

University Health Park

8451 SHADE AVE 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 Spaces
- Easy Access From Signalized Intersection
- Flexible Floorplans
- Well Maintained Medical Office Park

OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (NNN)
Available SF:	2,217 SF
Building Size:	27,640 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,327	27,815	87,050
Total Population	4,545	58,347	170,939
Average HH Income	\$62,021	\$59,875	\$65,157



DEREK ROBBINS

Broker Associate
941.356.4906
Derek@RobbinsCommercial.com



KEVIN ROBBINS

Sales Associate
941.724.2321
Kevin@RobbinsCommercial.com



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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,217 SF	Lease Rate:	\$22.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
8451 Shade Ave Suite 207	Available	2,217 SF	NNN	\$22.00 SF/yr	-
8451 N Shade Ave. Suite 107	Available	2,217 SF	NNN	\$22.00 SF/yr	-



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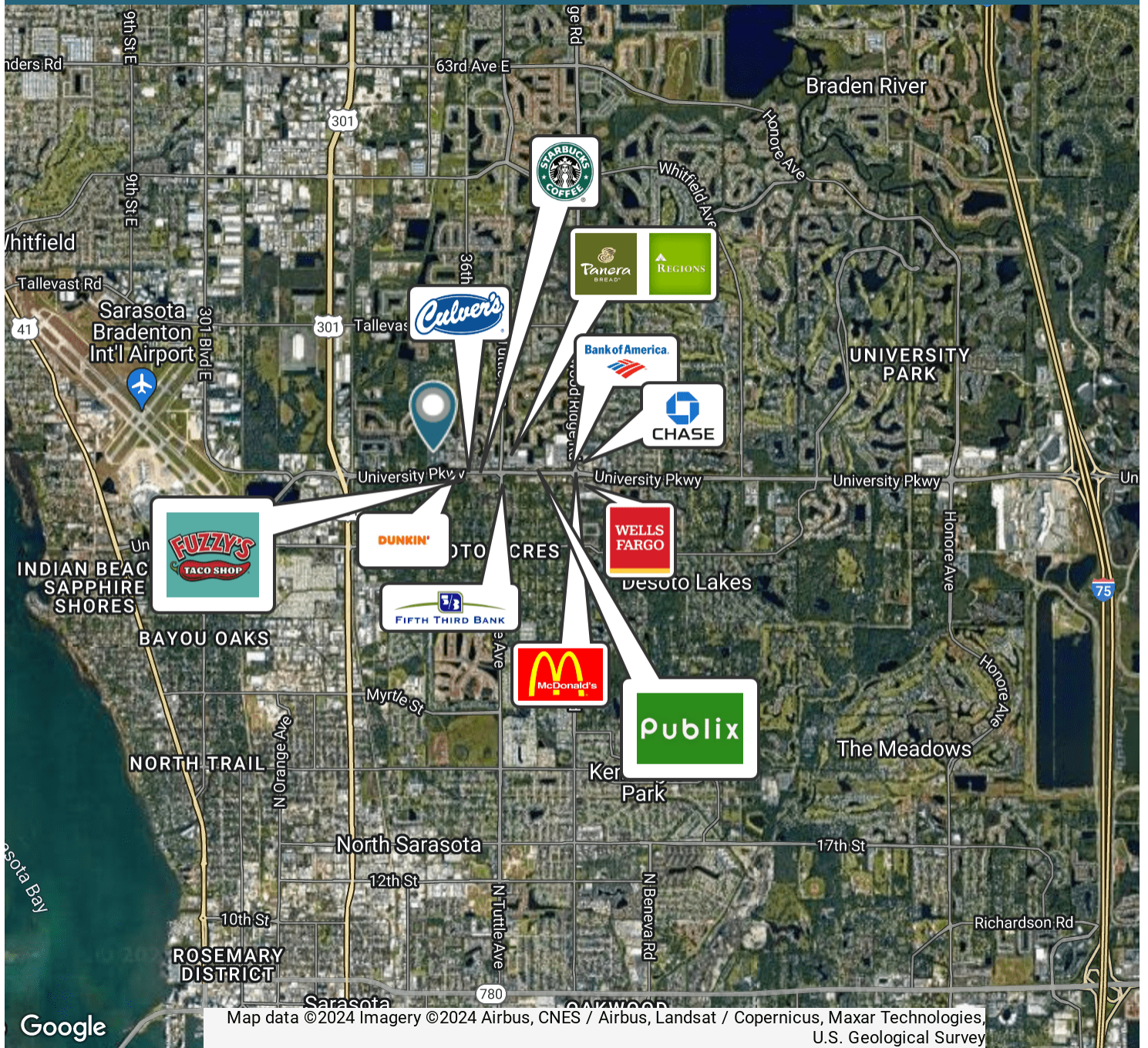


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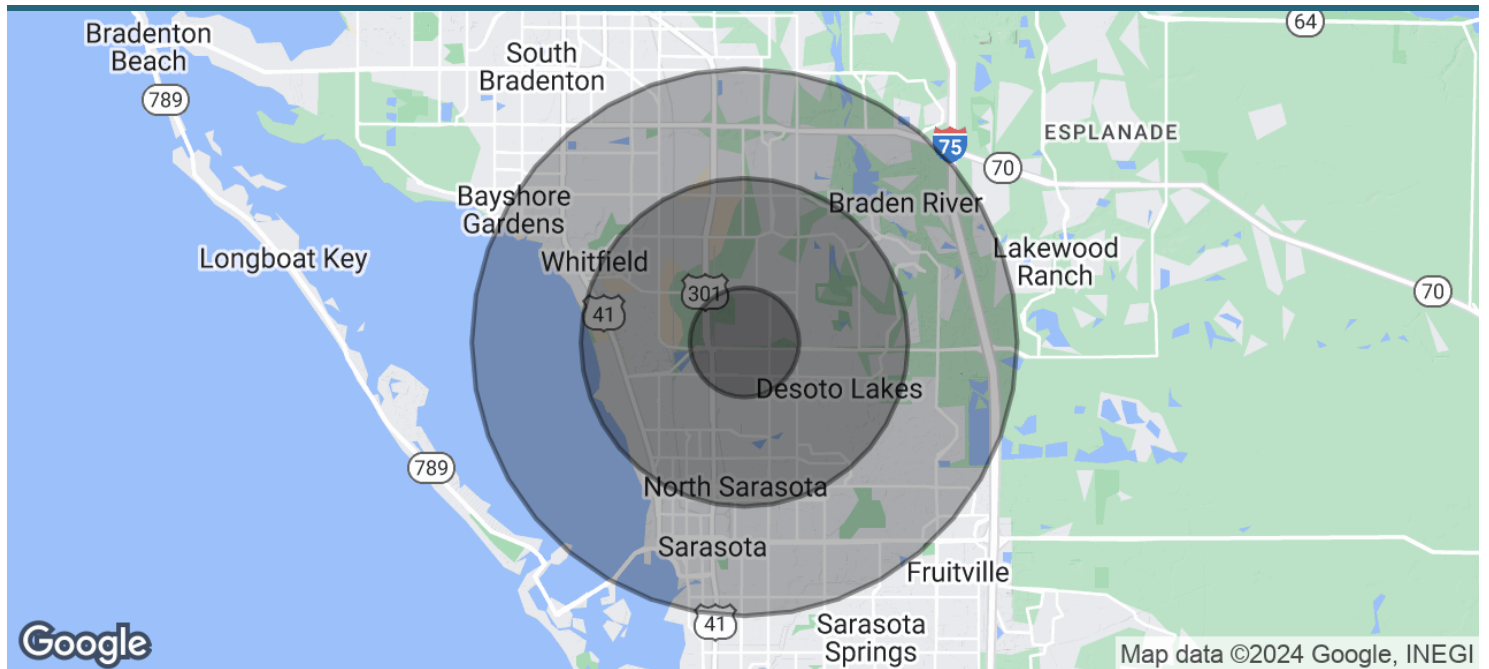
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 **HARRY E. ROBBINS**
 ASSOCIATES, INC. / REALTOR

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,545	58,347	170,939
Average Age	54.7	48.5	49.1
Average Age (Male)	55.1	46.3	47.3
Average Age (Female)	54.8	49.8	50.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,327	27,815	87,050
# of Persons per HH	2.0	2.1	2.0
Average HH Income	\$62,021	\$59,875	\$65,157
Average House Value	\$272,527	\$237,677	\$255,233

* Demographic data derived from 2020 ACS - US Census



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