



**MEDICAL OFFICE
NEAR SRQ MEMORIAL
HOSPITAL**

**1219 S EAST AVE # C
SARASOTA, FLORIDA 34239**

PROPERTY HIGHLIGHTS

- Turnkey medical office suite near Sarasota Memorial Hospital
- Combined Suites 308 & 309 with efficient medical layout
- Recently updated with new flooring and paint
- 3 exam rooms with potential for a 4th + multiple physician offices
- Elevator access, ADA accessibility, and ample on-site parking



DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	6,042	94,918	200,410
Total Population	10,508	169,912	359,859
Average HH Income	\$77,998	\$73,114	\$72,678

For More Information

ADAM DOAK
Commercial Realtor
941 923 0535 x304
adoak@americanpropertygroup.com

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OFFERING SUMMARY

Sale Price:	\$697,000
Building Size:	1,912 SF
Number of Units:	29
Year Built:	1986
Zoning:	OPB

PROPERTY OVERVIEW

Prime medical office suite now available at Midtown Medical Plaza, ideally positioned in Sarasota's premier healthcare corridor just across U.S. Route 41 from Sarasota Memorial Hospital (approximately 0.3 miles). This highly desirable location offers immediate access to one of the region's largest medical hubs, making it an excellent choice for healthcare providers.

Suites 308 and 309 are combined to create a well-designed, turnkey medical office totaling a functional and efficient layout suitable for a variety of practices. The space has been recently updated with new flooring and paint, providing a clean, modern environment for both patients and staff.

The suite features a spacious waiting area and reception with dedicated check-in and check-out areas, along with multiple exam rooms (currently configured as three, with potential for a fourth), a common lab/work area, and two private physician offices—one of which includes a full private bathroom with a shower. Additional interior features include a private administrative office, nurses' stations, a staff breakroom with kitchen and separate private entrance, and an additional private restroom for staff and guests.

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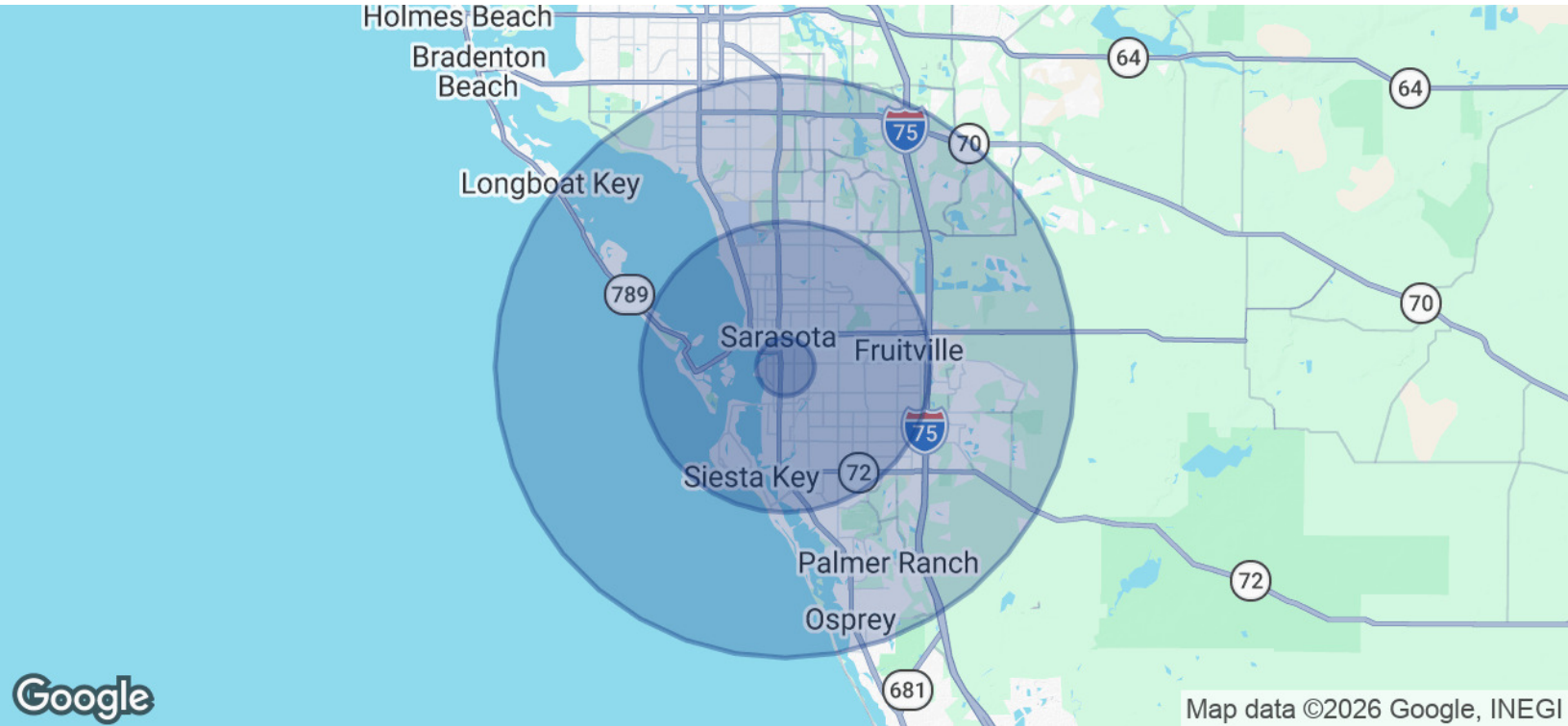


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	10,508	169,912	359,859
Average Age	54.0	49.6	51.2
Average Age (Male)	49.7	47.1	49.5
Average Age (Female)	57.3	51.7	52.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	6,042	94,918	200,410
# of Persons per HH	1.7	1.8	1.8
Average HH Income	\$77,998	\$73,114	\$72,678
Average House Value	\$471,075	\$341,455	\$323,252

2020 American Community Survey (ACS)

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