



**FREESTANDING CLASS A
OFFICE/MEDICAL IN
LAKWOOD RANCH**

7349 MERCHANT CT
SARASOTA, FLORIDA 34240

PROPERTY HIGHLIGHTS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,004	11,979	40,051
Total Population	1,524	21,137	78,076
Average HH Income	\$99,703	\$93,174	\$91,569



For More Information

ADAM DOAK
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OFFERING SUMMARY

Sale Price:	\$5,250,000
Lease Rate:	\$27.50 SF/yr (NNN)
Building Size:	12,187 SF
Available SF:	12,187 SF
Lot Size:	1.34 Acres
Year Built:	2001
Renovated:	2023
Zoning:	PCD

PROPERTY OVERVIEW

Place your next office or medical company in the center of everything! This class A stand alone medical or corporate office rarely comes available. Location! Location! Location!

The building features many private offices / exam rooms, conference rooms, giant server room, a training area, breakroom/kitchen and open work areas. First and second floor are fully sprinklered. Building has a second floor that is air conditioned used for storage. Ample on site parking with a monument sign in place. Building went under a giant renovation in 2023 from new exterior paint, landscaping, interior upgrades from flooring to ceiling. Approx. 58 parking spaces on property.

Perfect set up for a corporate office ,call center or medical practice.

Located minutes from all amenities of Lakewood Ranch and only a few minutes from I-75.

Lakewood Ranch was ranked #1 community in the Nation for the 6 year in a row!

Property is located in Lakewood Ranch's Corporate Park. With this premier location being minutes from the new Lakewood Ranch Waterside along with being steps from Center Point a 77,000 s.f. medical office building, hotel outparcel, 11 retail outparcels, 30,000 s.f. specialty grocer and 25,000 s.f. of inline shops.

Approx. CAM subject to change \$3.94 psf (includes prop insurance, mgmt fee, and prop taxes)

Approx. 5-MILE TRADE AREA
 Population - 105,578
 Daytime population - 106,669
 Households - 46,288
 Avg. Household Income - \$120,610
 Households Income > \$75K - 57.6%

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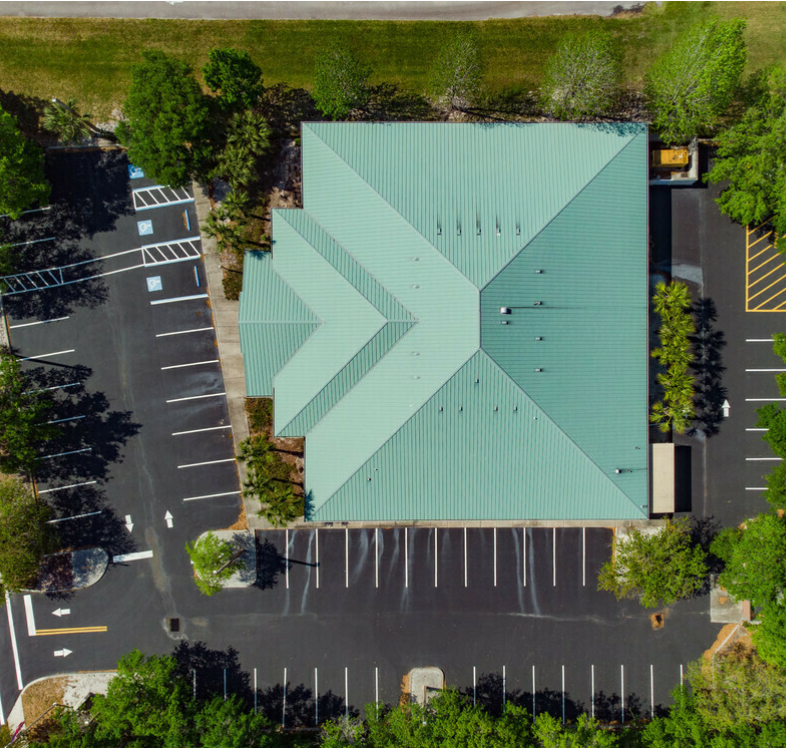
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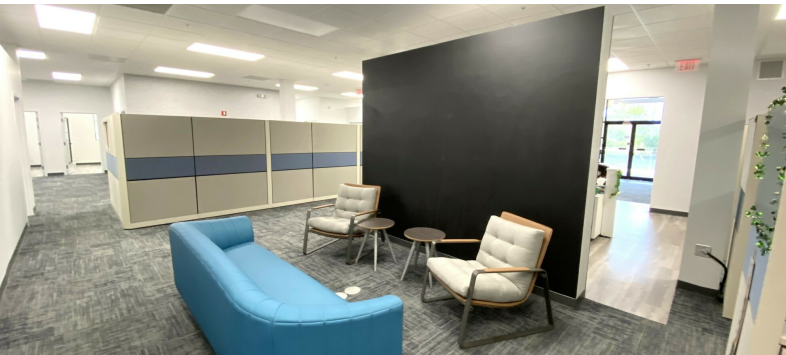
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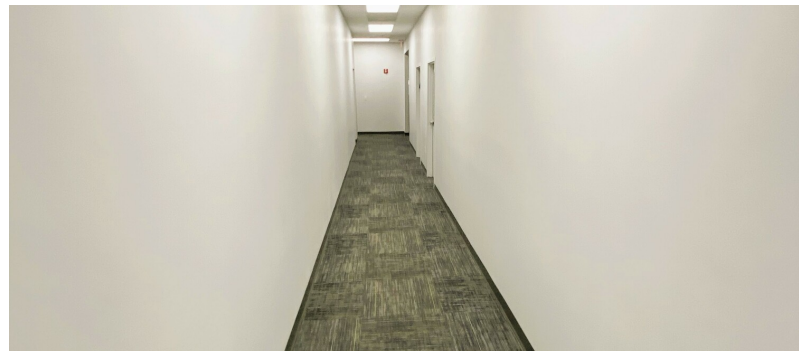
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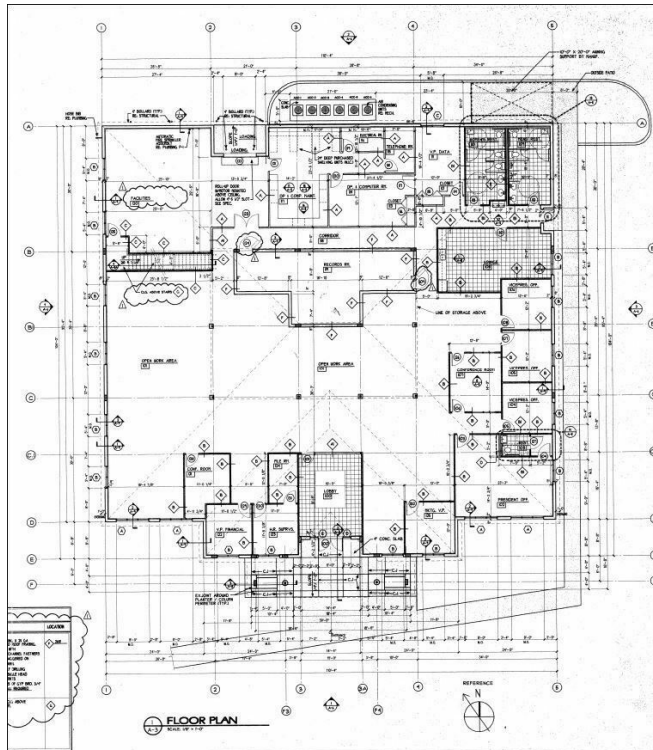
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FLOORPLAN

Sarasota Office



7349 MERCHANT COURT, SARASOTA, FL 34240



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