

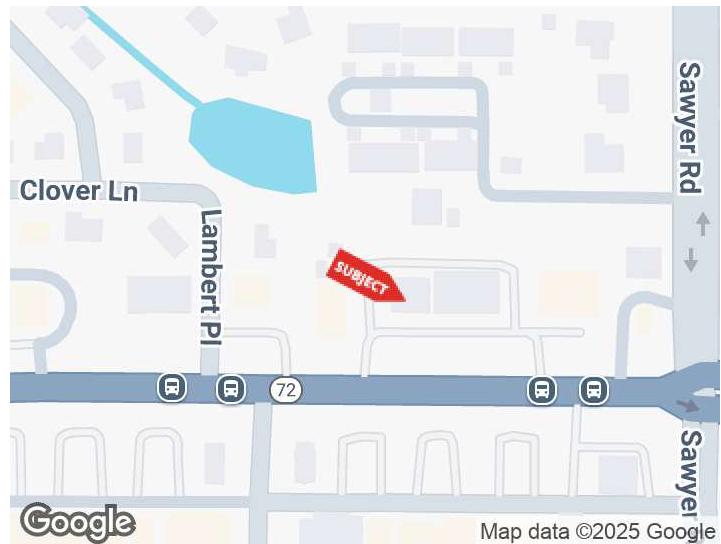


FREESTANDING BUILDING ON CLARK RD. NNN LEASED.

3939 CLARK RD
SARASOTA, FLORIDA 34233

PROPERTY HIGHLIGHTS

- Stable tenancy: Lease commenced June 1, 2018, lease ends in 2027
- Recently renovated: Modernized interior and exterior upgrades
- Strategic location: Positioned between Swift Road & Beneva Road on Clark Rd
- Ample parking: Front and side surface parking
- Functional layout: Office, reception, and waiting area
- Six overhead doors for easy access



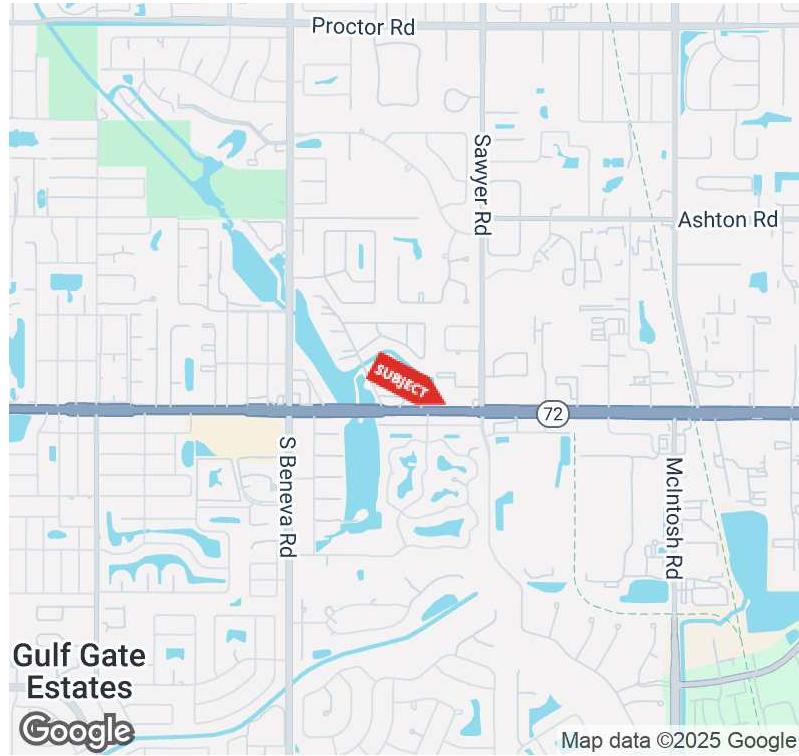
For More Information

ADAM SEIDEL

941 923 0535

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FREESTANDING NNN LEASED ON CLARK ROAD



OFFERING SUMMARY

Sale Price:	\$1,900,000
Building Size:	4,185 SF
Lot Size:	22,432 SF
Price / SF:	\$454.00
Cap Rate:	4.25%
Year Built:	2000
Renovated:	2005
Zoning:	CG

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 3939 Clark Rd, Sarasota, FL 34233

Property Type: Industrial

Property Size: 4,185 SF

Zoning: CG

Prime opportunity to own a freestanding NNN leased investment property on Clark Road, one of Sarasota's busiest commercial corridors. This recently updated building offers 200 feet of frontage with high visibility and an impressive 42,000 AADT (Average Annual Daily Traffic), making it a standout location for long-term investment.

Highlights:

Stable tenancy: Lease commenced June 1, 2018, and extends through 2027

Recently renovated: Modernized interior and exterior upgrades

Strategic location: Positioned between Swift Road & Beneva Road on Clark Rd

Ample parking: Front and side surface parking

Functional layout: Office, reception, and waiting area

Six overhead doors for easy access

Visit us online at AmericanPropertyGroup.com to see all our listings or call (941) 923-0535 at your convenience.

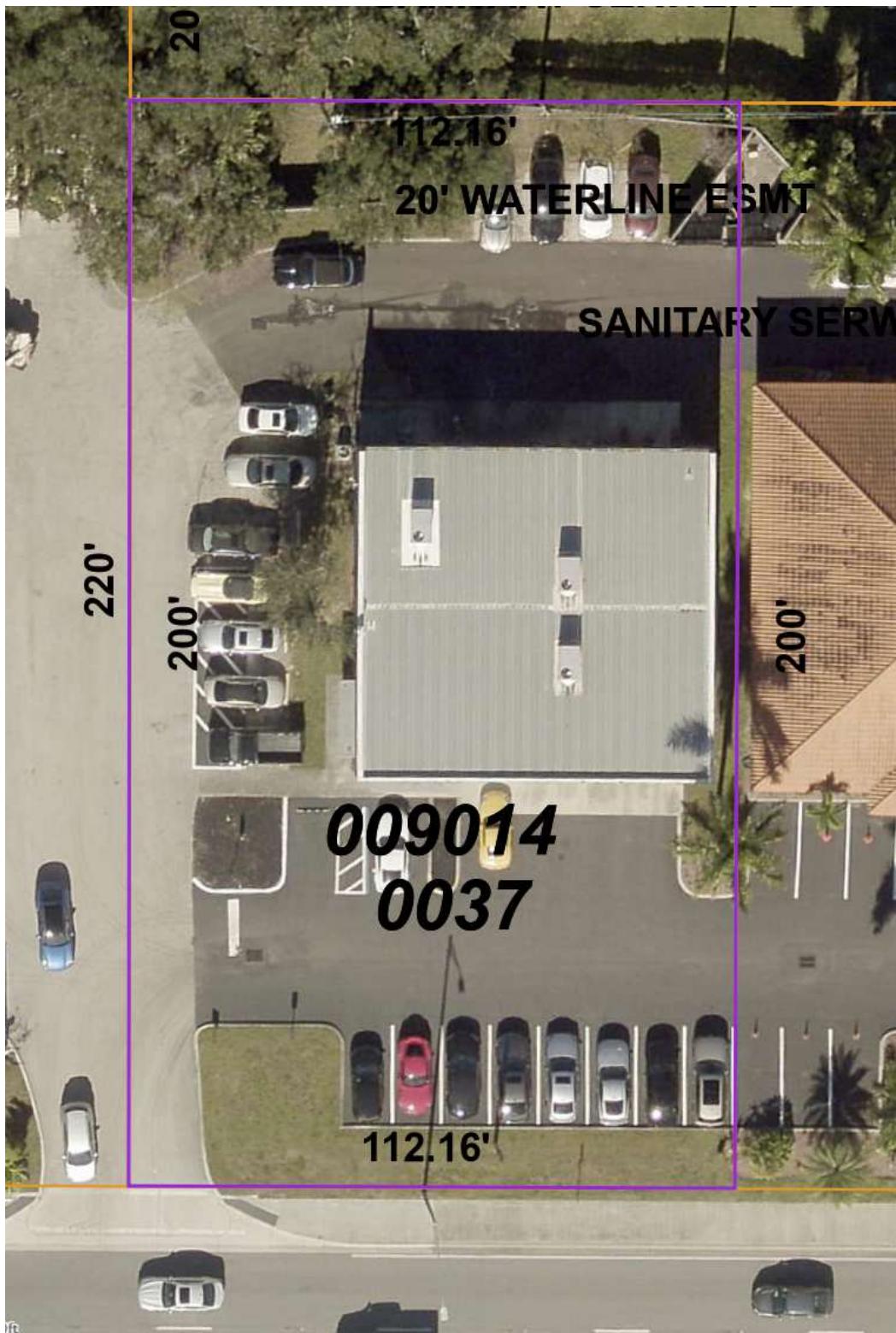
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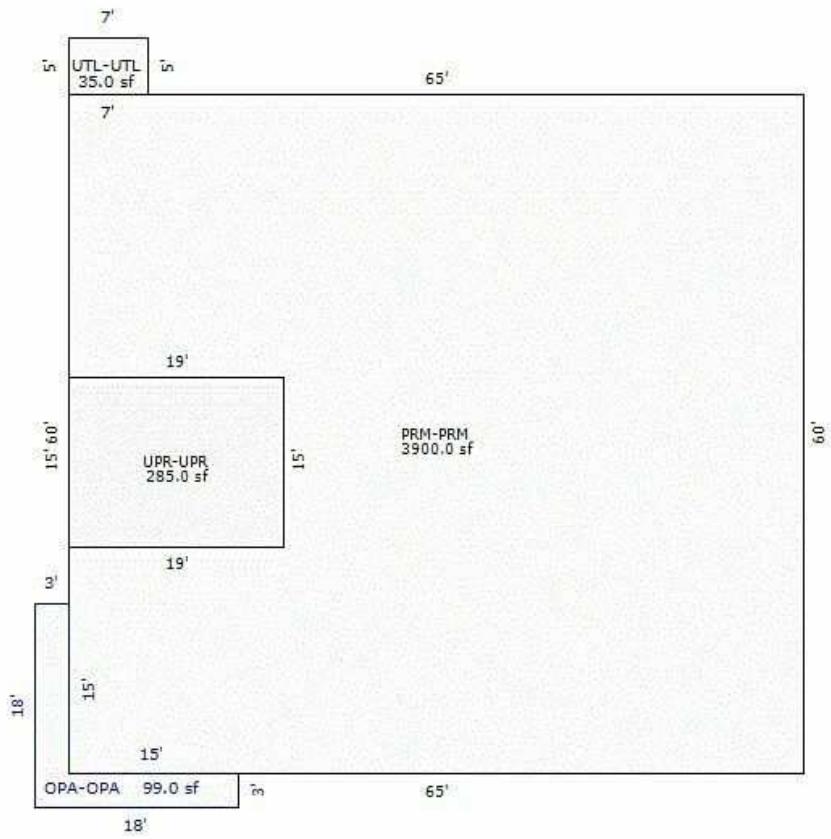
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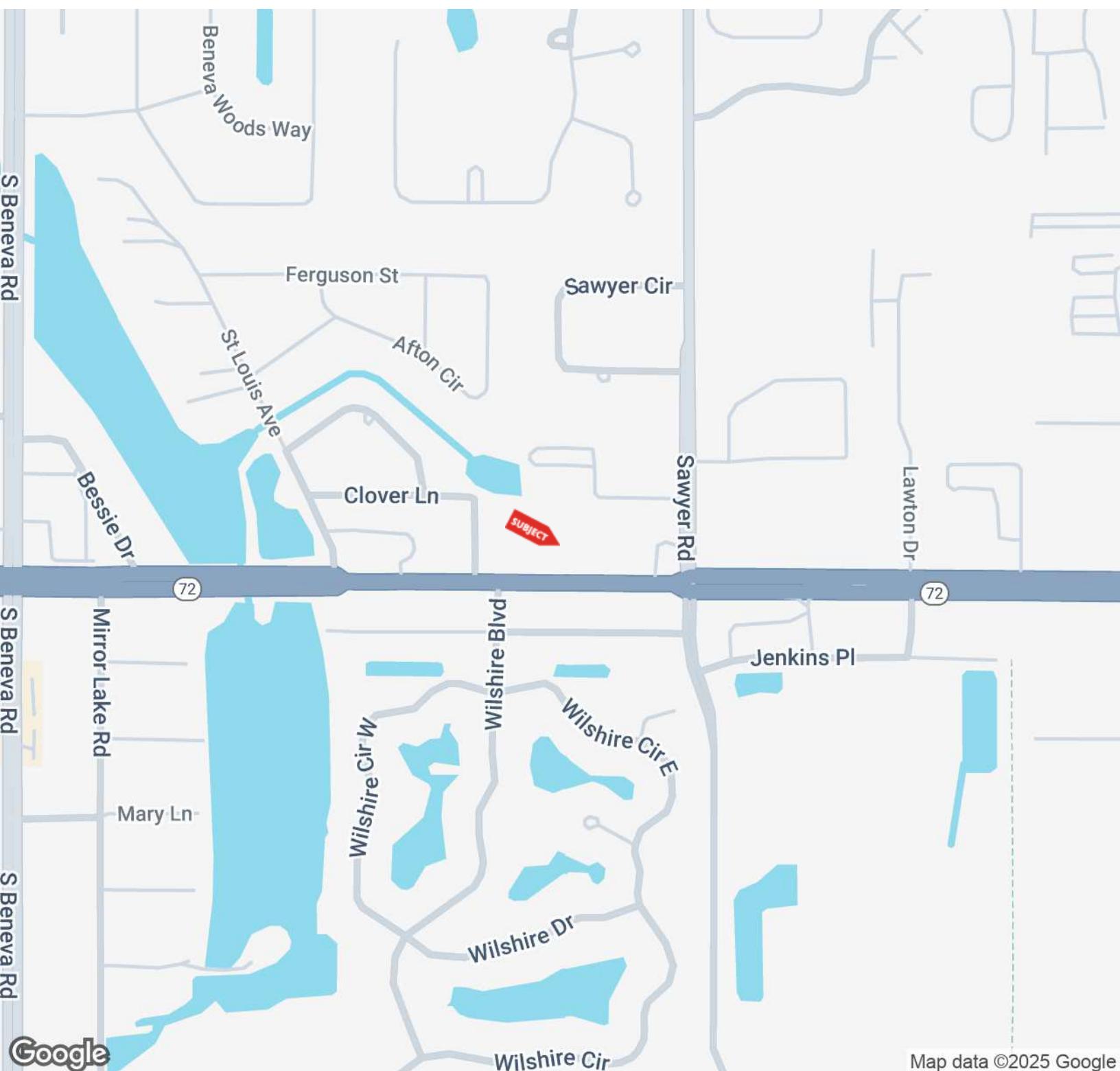
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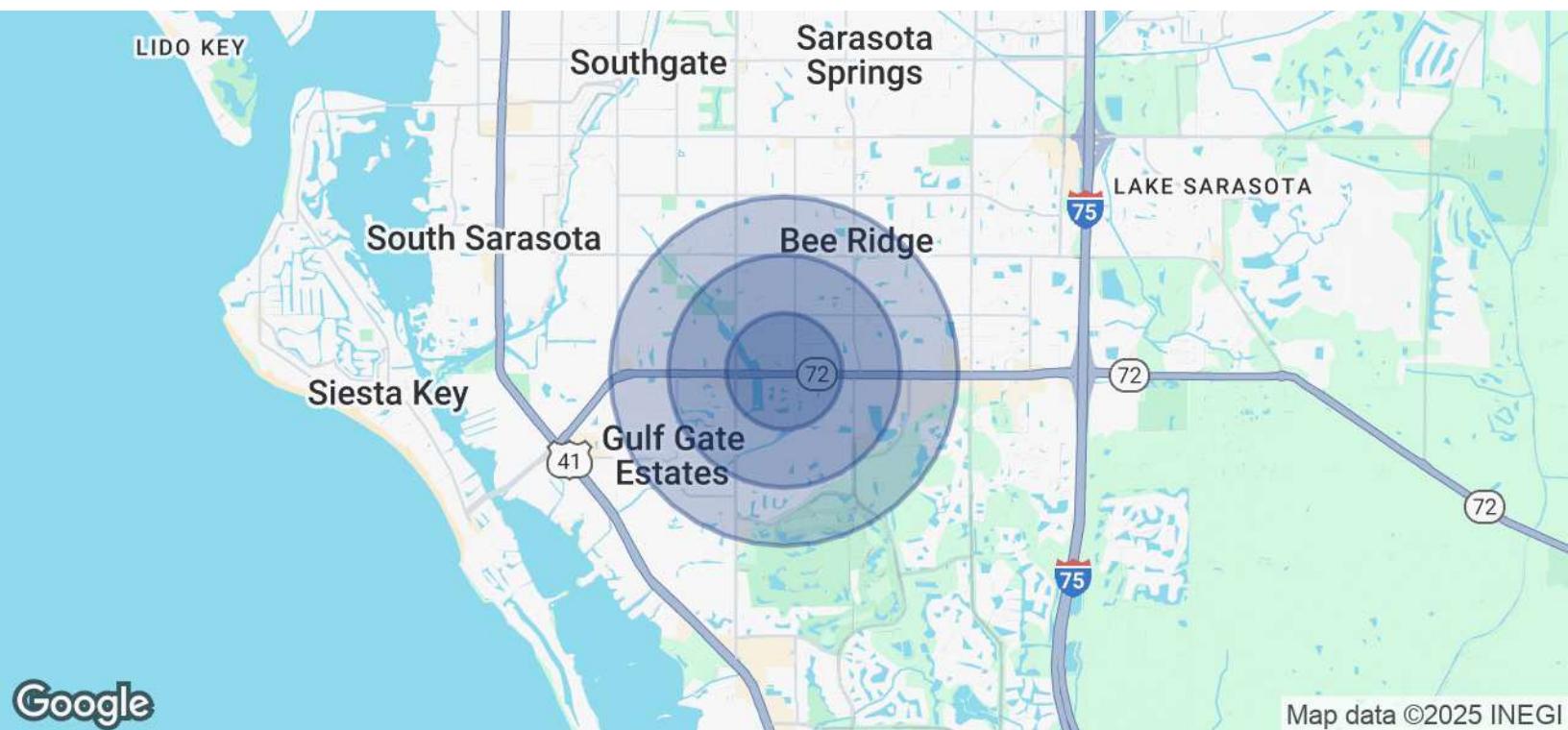
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,627	7,698	18,336
Average Age	59.7	54.2	52.2
Average Age (Male)	57.0	48.5	47.6
Average Age (Female)	62.1	58.8	55.1

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	865	4,106	9,752
# of Persons per HH	1.9	1.9	1.9
Average HH Income	\$77,173	\$72,037	\$69,538
Average House Value	\$345,278	\$306,282	\$284,933

2020 American Community Survey (ACS)

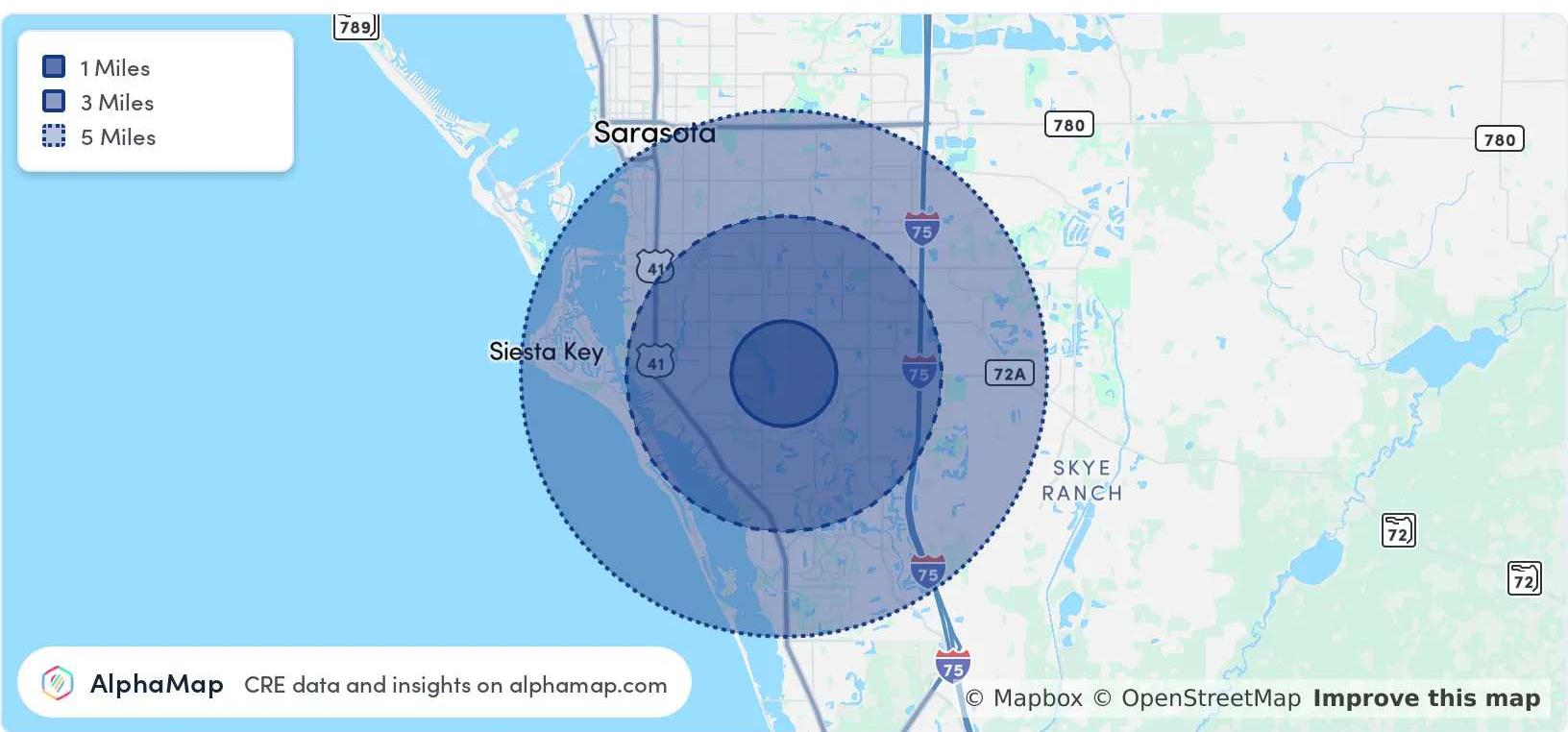
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,062	79,648	167,900
Average Age	53	52	52
Average Age (Male)	51	51	51
Average Age (Female)	54	54	53

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,744	37,214	77,952
Persons per HH	2.2	2.1	2.2
Average HH Income	\$110,729	\$106,276	\$115,255
Average House Value	\$466,282	\$459,521	\$545,712
Per Capita Income	\$50,331	\$50,607	\$52,388

Map and demographics data derived from AlphaMap

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