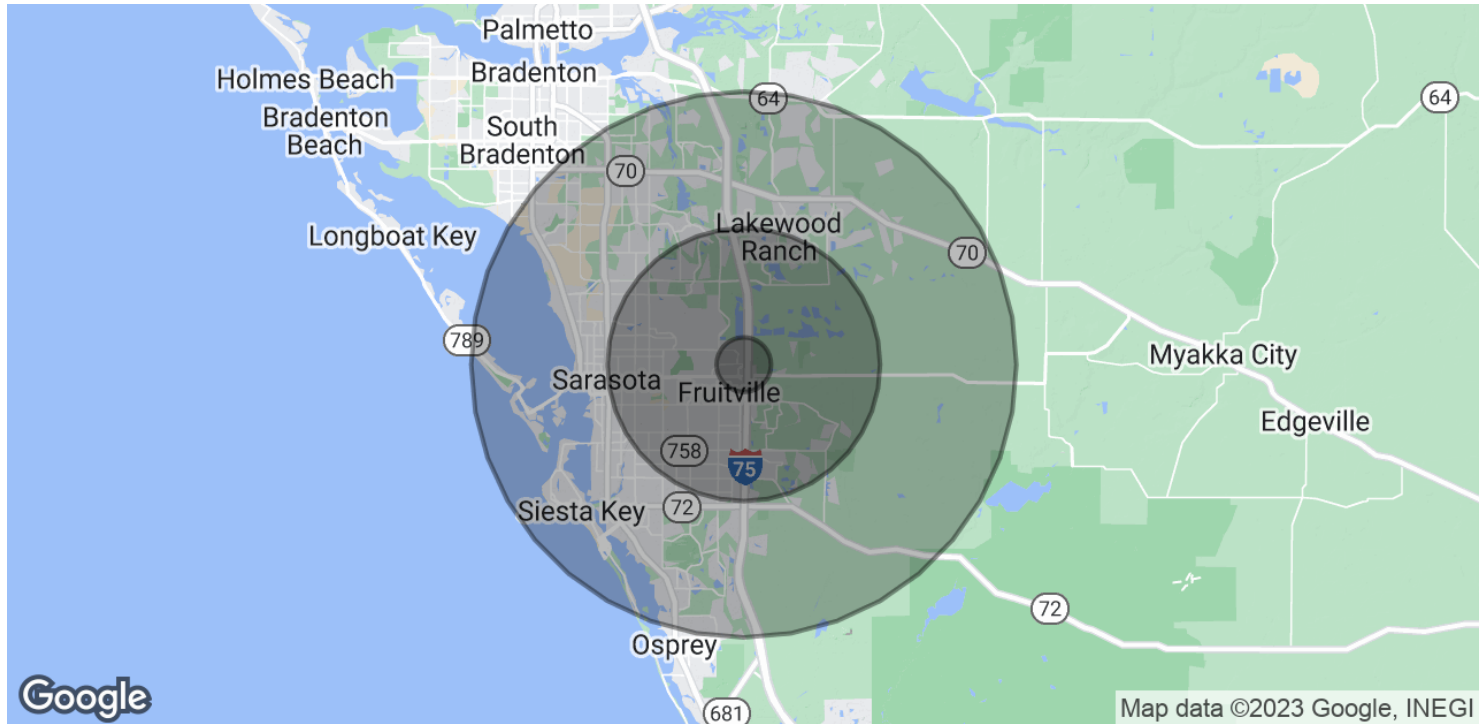
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,775	141,099	351,940
Average Age	47.0	48.7	50.9
Average Age (Male)	48.1	46.5	49.5
Average Age (Female)	45.7	50.5	51.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,487	70,023	189,437
# of Persons per HH	1.9	2.0	1.9
Average HH Income	\$70,770	\$75,050	\$77,573
Average House Value	\$253,332	\$278,160	\$340,675

* Demographic data derived from 2020 ACS - US Census

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