

PRIME CLASS A MEDICAL OFFICE –

836 SUNSET LAKE BLVD, STE. 205 & 206, VENICE, FL 34292



PROPERTY DESCRIPTION

PRICE IMPROVEMENT!! This Class A medical office offers 3,677 square feet of fully furnished, turnkey space in the prestigious Lakeside Medical Center, just minutes from Sarasota Memorial Hospital. Located on the second floor, this suite features a spacious waiting area with a welcoming reception desk, a private executive office with balcony access, and an X-ray room equipped with a digital X-ray machine. Designed for efficiency, the layout includes six exam rooms, each with sinks, three ADA-compliant restrooms, and a break room with kitchenette for added convenience.

This prime location presents an outstanding opportunity for a medical practice seeking upscale amenities and immediate usability in a high-demand healthcare hub.

PROPERTY HIGHLIGHTS

- Prime Location – Close proximity to Sarasota Memorial Hospital
- Fully Furnished – Move-in ready with modern medical furnishings
- Ample Parking- Easy access for patients and staff

OFFERING SUMMARY

Sale Price:	\$1,095,000
Lease Rate:	\$22.00 PSF/ NNN
Available SF:	3,677 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	259	917	3,167
Total Population	544	1,819	6,164
Average HH Income	\$104,189	\$105,251	\$104,120

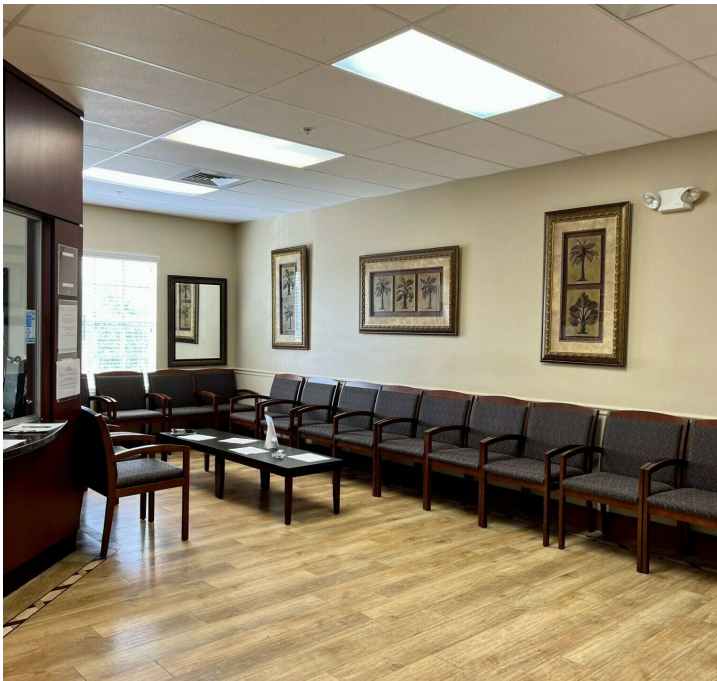
Michael Saunders & Company
LICENSED REAL ESTATE BROKER

1605 Main Street Suite 500 | Sarasota, FL
941.957.3730 | MSCcommercial.com

PRESENTED BY:

Melinda Garrett
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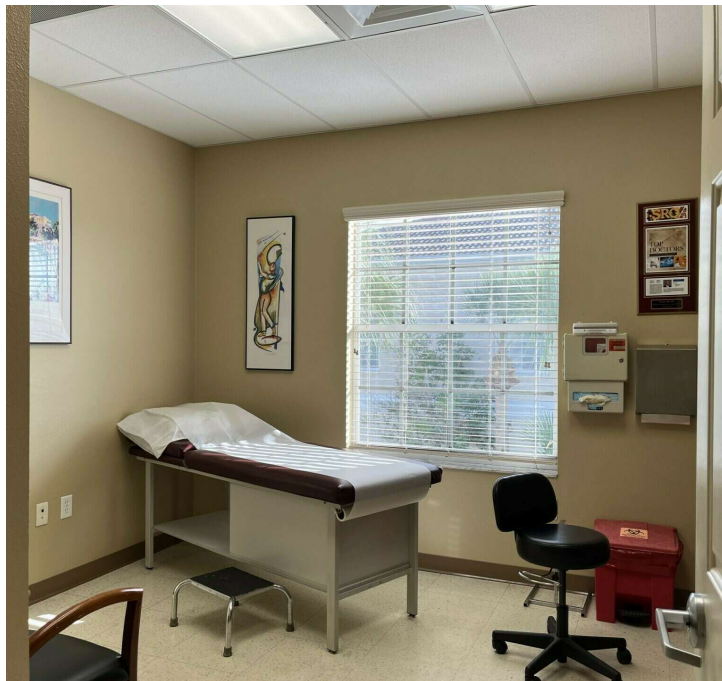
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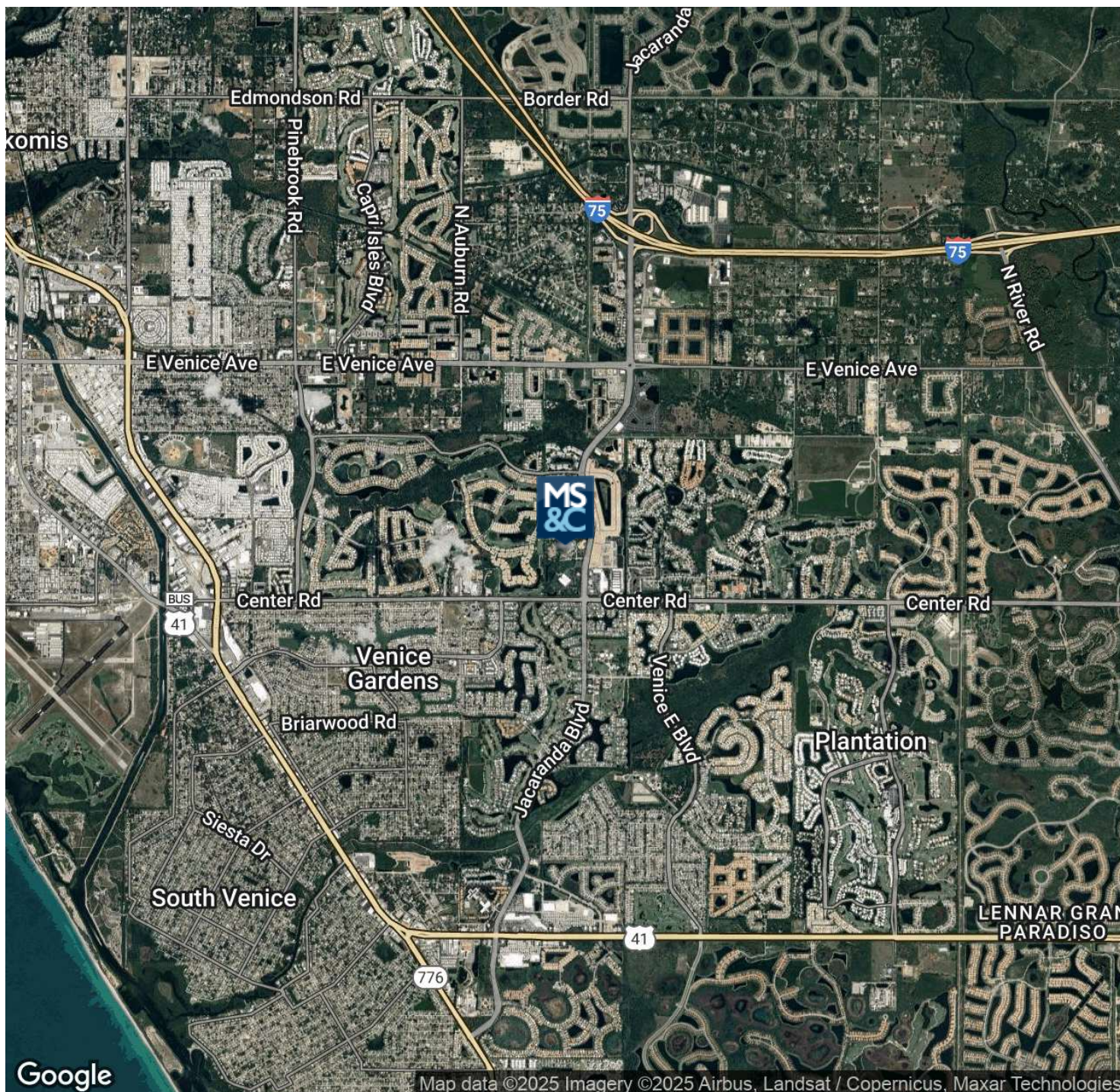
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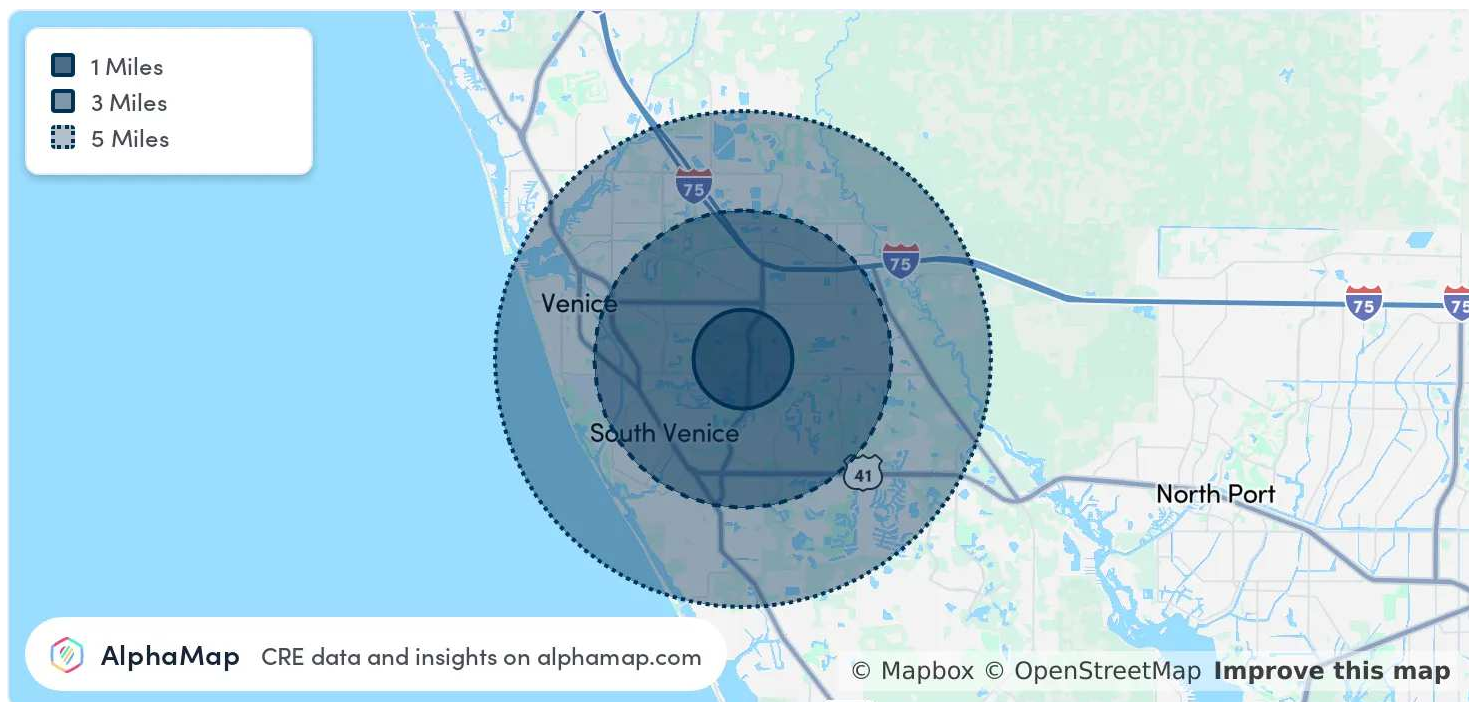
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,164	53,554	100,434
Average Age	66	62	61
Average Age (Male)	65	61	61
Average Age (Female)	67	62	62

HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,167	26,837	50,216
Persons per HH	1.9	2	2
Average HH Income	\$104,120	\$102,523	\$108,893
Average House Value	\$427,407	\$408,509	\$457,084
Per Capita Income	\$54,800	\$51,261	\$54,446

Map and demographics data derived from AlphaMap

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MELINDA GARRETT

Commercial Real Estate Advisor

MelindaGarrett@msccommercial.com

Cell: 941.899.4842

PROFESSIONAL BACKGROUND

Melinda Garrett has been immersed in the commercial real estate sector since early 2012, fueled by a combination of skills and a profound passion for the industry.

Prior to joining Michael Saunders & Company, she practiced commercial real estate appraisal and consulting for a reputable firm where she worked closely with developers, investors and lenders. She specialized in the valuation and assessment of commercial properties, employing in-depth analysis techniques to determine accurate market values for various types of real estate assets.

Throughout her career, Melinda has honed exceptional customer service skills, coupled with a strong work ethic and a vibrant personality, which have been key in fostering and nurturing essential relationships. Her unwavering commitment to client satisfaction is evident through her emphasis on open communication, transparency, and integrity in all engagements.

Leveraging her comprehensive expertise and local market knowledge, she ensures that every transaction is not only successful but also maximizes profitability. To maintain her competitive edge, she remains diligently informed about the latest market trends and their implications on the commercial real estate landscape in Sarasota and Manatee counties.

MEMBERSHIPS

Realtor Association of Sarasota & Manatee Member (RASM)

Commercial Real Estate Alliance of RASM Member (CREA)

Board of Directors RASM CREA, 2025

Manatee Chamber of Commerce- Downtown Redevelopment Committee

Manatee Chamber of Commerce- Better Business Council

Sarasota Chamber of Commerce

MSC Foundation Council Member

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