

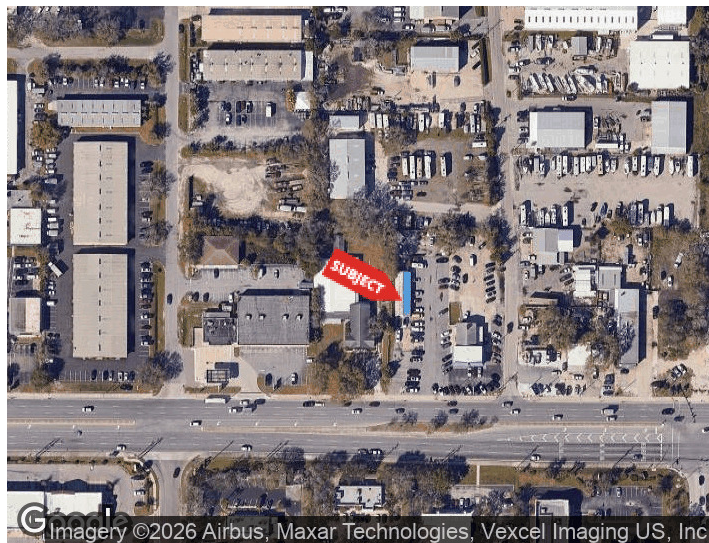


**SHOWROOM WAREHOUSE
& OUTDOOR DISPLAY**

**4343 CLARK RD
SARASOTA, FLORIDA 34233**

PROPERTY HIGHLIGHTS

- Seller financing available
- 4,625 SF total across two freestanding buildings
- 1,924 SF warehouse + 2,701 SF showroom/office
- 52,049 SF corner lot with extensive outdoor display area
- High visibility and frontage on major Sarasota corridor
- Surrounded by strong national brands and service tenants
- Quick access to I-75 and central Sarasota



DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	51	208	2,055
Total Population	111	473	4,752
Average HH Income	\$131,253	\$128,738	\$133,716

For More Information

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SARASOTA, FL 34233



OFFERING SUMMARY

Sale Price:	\$3,295,000
Building Size:	4,625 SF
Lot Size:	52,049 SF
Price / SF:	\$712.43
Year Built:	1972
Zoning:	ILW

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 4343 Clark Rd, Sarasota, FL

Property Type: Showroom / Warehouse / Outdoor Display

Property Size: 4,625 SF (1,924 SF Warehouse + 2,701 SF Showroom/Office)

Position your business on one of Sarasota's busiest commercial corridors with this highly visible freestanding commercial property. Featuring a combination of showroom, office, warehouse, and extensive outdoor display space, the property offers exceptional flexibility for a variety of commercial users requiring visibility, inventory display, storage, or operational space.

Situated on a 52,049 SF corner lot with ILW zoning, the property provides excellent frontage, easy accessibility, and significant outdoor display and parking capacity. The versatile layout is ideal for businesses such as equipment sales, trailer sales, powersports, marine-related operations, contractor services, vehicle sales, and other commercial uses that benefit from prominent exposure and outdoor inventory display.

Located at the signalized intersection of Clark Rd and Pinkney Ave, just west of McIntosh Rd, the property benefits from strong traffic counts and proximity to major national retailers including McDonald's, Starbucks, and Goodwill, providing consistent visibility and market exposure.

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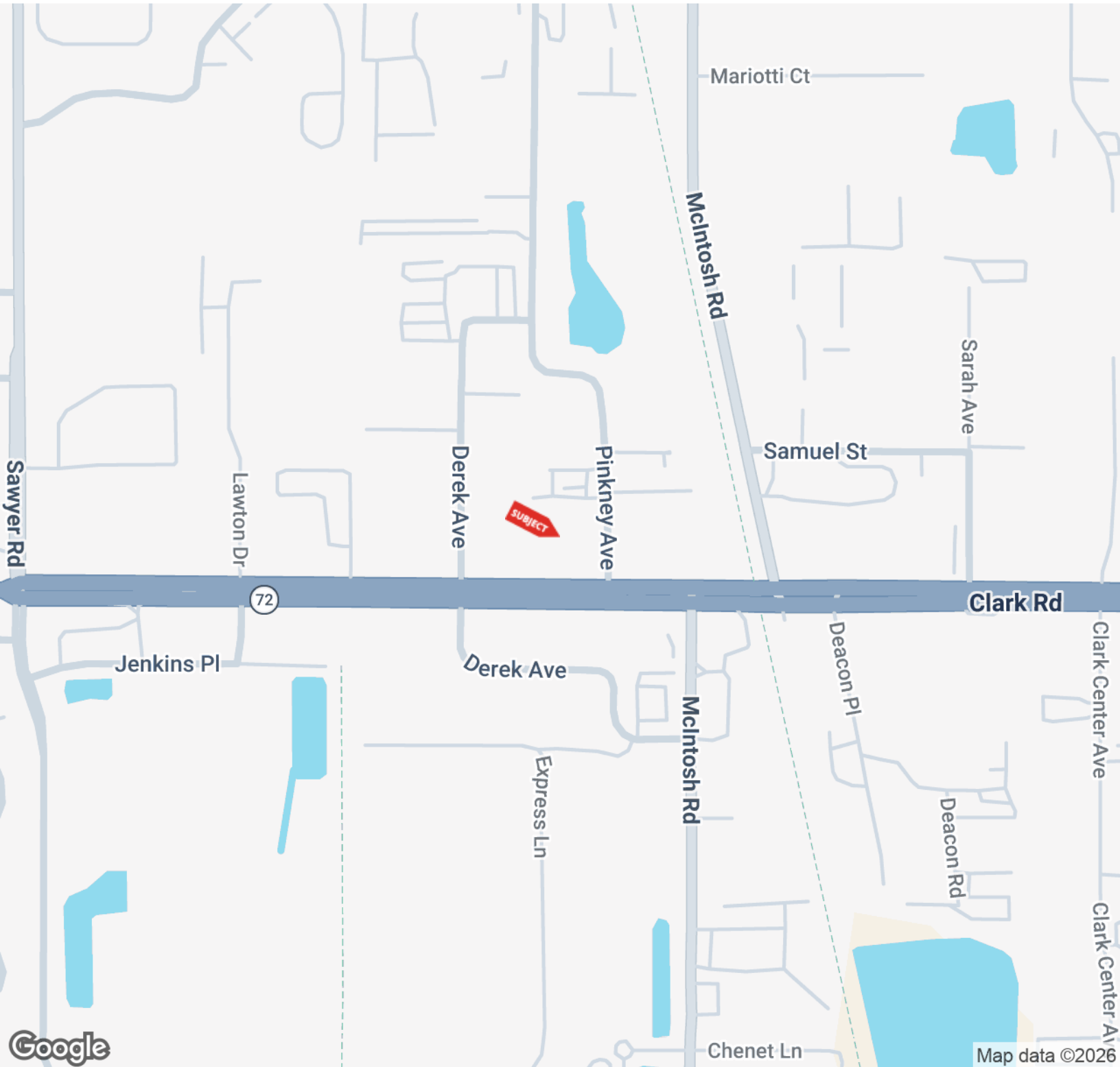
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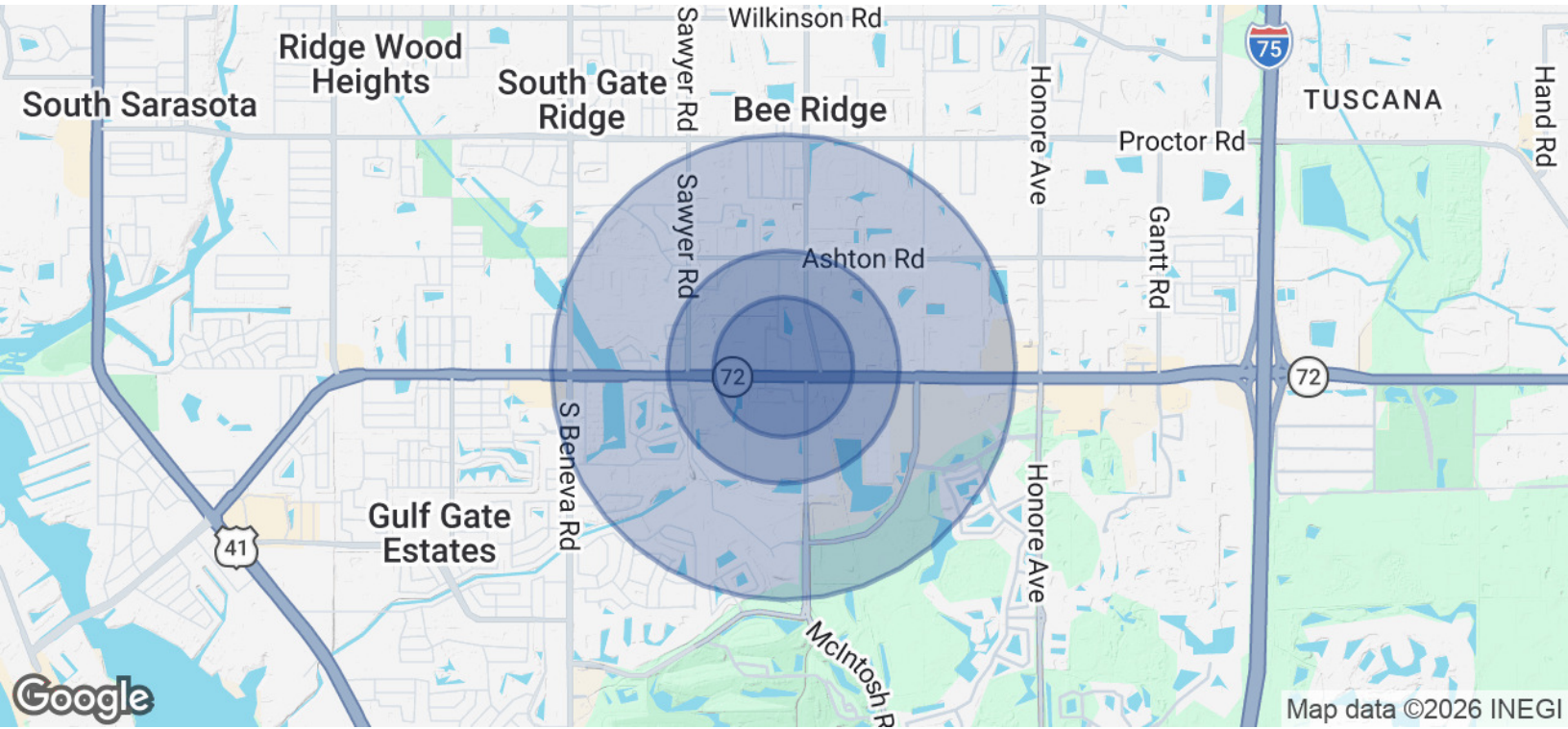
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	111	473	4,752
Average Age	57	55	53
Average Age (Male)	56	54	52
Average Age (Female)	58	56	54

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	51	208	2,055
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$131,253	\$128,738	\$133,716
Average House Value	\$563,751	\$535,106	\$522,135

2020 American Community Survey (ACS)

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