

FOR LEASE

4937 CLARK ROAD, SARASOTA, FL 34233

Medical Office for Lease



SUMMARY

| | |
|----------------|-------------------|
| Lease Rate: | Please Inquire |
| Building Size: | 24,896 SF |
| Available SF: | 2,000 - 12,308 SF |

PROPERTY OVERVIEW

****First Floor Fully Leased!****
**** NEW OWNERSHIP ****
****Common Areas Recently Renovated!****

This two-story medical office building is perfect for physical therapy, orthopedics, and pain management offices. Suite 203 is a move-in-ready physical therapy clinic with easy access to the elevator. Join co-tenants including Marlowe's ENT and Lifeguard Imaging on the first floor.

Second Floor Availability:

Suite 201: 2,936 SF - Large open area for cubicles, two in-suite restrooms, and a conference room.

Suite 202: 2,000 - 3,618 SF - Grey shell suite - TI Allowance Available!

Suite 203: 5,754 SF - Move-in ready physical therapy clinic including 7 exam rooms with plumbing, large padded gym floor, lobby, check-in/check-out, men's and women's locker rooms with showers, clean/dirty soil closets, and administrative offices.

The property is located within the Clark Rd Medical Center plaza which includes a multi-specialty surgery center and other medical/professional office users. 4937 Clark Rd is less than 2 miles from Interstate 75 and is easily accessible from Bee Ridge Rd and S Tamiami Trail. Frontage on Clark Rd (43,000 Annual Average Daily Traffic) is available.

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OFFICE BUILDING

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ADDITIONAL PHOTOS

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First Floor Co-Tenants



First Floor



Second Floor Layout

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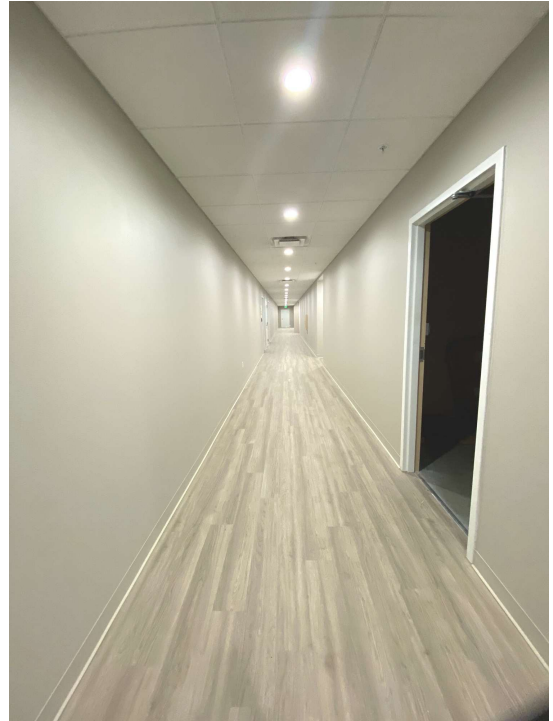
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LOCATION MAPS

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Google

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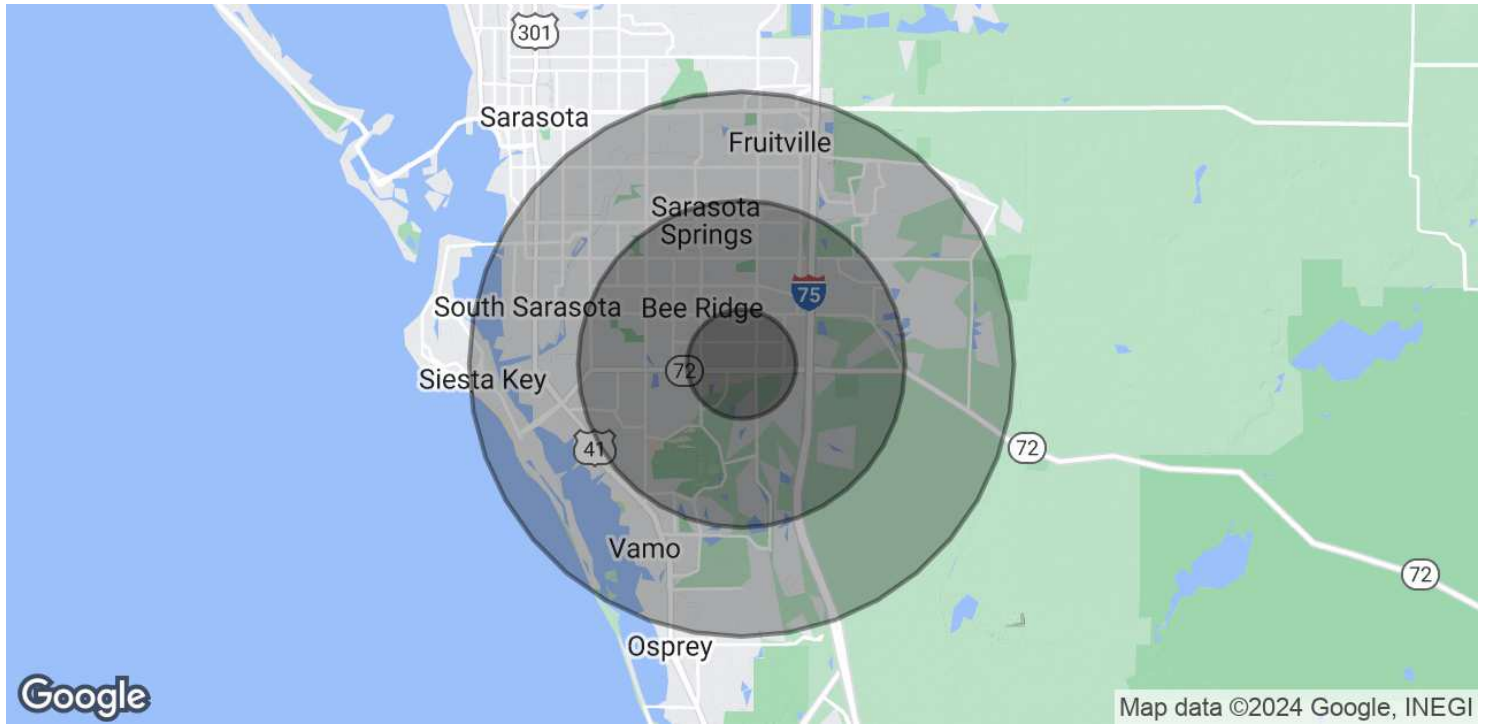
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DEMOGRAPHICS MAP & REPORT

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POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 6,254 | 59,394 | 134,375 |
| Average age | 55.0 | 49.9 | 50.2 |
| Average age (Male) | 52.6 | 48.0 | 48.6 |
| Average age (Female) | 56.2 | 51.3 | 51.3 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total households | 2,959 | 26,338 | 59,823 |
| # of persons per HH | 2.1 | 2.3 | 2.2 |
| Average HH income | \$81,229 | \$73,208 | \$73,915 |
| Average house value | \$330,420 | \$279,682 | \$306,352 |

* Demographic data derived from 2020 ACS - US Census

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