



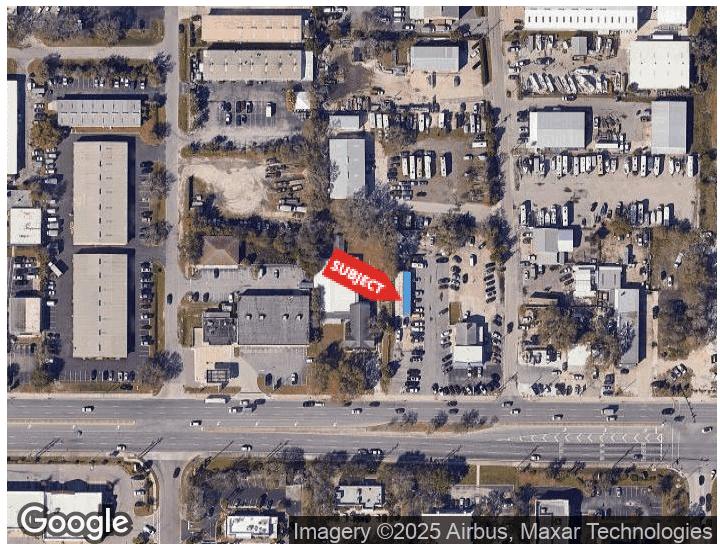
4343 CLARK RD

SARASOTA, FLORIDA 34233

PROPERTY HIGHLIGHTS

- 4,625 SF total across two freestanding buildings
- 1,924 SF warehouse + 2,701 SF showroom/office
- 52,049 SF lot ideal for vehicle display and parking
- ILW zoning – supports auto sales and related uses
- Corner location at Clark Rd & Pinkney Ave
- 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

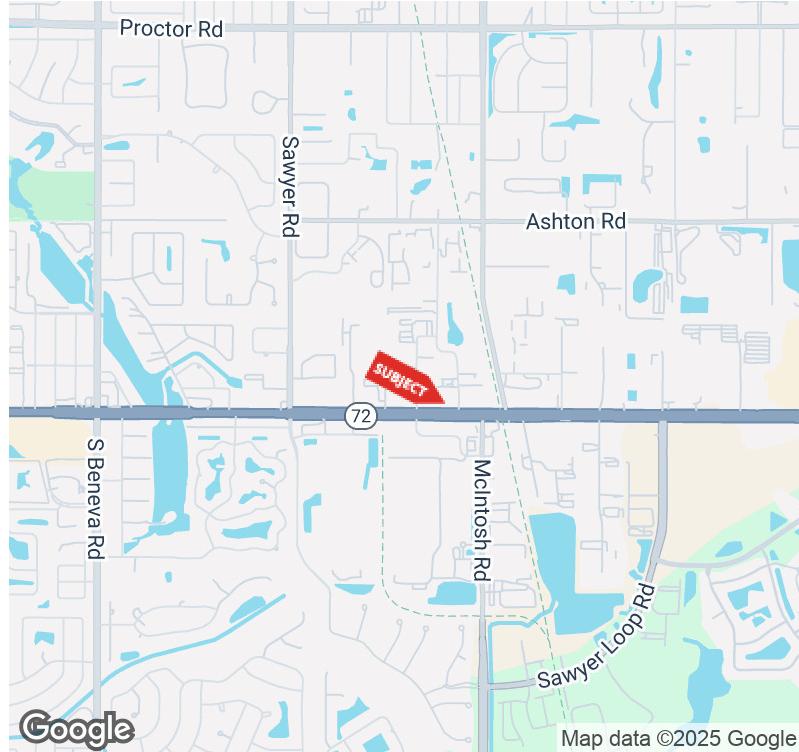


For More Information

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AUTO SALES PROPERTY FOR LEASE



OFFERING SUMMARY

Lease Rate:	\$210,000.00 per year (NNN)
Building Size:	4,625 SF
Lot Size:	52,049 SF
Year Built:	1972
Zoning:	ILW

PROPERTY OVERVIEW

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

Property Type: Auto Sales

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

Prime freestanding auto sales property on Clark Road offering exceptional visibility, large display areas, and functional space for dealership or automotive service operations. Situated on a 52,049 SF lot with ILW zoning, this corner-site provides strong frontage, easy accessibility, and a layout ideal for vehicle display, sales, service, or related businesses.

Located at the signalized corner of Clark Rd and Pinkney Ave, just west of McIntosh Rd, this highly visible property is surrounded by major national retailers including McDonald's, Starbucks, and Goodwill - ensuring consistent traffic flow and strong market exposure.

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**AMERICAN
PROPERTY GROUP**
OF SARASOTA, INC.

4343 Clark Rd

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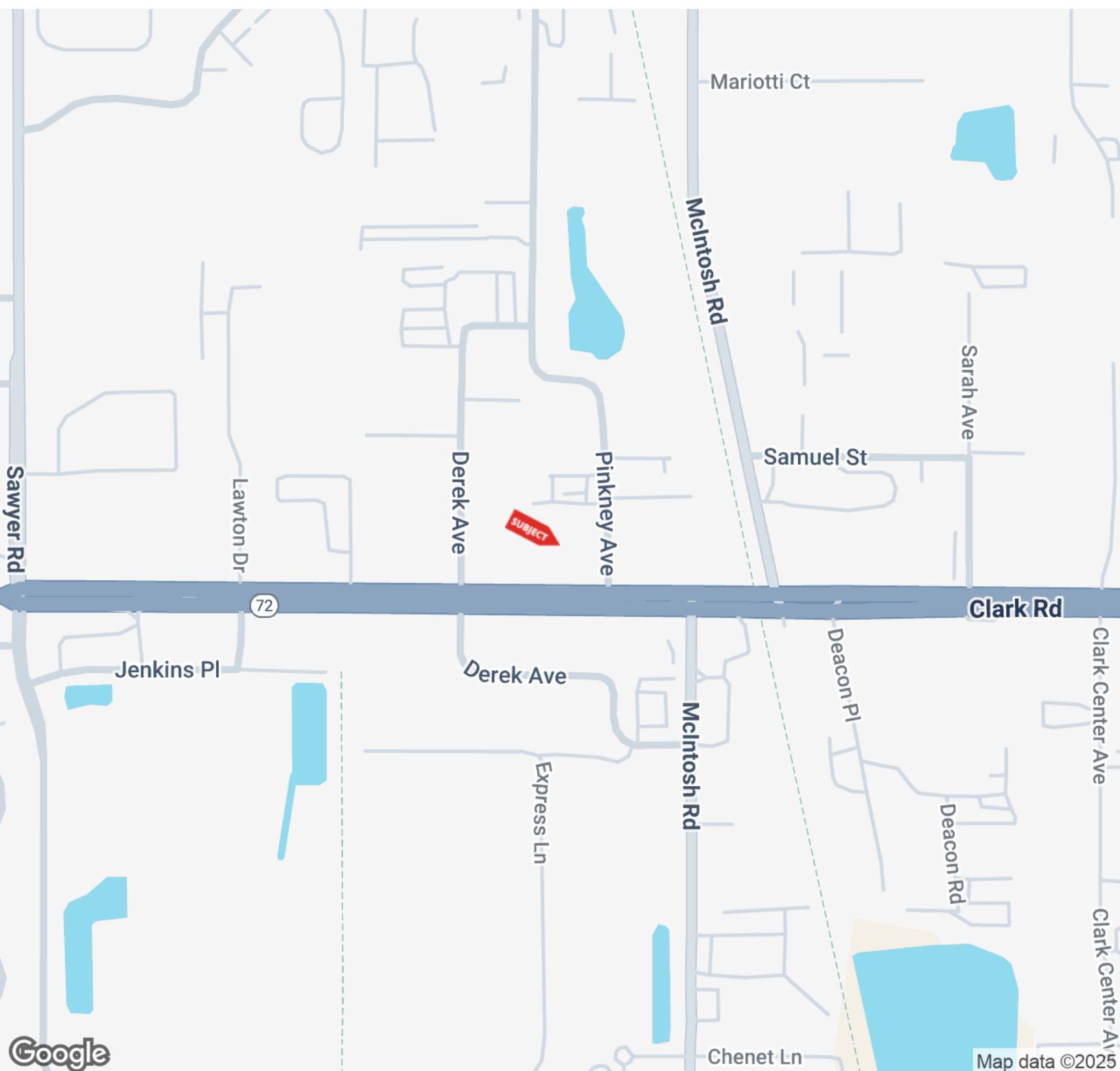


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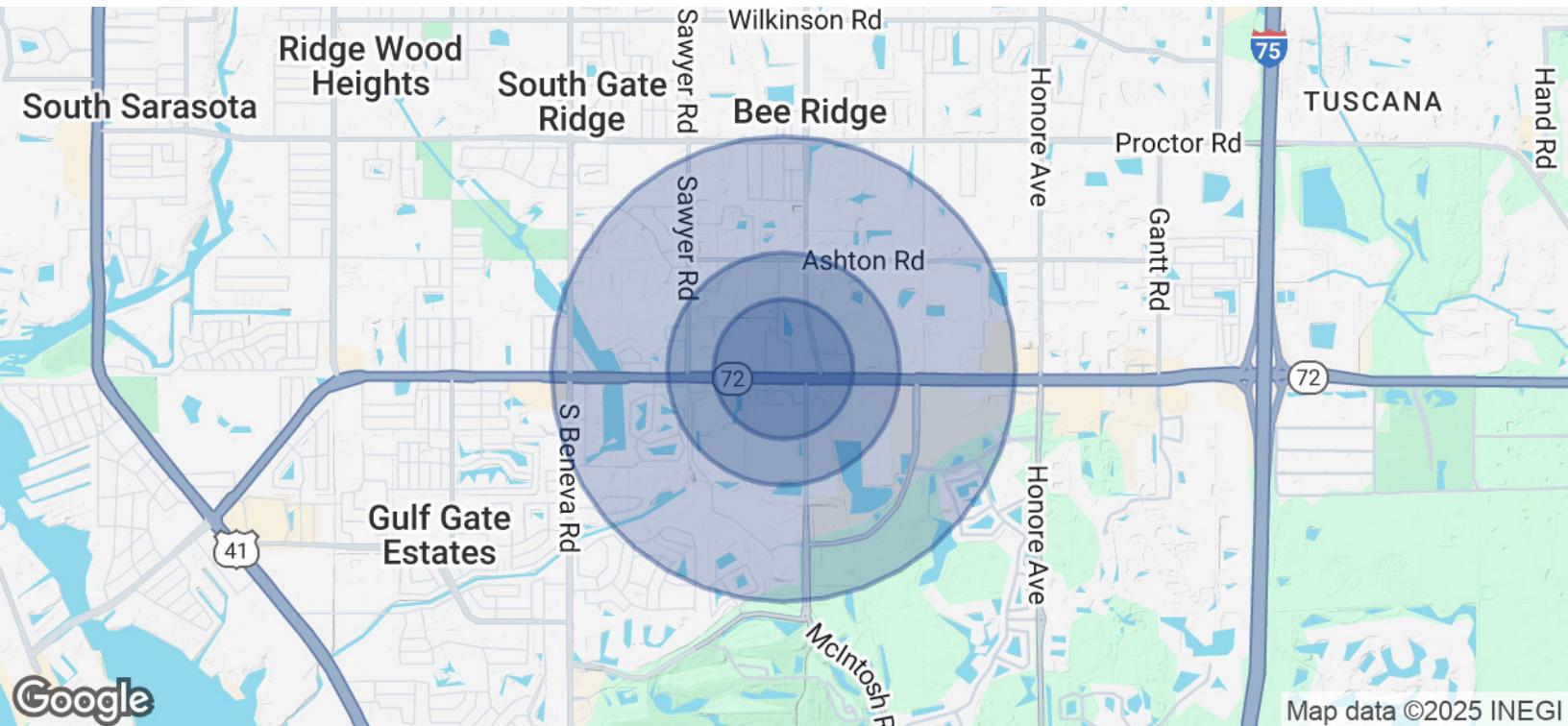


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AUTO SALES PROPERTY FOR LEASE



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

Demographics data derived from AlphaMap

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