

For Lease

ADJACENT TO SARASOTA MEMORIAL HOSPITAL

1428 S TAMIAMI TRL, SARASOTA, FL 34239



OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	3,290 SF
Renovated:	2025
Zoning:	CG
Market:	Office
Submarket:	Medical

PROPERTY OVERVIEW

Brand new medical office suite ready to go. This beautiful building located adjacent to Sarasota Memorial Hospital-SMH has undergone a complete renovation with medical uses in mind. It is ideal for physicians, specialists, outpatient services or diagnostic care. This unit is currently framed out for medical use. See attached floorplan.

PROPERTY HIGHLIGHTS

- Turnkey Medical layout with exam rooms, reception area, and staff workspace.
- High-traffic visibility on Tamiami Trail (US 41).
- Ample on-site parking.
- Size: 3,290 SF.

KEN HOSKINSON, JR.

941.915.7994

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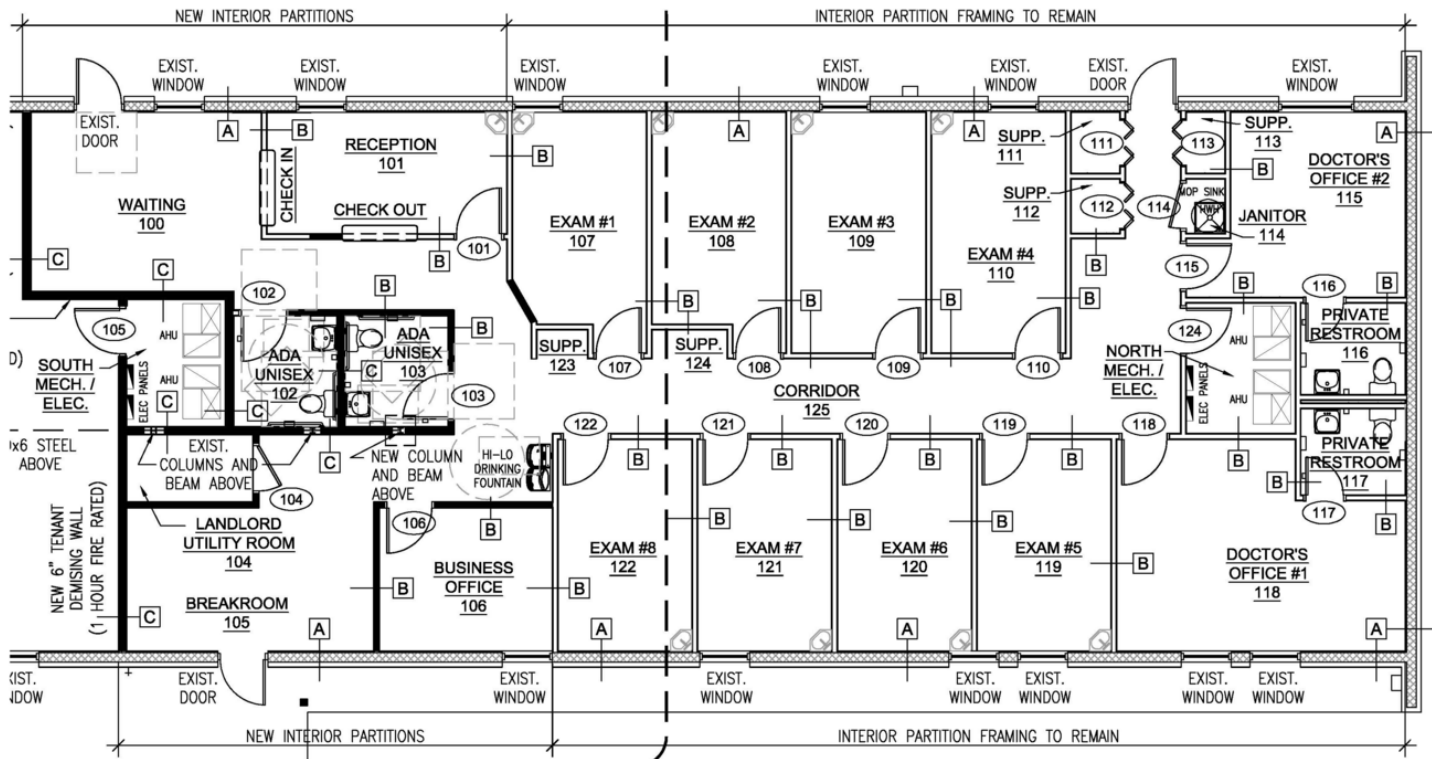
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MEDICAL OFFICE NORTH SUITE

1428 S. TAMIAMI TRAIL ~ SARASOTA, FL

04'8'16'

FEBRUARY 20, 2025

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	3,290 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
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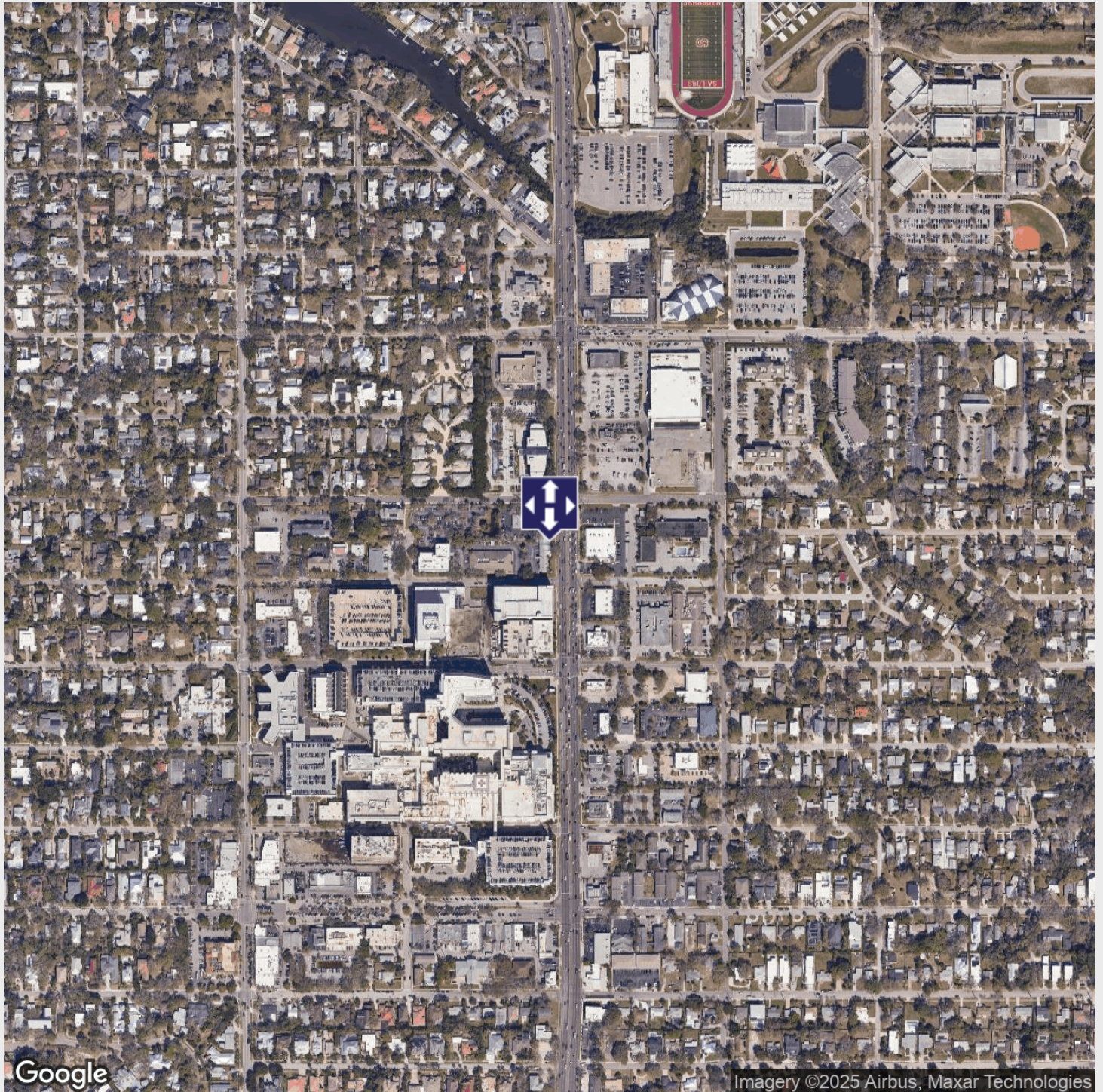
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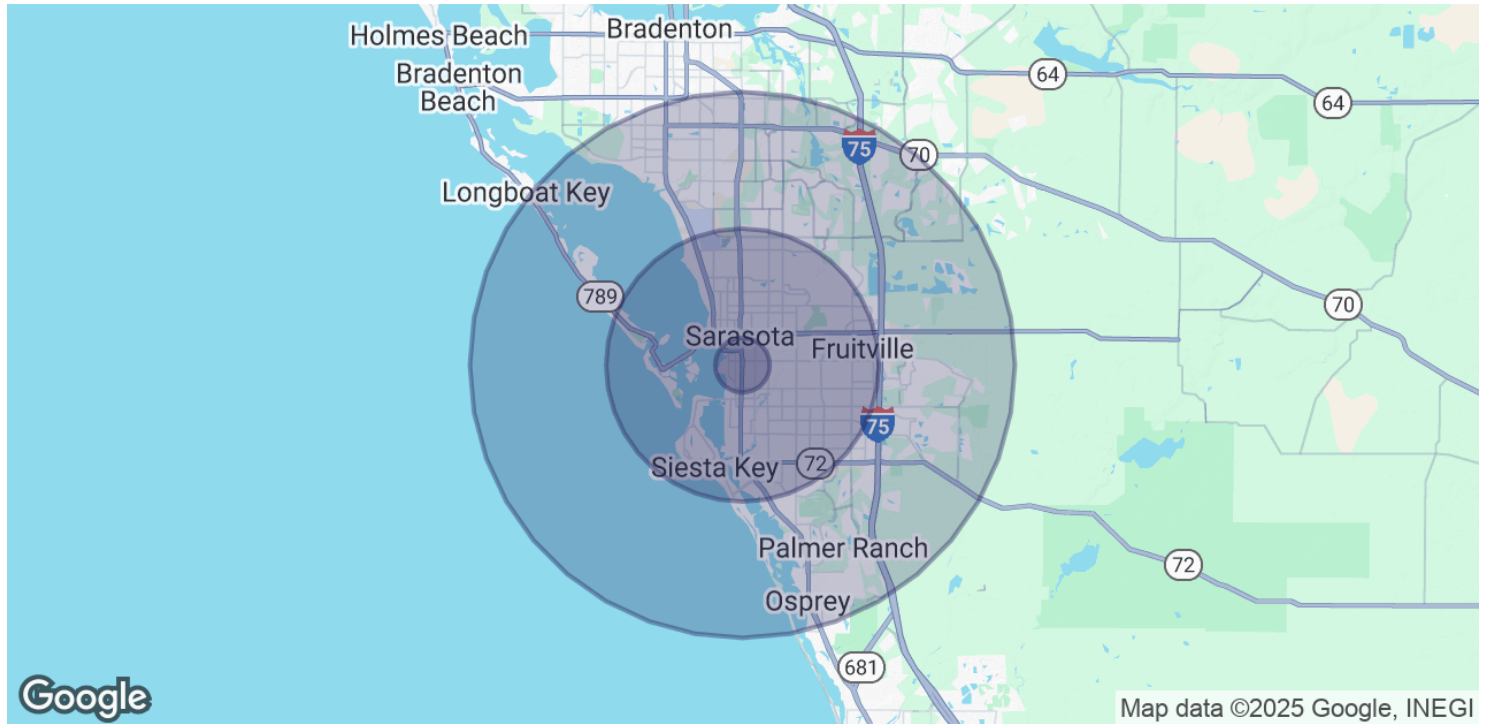
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	9,886	166,859	357,772
Average Age	54.7	49.5	51.2
Average Age (Male)	50.3	47.1	49.6
Average Age (Female)	57.7	51.7	52.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	5,785	93,511	199,529
# of Persons per HH	1.7	1.8	1.8
Average HH Income	\$84,239	\$73,049	\$72,582
Average House Value	\$520,636	\$343,710	\$323,197

2020 American Community Survey (ACS)

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