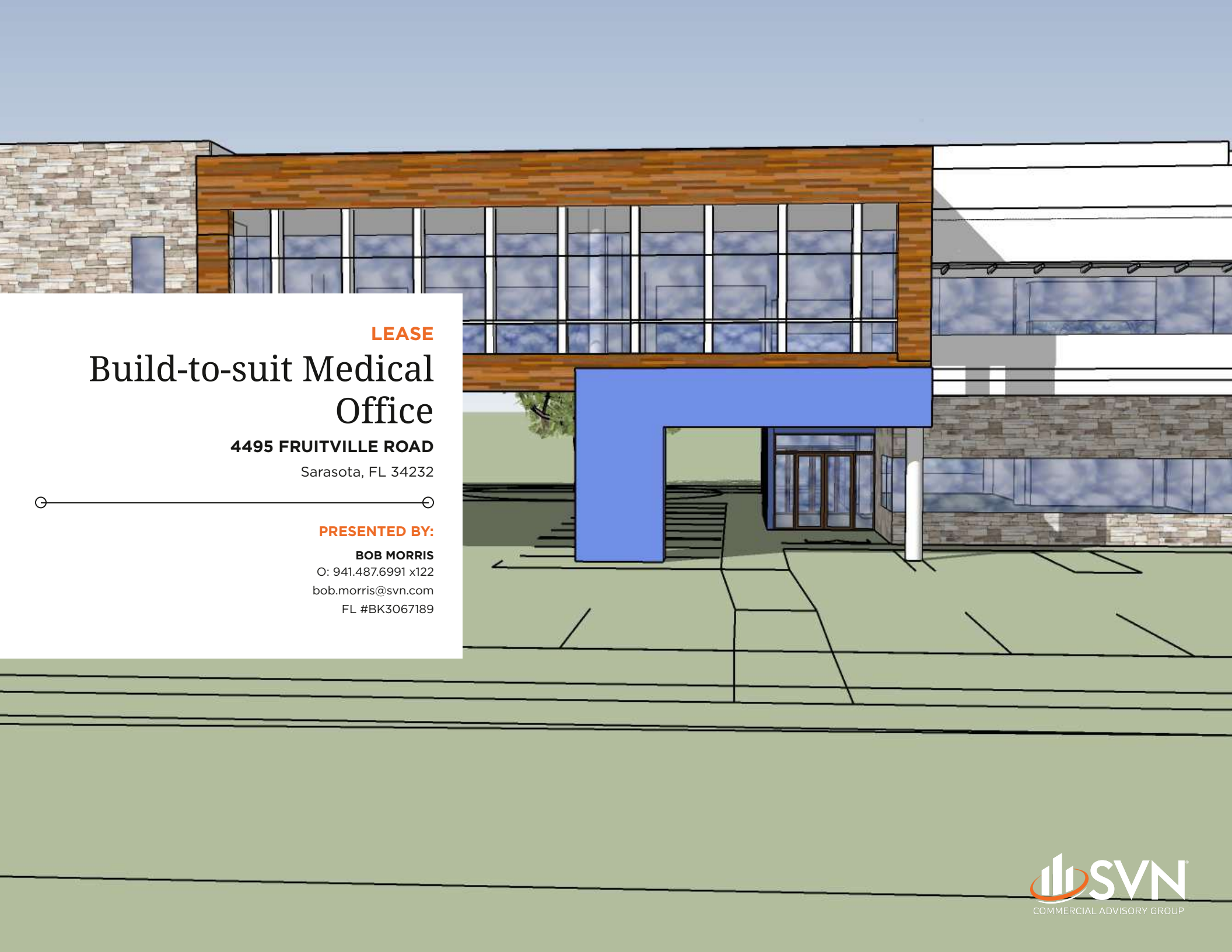




LEASE

Build-to-suit Medical Office

4495 FRUITVILLE ROAD

Sarasota, FL 34232

PRESENTED BY:

BOB MORRIS

O: 941.487.6991 x122

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PROPERTY DETAILS & HIGHLIGHTS

BUILDING NAME	Build-to-suit Medical Office
PROPERTY TYPE	Office
PROPERTY SUBTYPE	Medical
APN	0044130016
BUILDING SIZE	16,500 SF
LOT SIZE	39,646 SF
BUILDING CLASS	A
AVERAGE FLOOR SIZE	8,250 SF
PARKING SPACES	66
CONSTRUCTION STATUS	Build to suit

Medical Office - Build-to-suit. New construction Class A medical office property on Fruitville Road corridor directly across the street from the planned Sarasota County Medical Examiner and Coroner's office. The medical office building would offer a unique opportunity on the Fruitville corridor to locate a medical practice at the forefront of this highly trafficked dynamic corridor. The approved site plan includes approximately 16,500 SF of space with over 180 feet of frontage directly on Fruitville Road. There is significant residential, and commercial growth in this corridor. There will be building signage available and ample surface parking making this building easily visible and accessible for all patients. Anticipated delivery Q3 2026. 4:1,000 parking ratio, full buildout allowances available. NNN Lease with base net rent of \$42.00 psf. (Attached building renderings and floor plans are conceptual.)

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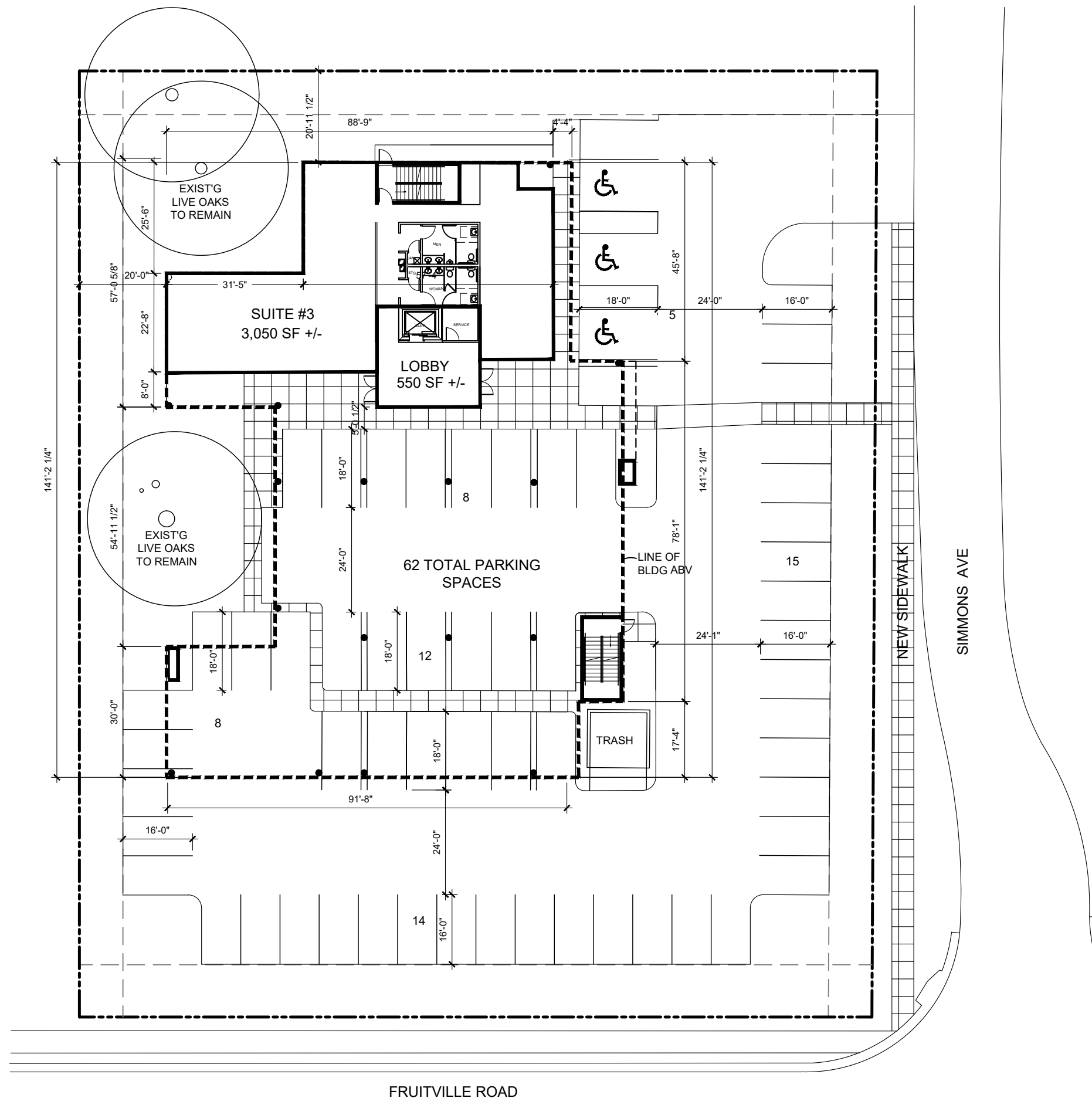


- - Class A Medical/Office Building (In Design)
- - Strategic Location/Visibility on Fruitville Road Corridor
- - +/- 16,500 SF Two Story Building
- - Full buildout allowances available
- - 4.00+/-1,000 Parking Ratio
- - \$42.00 PSF/NNN Lease, OPEX \$7.50/PSF (est.)
- - ADT 50,000

ADDITIONAL PHOTOS

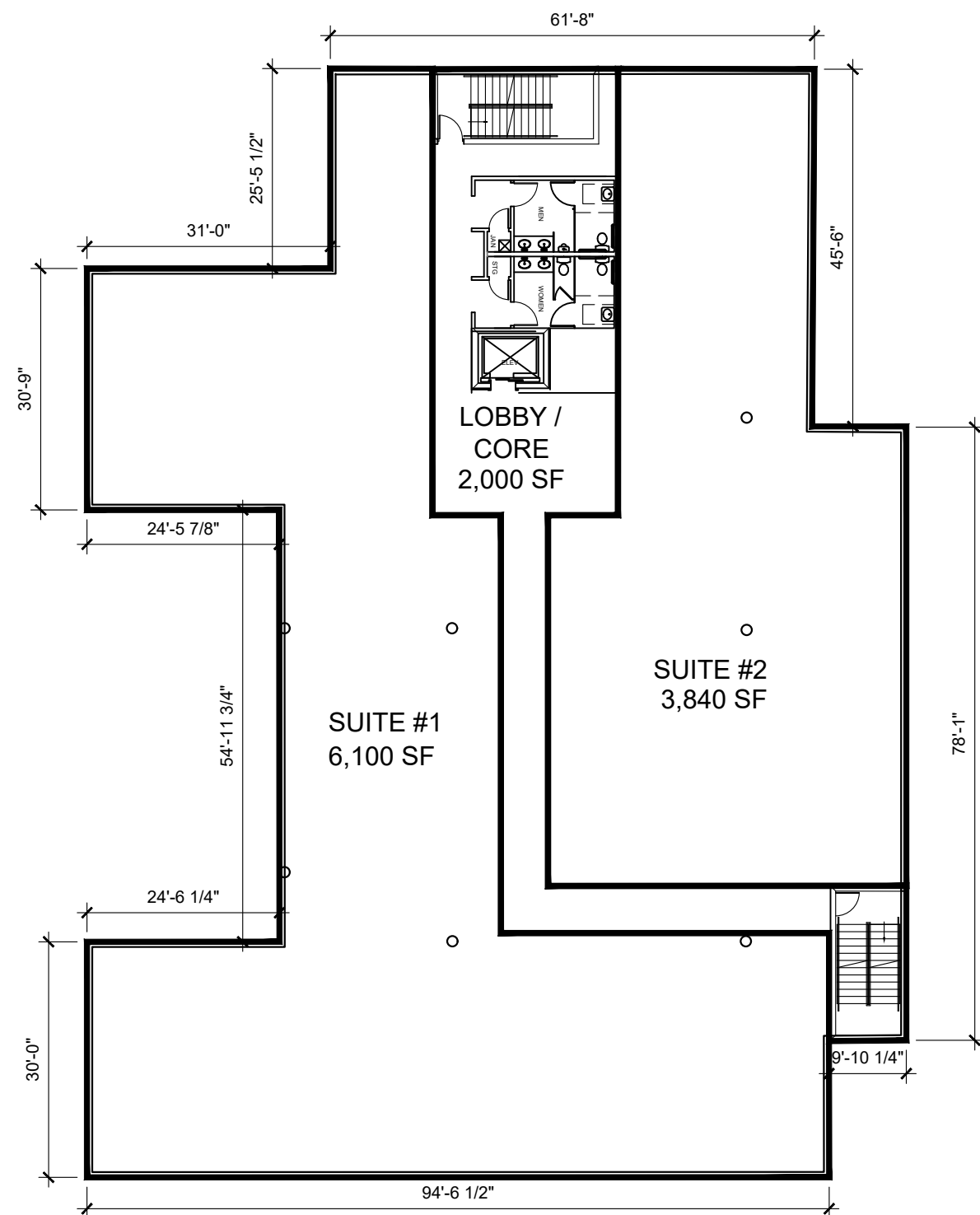


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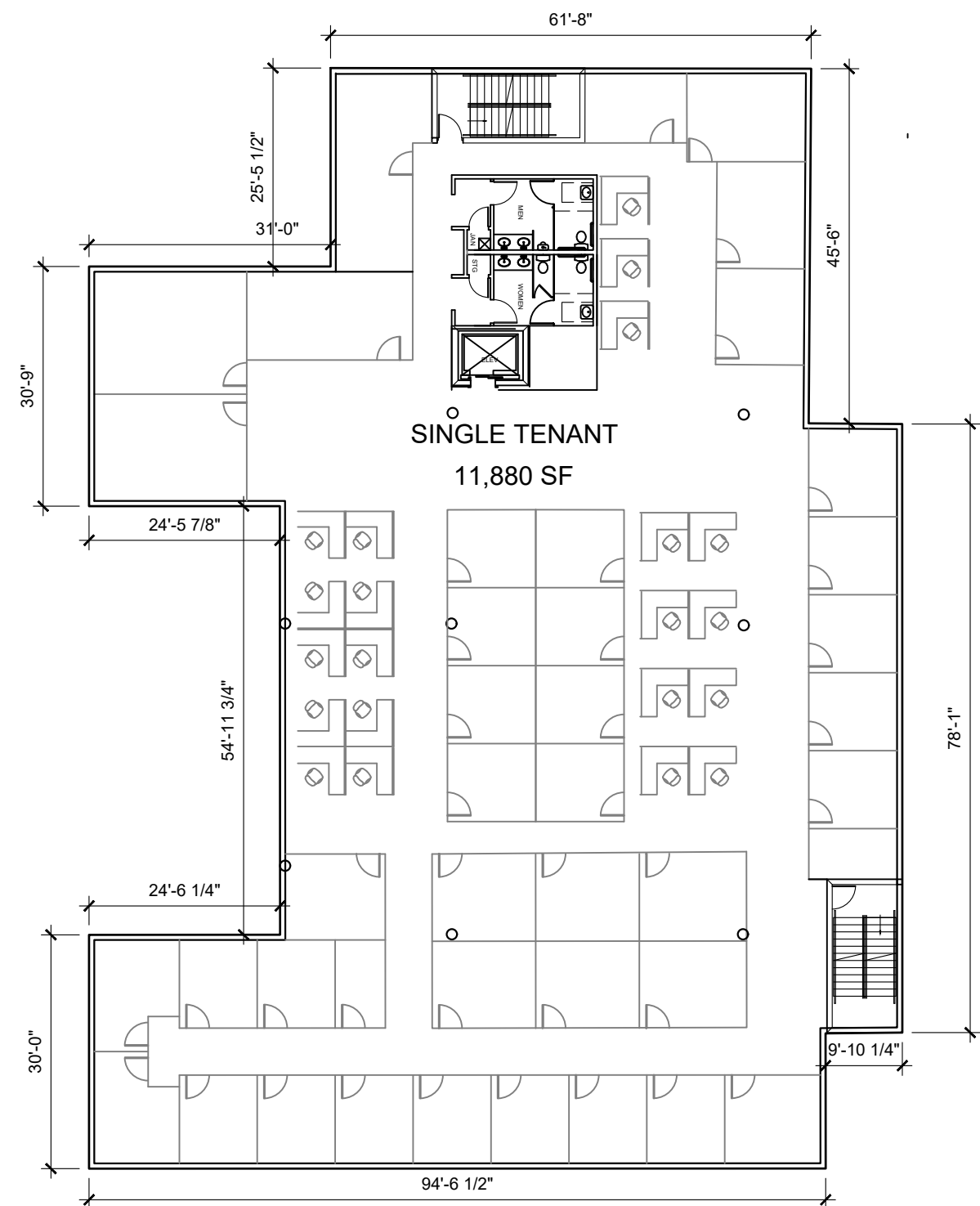
SITE PLAN / FIRST FLOOR PLAN

SCALE: 1" = 10'-0"



SECOND FLOOR PLAN - MULTI-TENANT PLAN

SCALE: 1/8" = 1'-0"



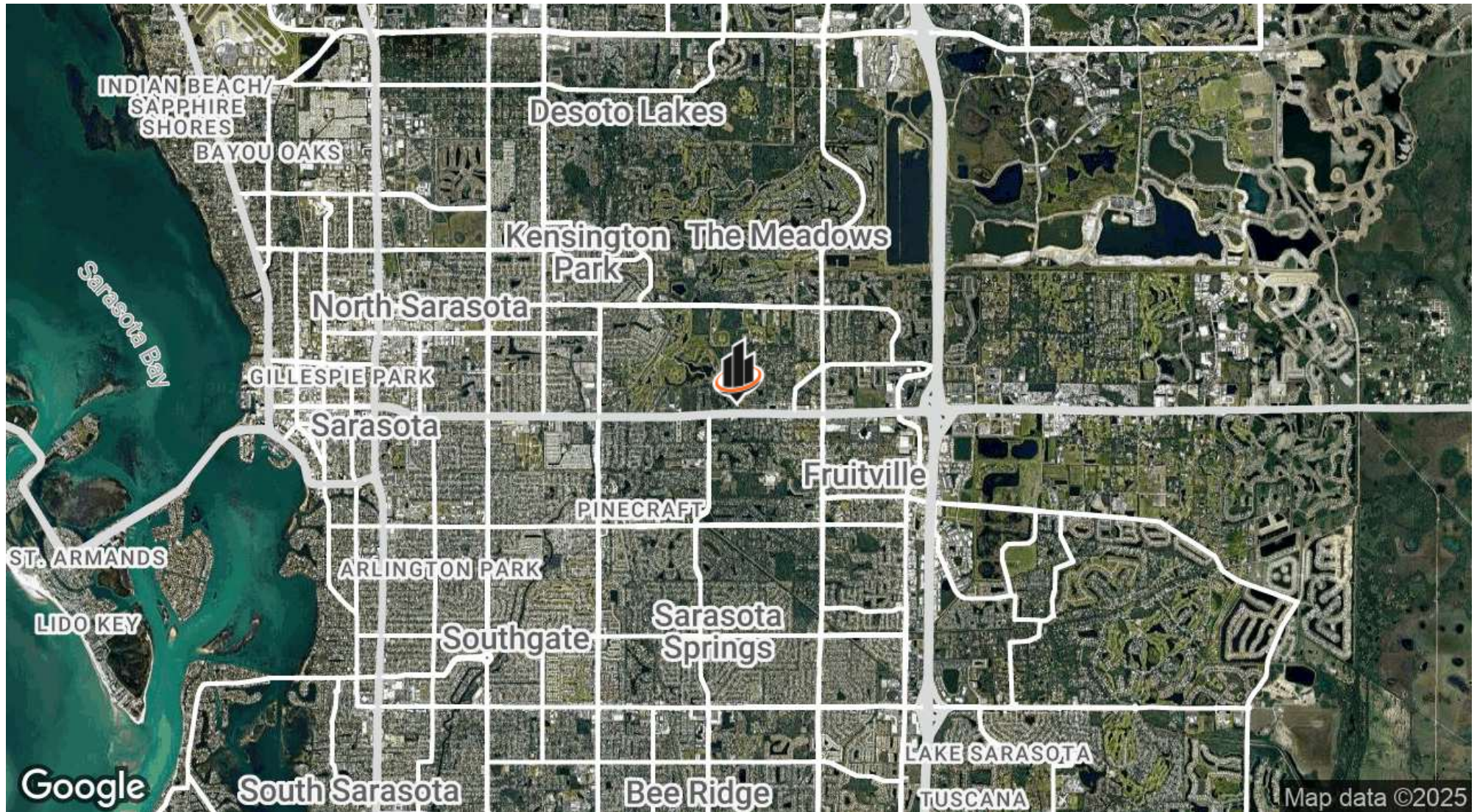
SECOND FLOOR PLAN -SINGLE TENANT PLAN

SCALE: 1/8" = 1'-0"

AREA SUMMARY	
GRND FL =	3,607 SF +/-
2ND FL =	11,893 SF (MAX SITE COVERAGE)
	15,500 S.F. A/C TOTAL MAX.

PARKING COUNT	
62 SPACES @	
1 / 250 SF =	15,500 SF

LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

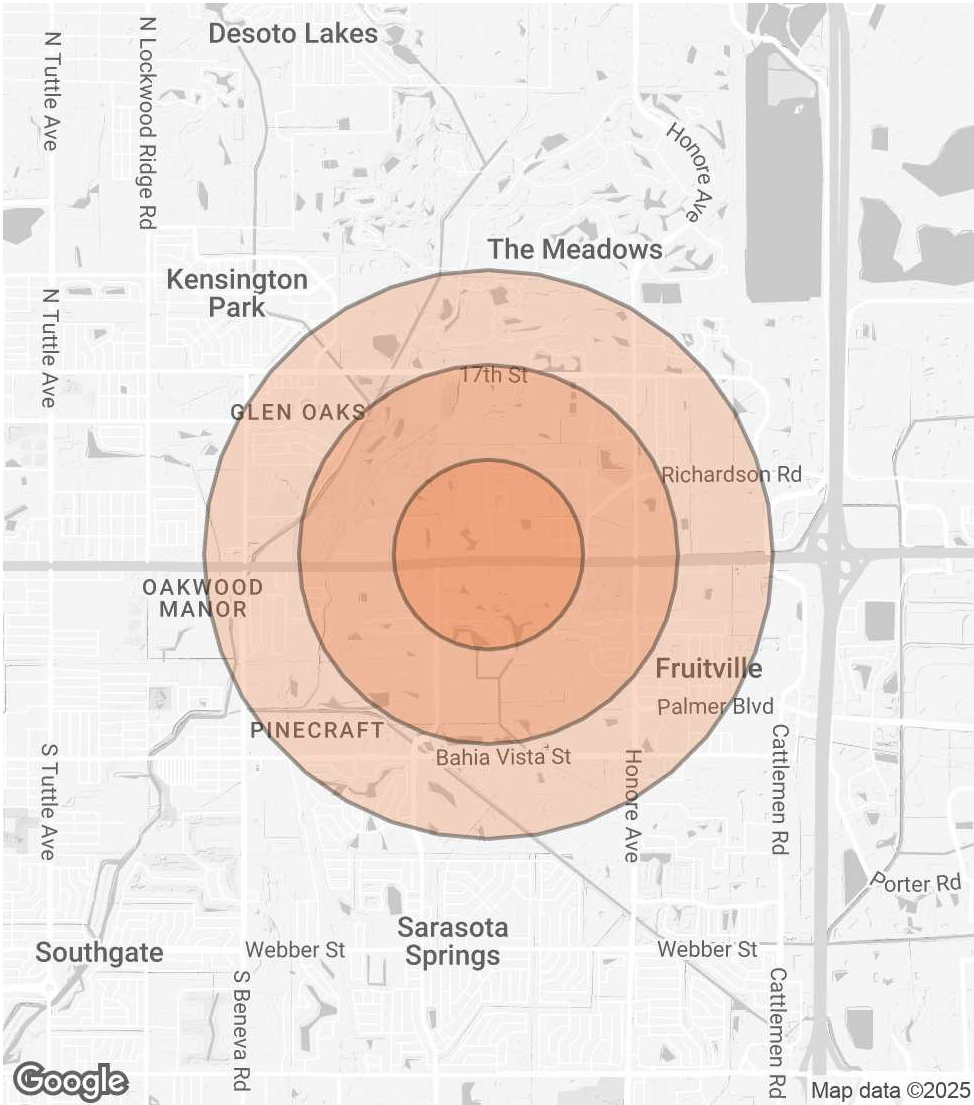
POPULATION 0.5 MILES 1 MILE 1.5 MILES

TOTAL POPULATION	1,885	7,647	14,688
AVERAGE AGE	44.4	45.0	47.3
AVERAGE AGE (MALE)	40.5	41.0	44.7
AVERAGE AGE (FEMALE)	50.7	51.0	48.9

HOUSEHOLDS & INCOME 0.5 MILES 1 MILE 1.5 MILES

TOTAL HOUSEHOLDS	848	3,434	6,999
# OF PERSONS PER HH	2.2	2.2	2.1
AVERAGE HH INCOME	\$74,855	\$76,921	\$77,616
AVERAGE HOUSE VALUE	\$436,244	\$440,422	\$376,643

* Demographic data derived from 2020 ACS - US Census



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