

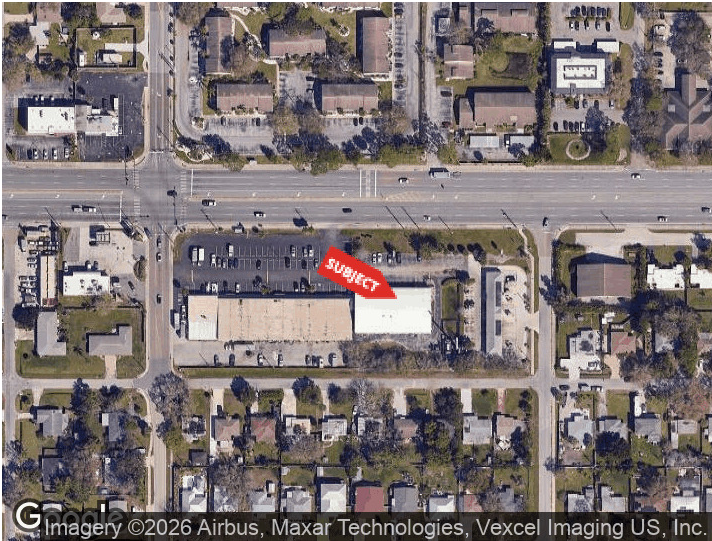


**+/- 1,540 SF RETAIL
ON CLARK RD**

3232 CLARK RD.
SARASOTA, FLORIDA 34231

PROPERTY HIGHLIGHTS

- 1,540 SF available
- \$7.00/SF CAM
- High traffic count (40,000 AADT)
- Prominent pylon and building signage
- Minutes from Siesta Key
- Ideal for retail, studio, or service-based use
- Flexible open layout



Imagery ©2026 Airbus, Maxar Technologies, Vexcel Imaging US, Inc.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,879	32,512	65,584
Total Population	11,975	68,034	140,640
Average HH Income	\$92,665	\$119,426	\$127,497

For More Information

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

+/- 1,540 SF RETAIL ON CLARK RD



OFFERING SUMMARY

Lease Rate:	\$24 SF/yr (NNN)
Building Size:	10,164 SF
Available SF:	1,540 SF
Lot Size:	31,909 SF
Year Built:	2001
Zoning:	CG

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents Clark Road Square: 3232 Clark Rd, Sarasota, FL

Property Type: Retail / Office Space for Lease
Property Size: ±1,540 SF

Position your business along one of Sarasota's most heavily traveled corridors at Clark Road Square. This ±1,540 SF commercial real estate space features a clean, modern interior with a flexible open floor plan, making it ideal for retail, studio, or service-based users. Recently updated with new flooring, fixtures, and sinks, the space is move-in ready and designed to support a wide range of business operations.

Located on Clark Road (SR 72), the property offers strong visibility, easy access, and is just minutes from Siesta Key and surrounding residential neighborhoods.

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3232 Clark Rd.

UNIT 3226



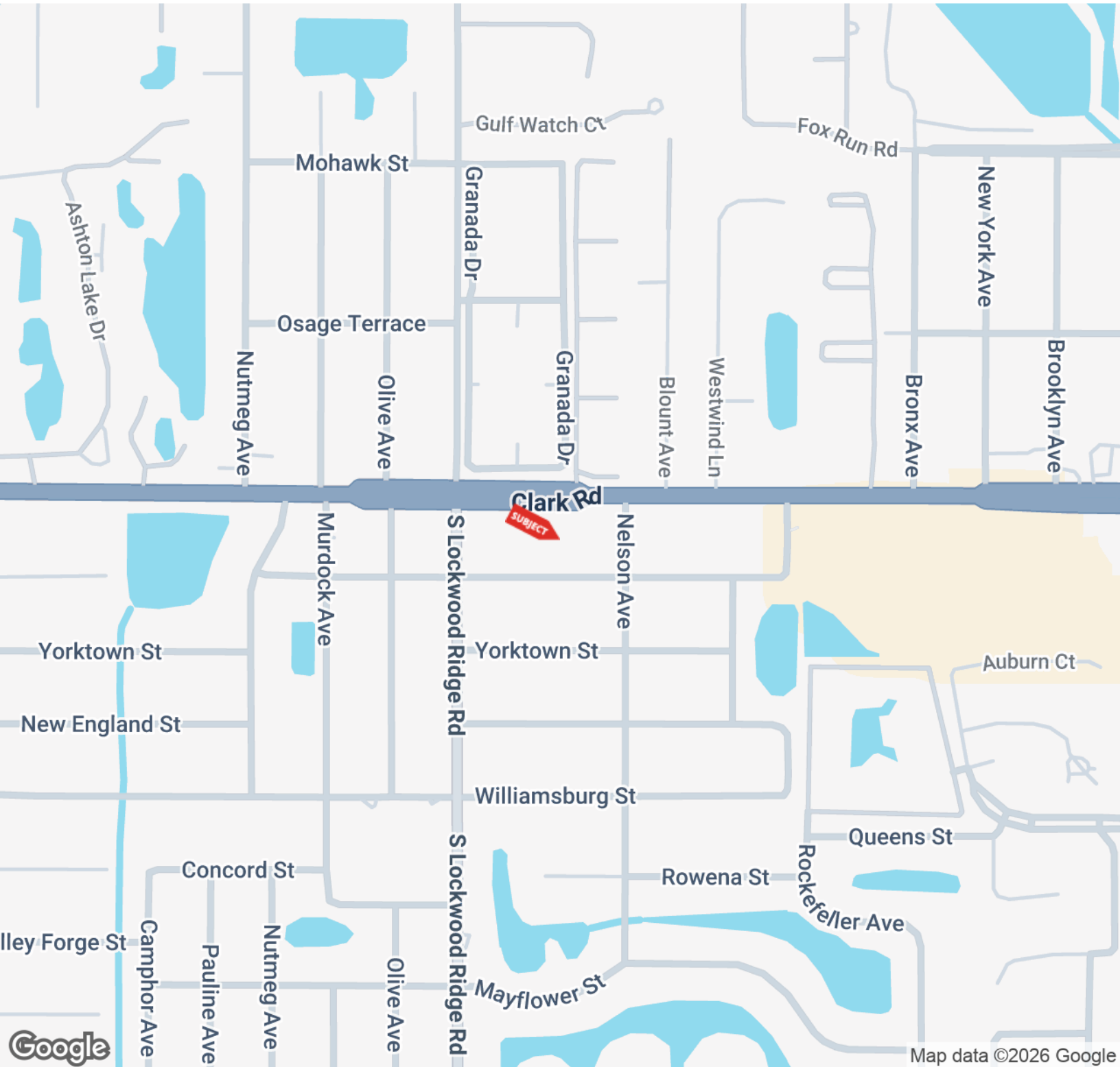
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**AMERICAN
PROPERTY GROUP**
OF SARASOTA, INC.

3232 Clark Rd.

+/- 1,540 SF RETAIL ON CLARK RD

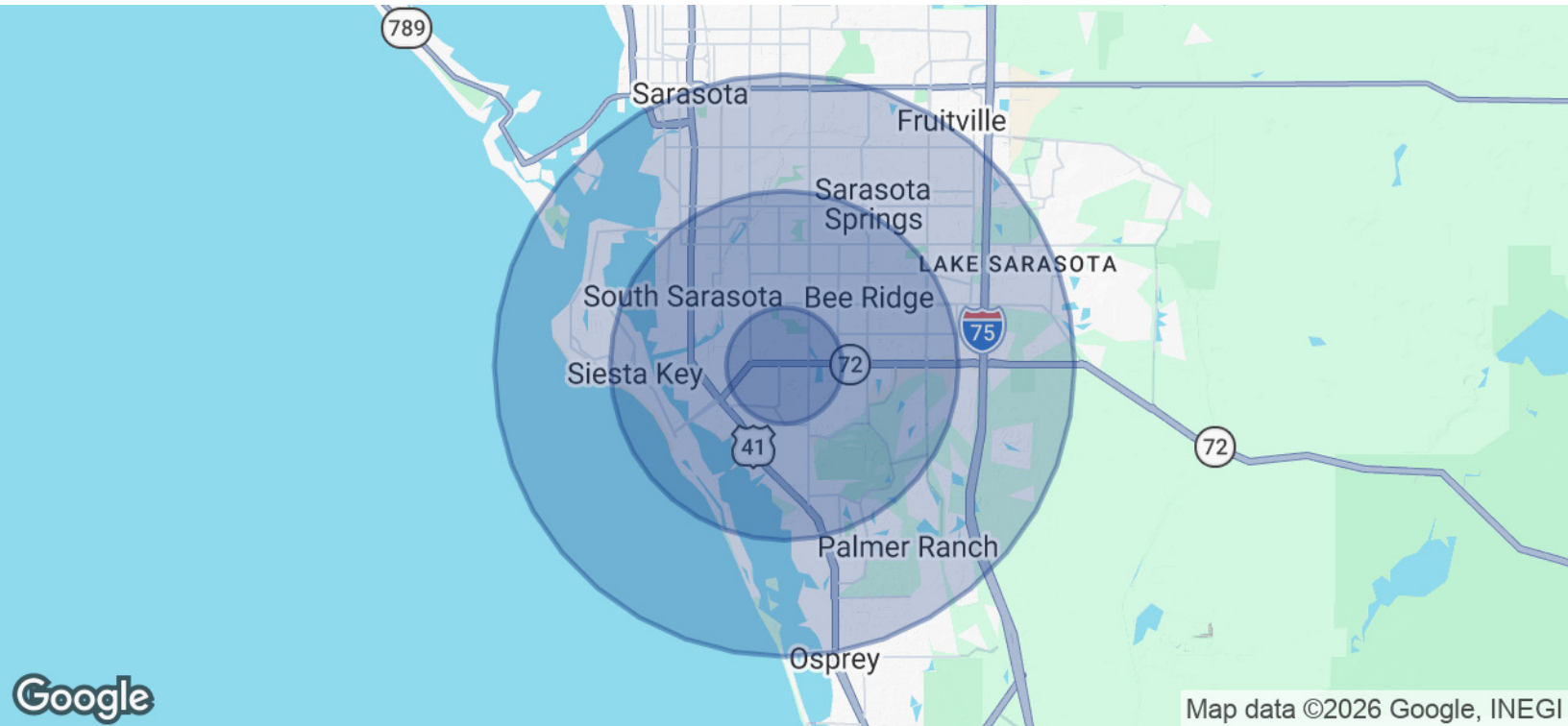


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**AMERICAN
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+/- 1,540 SF RETAIL ON CLARK RD



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	11,975	68,034	140,640
Average Age	55.0	54.1	53.7
Average Age (Male)	51.8	51.5	51.2
Average Age (Female)	56.7	56.4	55.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,879	32,512	65,584
# of Persons per HH	2.0	2.1	2.1
Average HH Income	\$92,665	\$119,426	\$127,497
Average House Value	\$321,244	\$510,200	\$563,259

2023 American Community Survey (ACS)

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