

University Health Park

2401 UNIVERSITY PARKWAY SARASOTA, FL 34243



PROPERTY DESCRIPTION

Professional medical office park comprised of 3 buildings with multiple units for lease on the heavily traveled University Pkwy corridor. Located at the Northeast corner of the signalized intersection of University Parkway and Shade Ave, University Health Park provides medical users with a unique opportunity to lease space in a well-maintained medical park. This office park offers convenient ingress & egress as well as ample parking for staff & customers.

PROPERTY HIGHLIGHTS

- Beautiful Medical Space
- Easy Access from Signalized Intersection
- Flexible Floorplans
- Well Maintained Medical Office Park

OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (NNN)
Available SF:	1,061 - 3,702 SF
Building Size:	27,640 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,302	28,060	86,837
Total Population	4,518	58,788	170,315
Average HH Income	\$62,302	\$59,780	\$65,530



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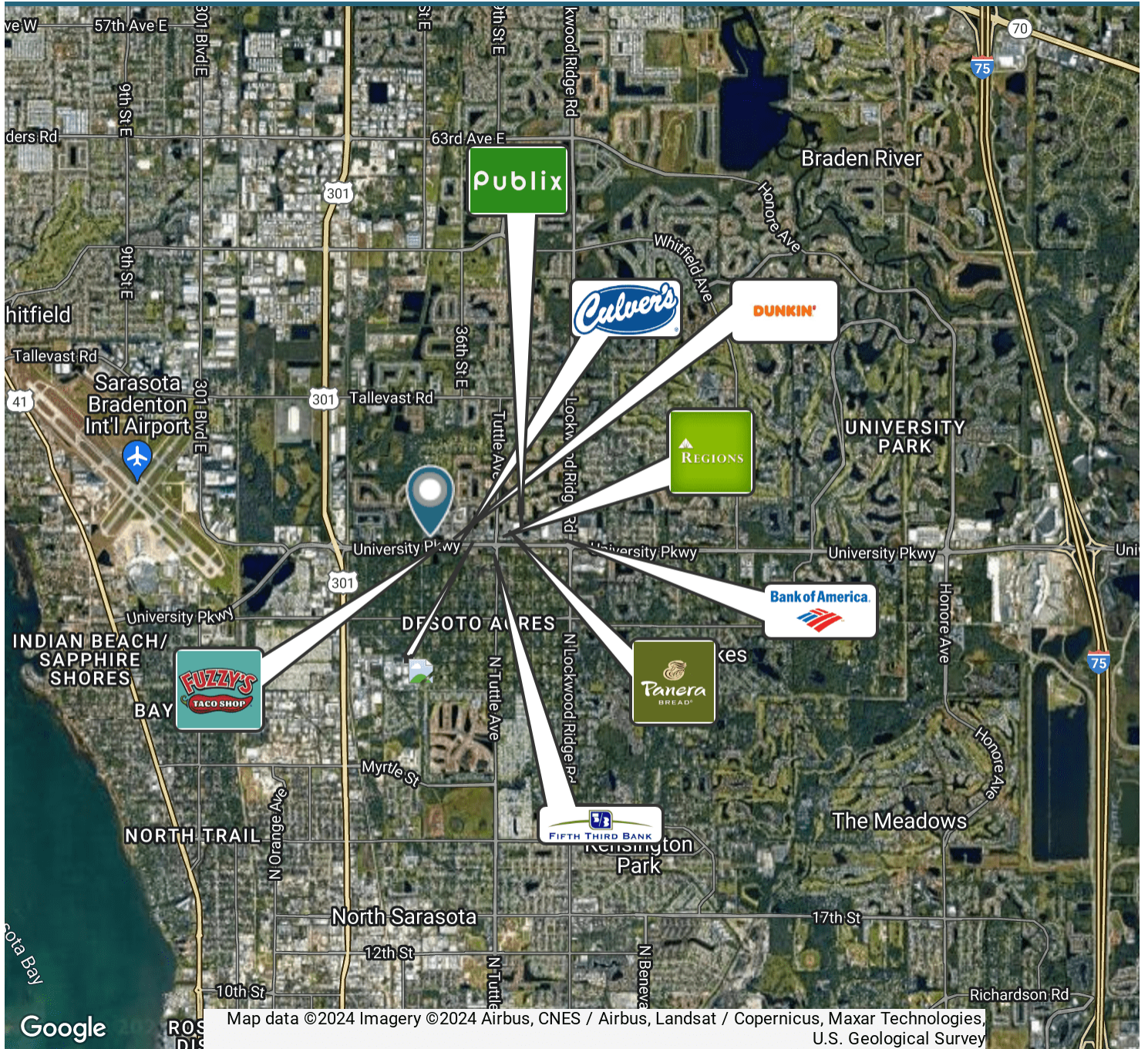


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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,061 - 3,702 SF	Lease Rate:	\$22.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 204E	Available	1,061 SF	NNN	\$22.00 SF/yr	-
Suite 206	Available	2,433 SF	NNN	\$22.00 SF/yr	-
Suite 104	Available	3,702 SF	NNN	\$22.00 SF/yr	-
Suite 203	Available	1,749 SF	NNN	\$22.00 SF/yr	-



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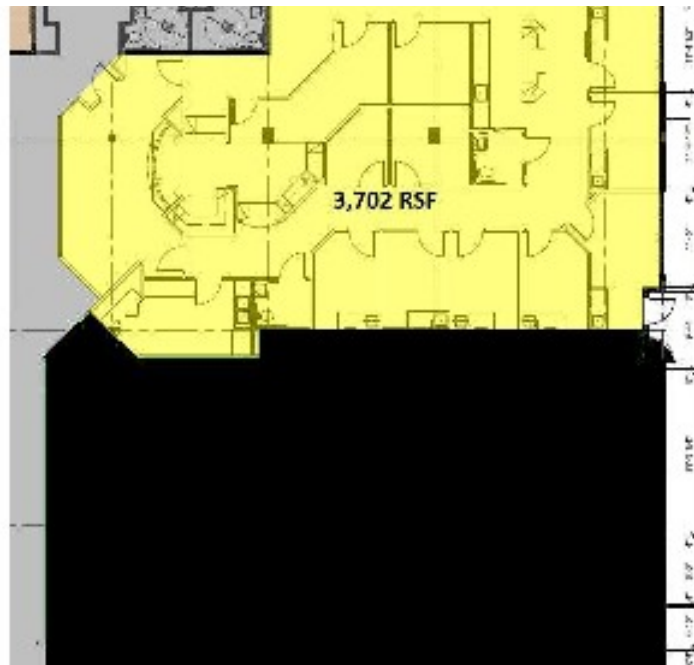
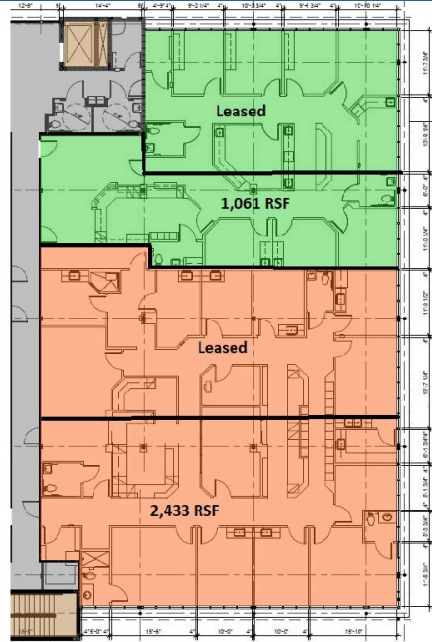


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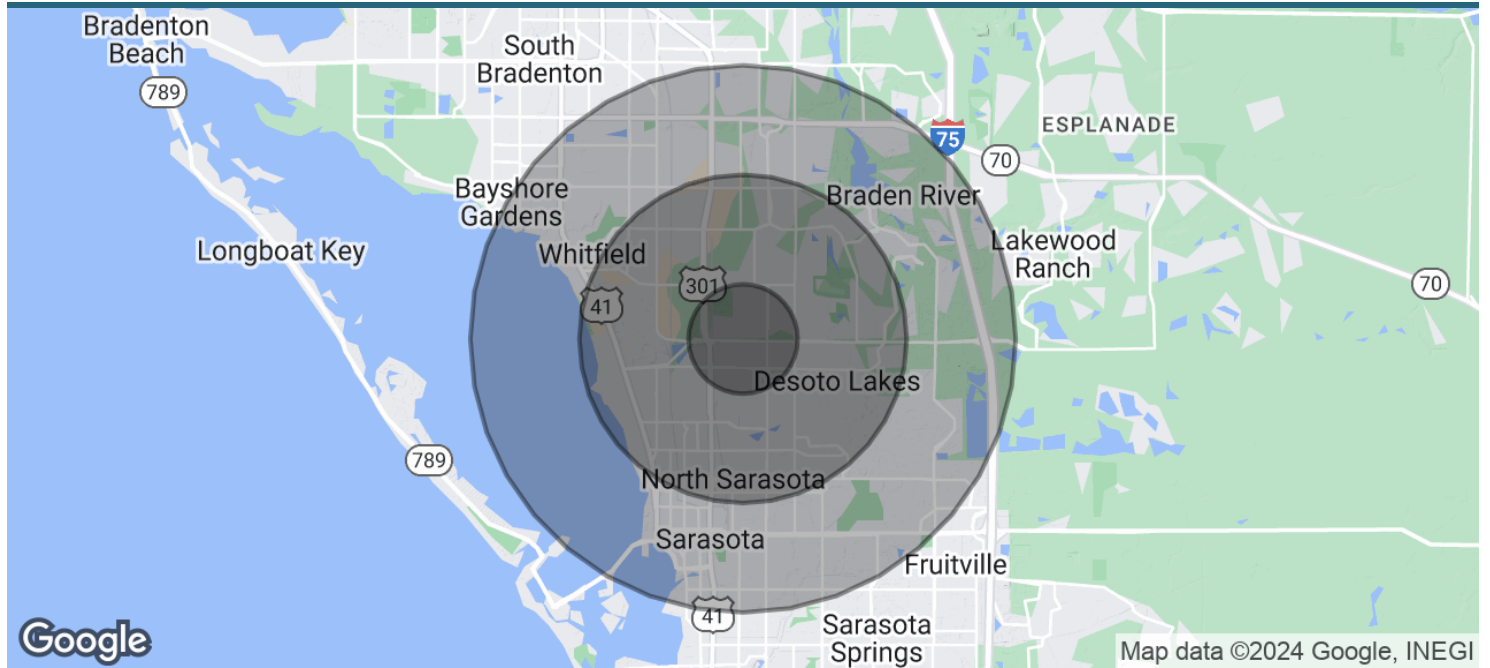


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,518	58,788	170,315
Average Age	54.5	48.5	49.1
Average Age (Male)	54.8	46.2	47.4
Average Age (Female)	54.6	49.7	50.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,302	28,060	86,837
# of Persons per HH	2.0	2.1	2.0
Average HH Income	\$62,302	\$59,780	\$65,530
Average House Value	\$271,570	\$237,339	\$258,287

* Demographic data derived from 2020 ACS - US Census



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