



FREESTANDING RETAIL OPPORTUNITY AVAILABLE FOR LEASE IN THE CLARK RD. CORRIDOR

5853 Derek Ave, Sarasota, FL 34238



PROPERTY OVERVIEW

Welcome to your next retail opportunity! This freestanding building boasts 3611 square feet of prime retail space, situated in the growing Clark Rd. corridor.

Strategically positioned at the signalized intersection of Derek Avenue and McIntosh Road, excellent ingress and egress ensure convenient access for both customers and deliveries. With 39 parking spaces available, your customers will always find a spot, enhancing their shopping experience.

Located just 1.5 miles from I-75, this property enjoys excellent connectivity, attracting a steady flow of traffic. The average of 41,500 VPD on Clark Rd ensures high visibility for your business, maximizing exposure to potential customers.

Whether you're launching a new venture or expanding an existing one, this space is perfect for your retail needs. Don't miss out on this opportunity to establish your presence in this rapidly growing area. Reach out now to secure your spot and unlock the potential of this prime location!

Ground lease opportunity also available!

PROPERTY SUMMARY

Lease Rate:	\$35.00 SF/yr (NNN)
Available SF:	3,611 SF
Lot Size:	0.7 Acres
Year Built:	2008
Parking Spaces	39
Zoning:	PID



Presented By:
STEVE HORN, CCIM
941.906.8688 x107
steve@ian-black.com



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

Ian Black Real Estate | 1 South School Avenue | Suite 600 | Sarasota, FL 34237 | ian-black.com

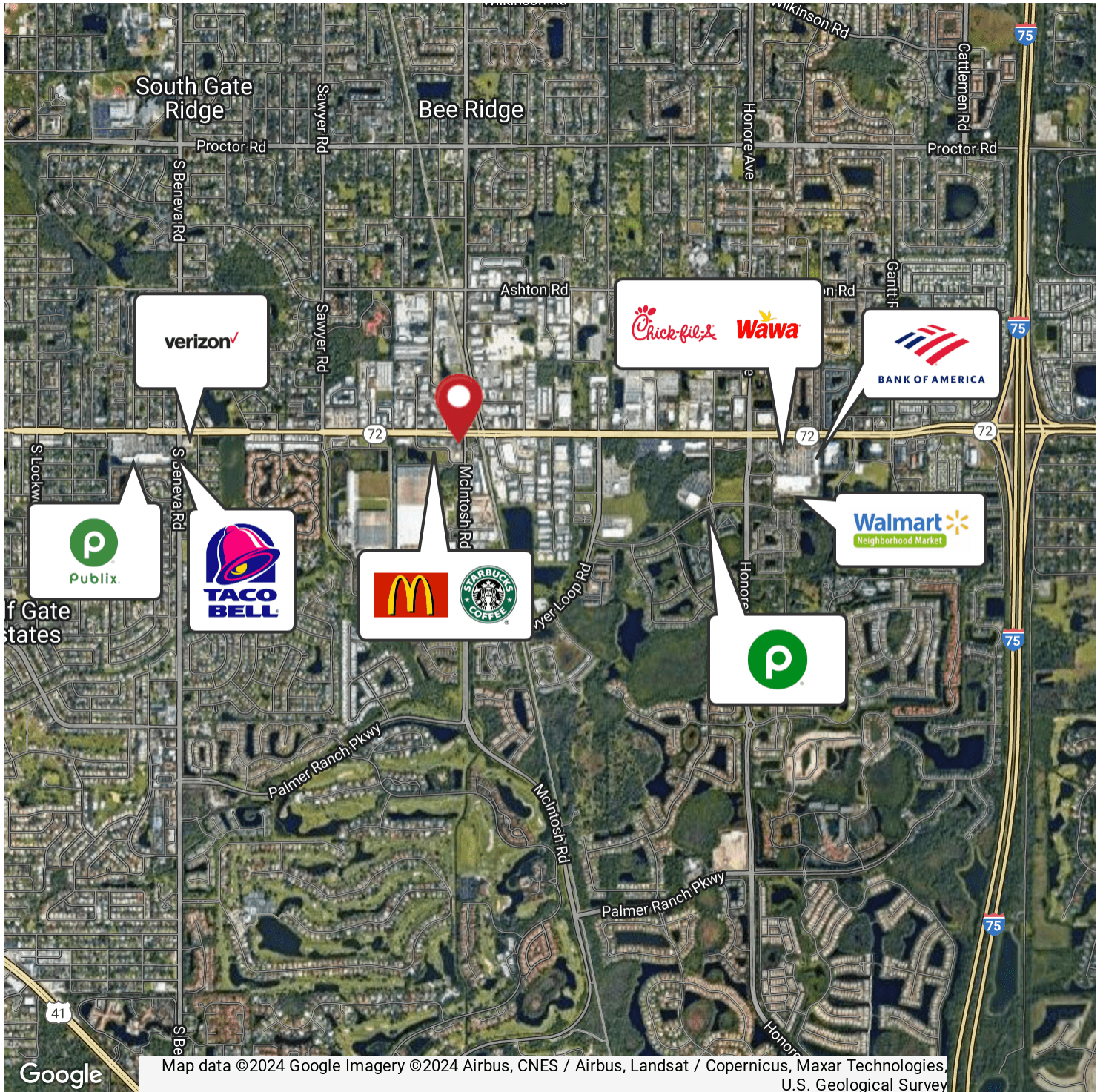
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