

# Property Summary



## PROPERTY DESCRIPTION

This 11,406 SF state-of-the-art ambulatory surgery center or medical office building presents a rare opportunity for an owner-user or healthcare investor. Strategically positioned along the high-traffic US-41 corridor—just 1.1 miles from Sarasota Memorial Hospital—the property offers prime visibility and accessibility within one of Florida’s most active medical submarkets. Designed to maximize patient flow and surgical efficiency, the facility includes three (3) fully equipped operating rooms, one (1) procedure room, and dedicated pre-op and post-op areas. A mid-century modern porte-cochère adds to the facility’s architectural distinction and provides covered patient drop-off access. The surgery center is currently operational, supporting a range of specialties. AAAHC and Medicare certified, the facility was constructed to meet stringent regulatory standards, enabling a seamless transition for the next operator.

## PROPERTY HIGHLIGHTS

- 11,406 SF Turn Key Ambulatory Surgery Center
- Free standing
- Dedicated Pre-Op, recovery, and support zones for optimal patient flow
- Three Operating rooms and one procedure room
- Built in 1959, renovated in 2016
- Zoned OPB
- Modern infrastructure: Medical gas system, backup generator, overhead surgical lighting, & built in sterilization equipment
- Ample Parking

## OFFERING SUMMARY

Sale Price:	\$5,700,000
Lot Size:	30,711 SF
Building Size:	11,406 SF

Ryan Edwards

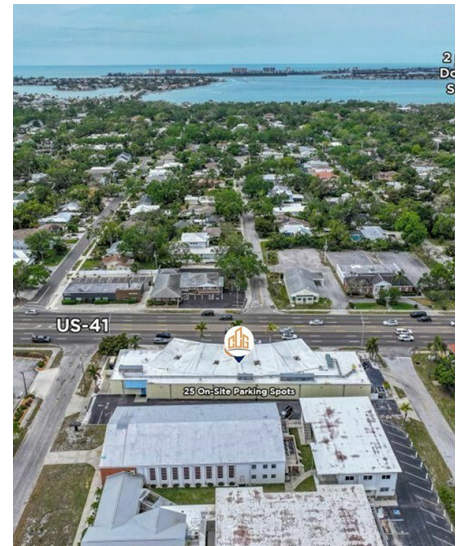
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# Additional Photos



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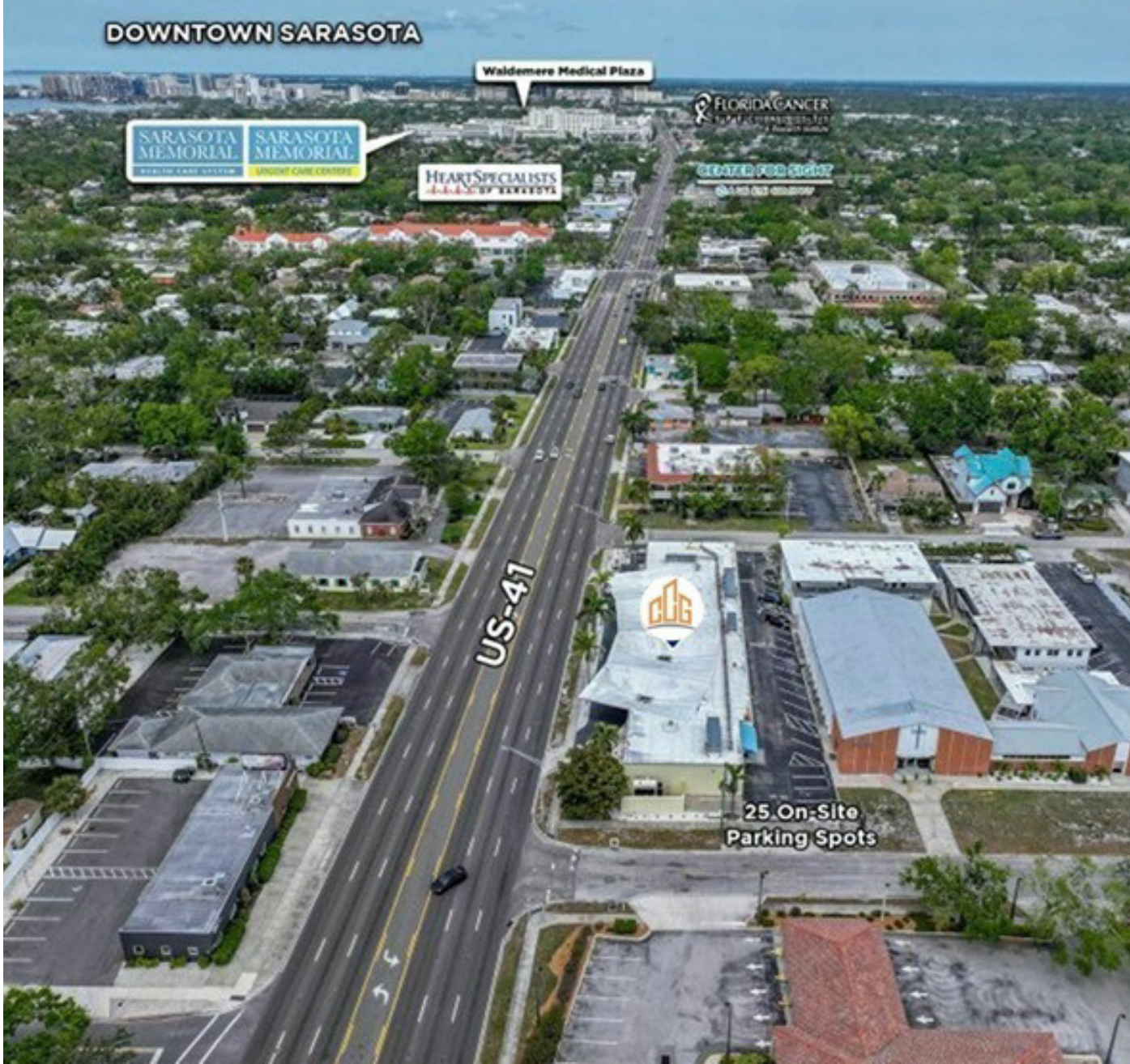


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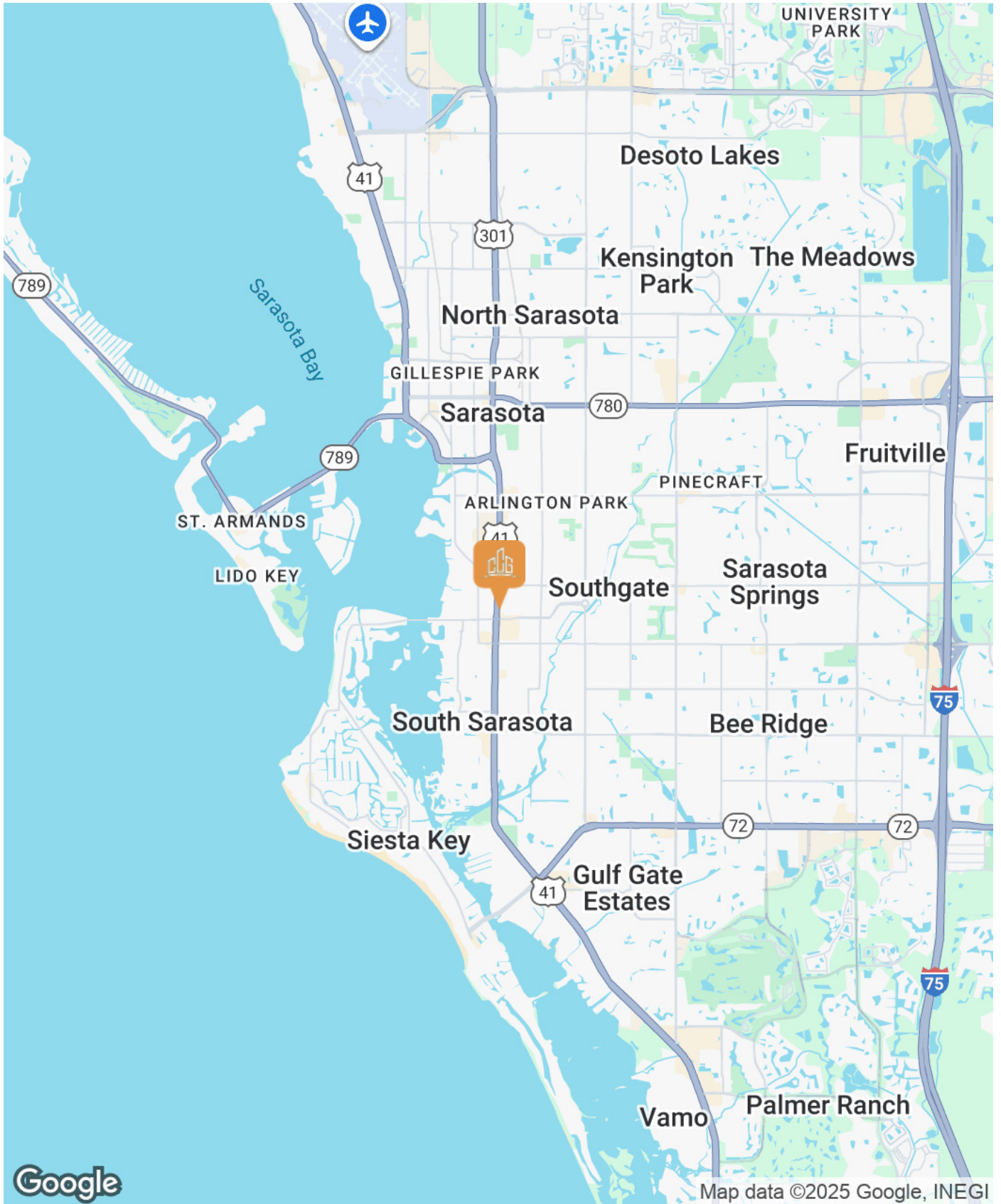
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# Location Map

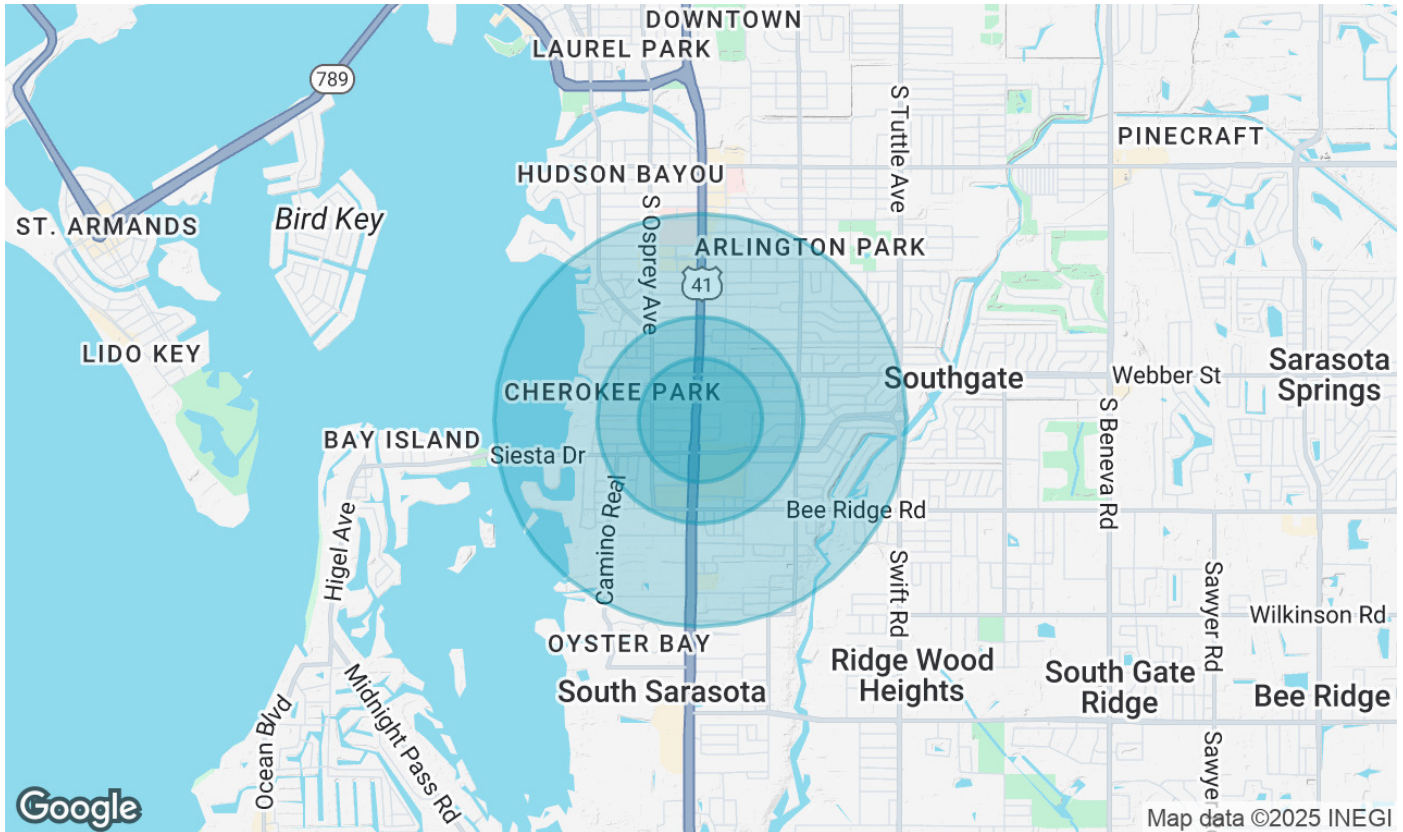


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# Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	863	2,489	8,988
Average Age	49	49	48
Average Age (Male)	48	47	47
Average Age (Female)	50	50	50

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	416	1,175	4,105
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$128,994	\$129,268	\$121,138
Average House Value	\$775,137	\$757,261	\$734,546

Demographics data derived from AlphaMap

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# Bios



## DIANE LAWSON

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### PROFESSIONAL BACKGROUND

Diane Lawson has been in the commercial real estate industry for 35 years, specializing in the sales and leasing of office and retail space. Starting out in property management and leasing she has extensive experience in the office market providing consult to both property buyers and sellers with their acquisition and disposition requirements. Diane takes a forensic approach to her analysis all the while keeping a keen eye on the big picture. Her ability to challenge and be challenged, her attention to detail while welcoming creativity, to listen and to be heard are just a few qualities that brings successful results to her clients. Diane holds a broker's license and is one of only 6% of commercial brokers nationwide to have earned and be honored as a Certified Commercial Investment Member (CCIM) designee.

Diane lives in Bradenton and enjoys spending time with family, traveling and enjoying the gulf waters and beaches.

### MEMBERSHIPS

Certified Commercial Investment Member (CCIM) designee

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# Bios



## RYAN EDWARDS

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### PROFESSIONAL BACKGROUND

Ryan Edwards is an Advisor with Core Commercial Group in Sarasota, FL, specializing in the sales and leasing of retail, office, medical, and industrial properties across Southwest Florida. Over the past four years, Ryan has successfully represented a diverse range of landlords, tenants, buyers, and sellers—consistently helping clients maximize value through strategic marketing, data-driven insights, and hands-on deal execution. Known for his persistence, integrity, and results-driven mindset, Ryan takes pride in getting deals across the finish line and building long-term relationships rooted in trust and performance.

Before launching his career in commercial real estate, Ryan spent eight years in 3rd party logistics and technology sectors, where he honed a consultative approach to business and developed a sharp understanding of operational efficiency and client service.

Originally from Northfield, Illinois, Ryan earned his bachelor's degree in Political Science from the University of Dayton. He now resides in Sarasota's Arlington Park neighborhood and enjoys golf, fishing, and exploring Florida's Gulf Coast.

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