

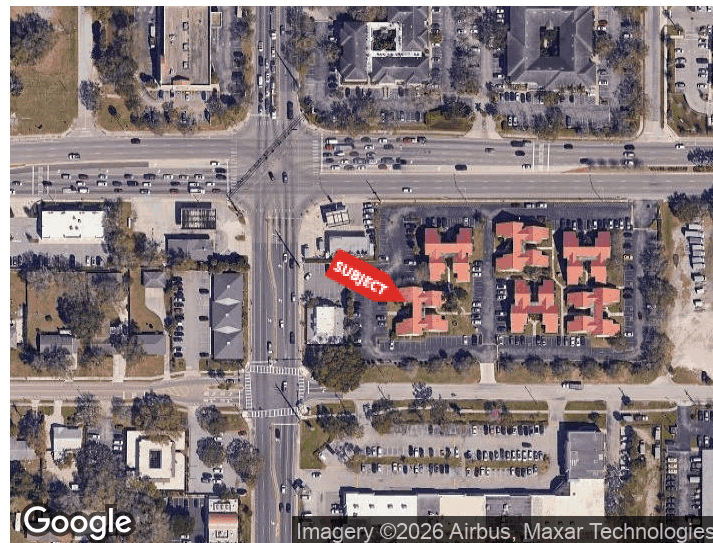


RINGLING PROFESSIONAL CENTER: UNITS 118 & 120

2831 RINGLING BLVD
SARASOTA, FLORIDA 34237

PROPERTY HIGHLIGHTS

- Two conjoined first-floor office condos
- Medical office buildout
- Open treatment room and nurse station
- Reception and waiting area
- Private office and exam room
- Professional office setting on Ringling Blvd
- Equipment and supplies located in the office are negotiable



DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	396	1,516	6,396
Total Population	890	3,301	14,579
Average HH Income	\$92,808	\$88,235	\$82,883

For More Information

ADAM SEIDEL

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2831 Ringling Blvd

SARASOTA, FL 34237



OFFERING SUMMARY

Sale Price:	\$499,000
Available SF:	1,858 SF
Lot Size:	145,845 SF
Number of Units:	2
Price / SF:	\$268.57
Year Built:	1981
Zoning:	CN

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 2831 Ringling Blvd, Units 118 & 120, Sarasota, FL

Property Type: Medical Office Condo

Property Size: 1,858 SF (Combined)

Located within the Ringling Professional Center, Units 118 and 120 are two conjoined first-floor office condos offered for sale.

The combined layout features an efficient open treatment room with a dedicated nurse station, a welcoming reception and waiting area, a private office, and a fully built-out exam room providing a functional setup for medical, wellness, or professional office users.

The space is thoughtfully configured to support patient flow and day-to-day operations, making it ideal for an owner-user or investor seeking a turnkey medical office opportunity. Equipment and supplies currently located within the office are negotiable, offering additional flexibility for the next occupant.

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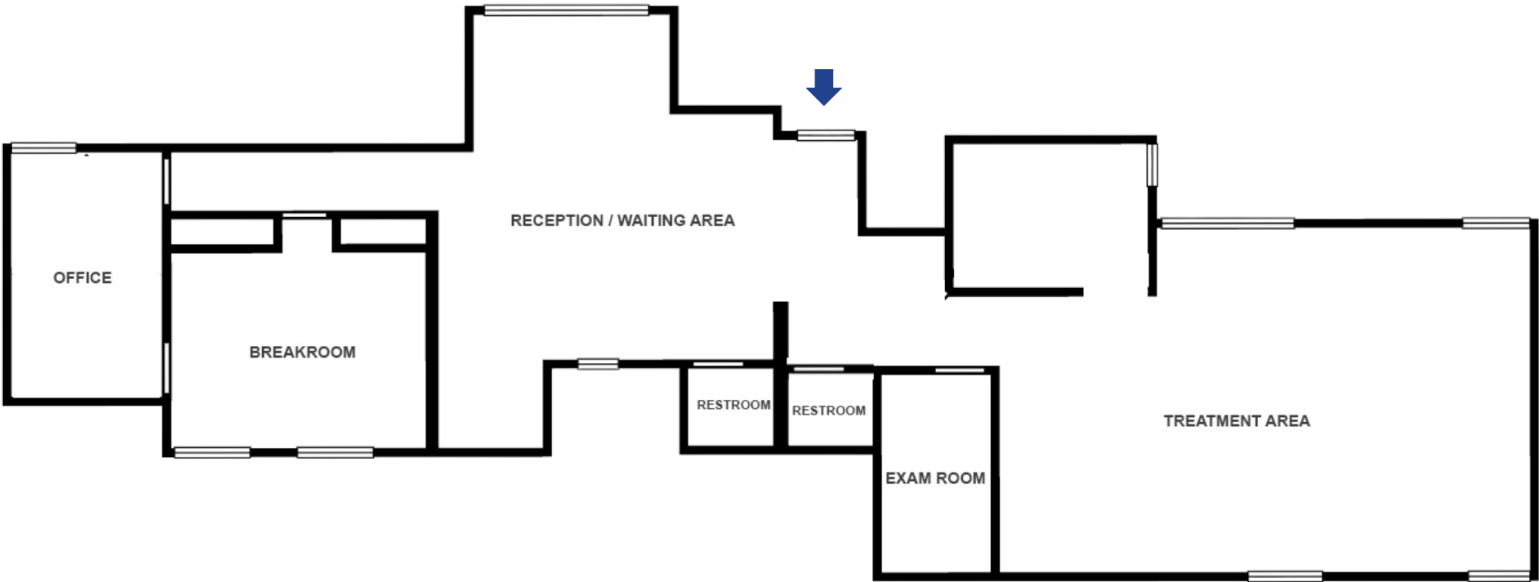
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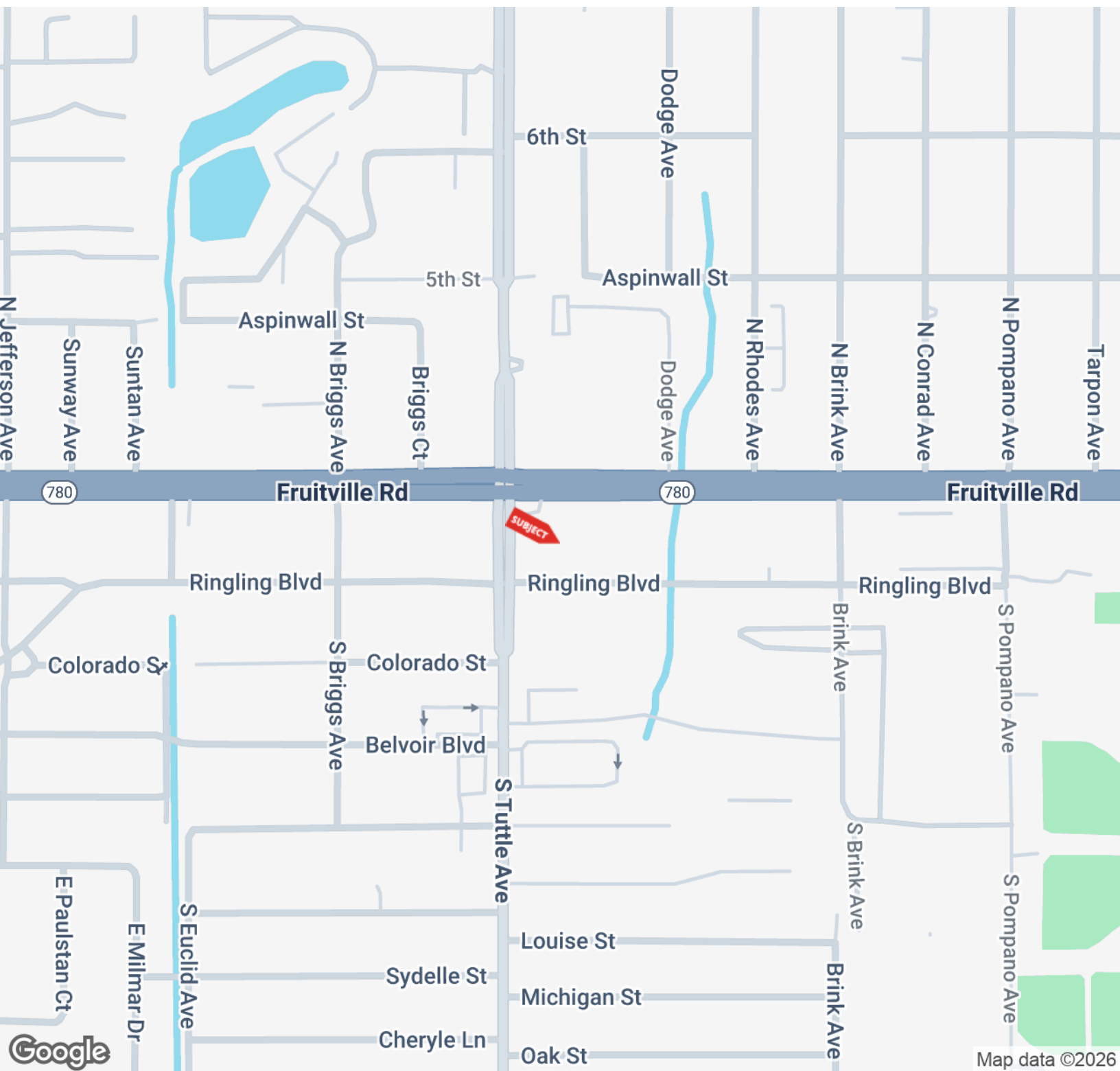
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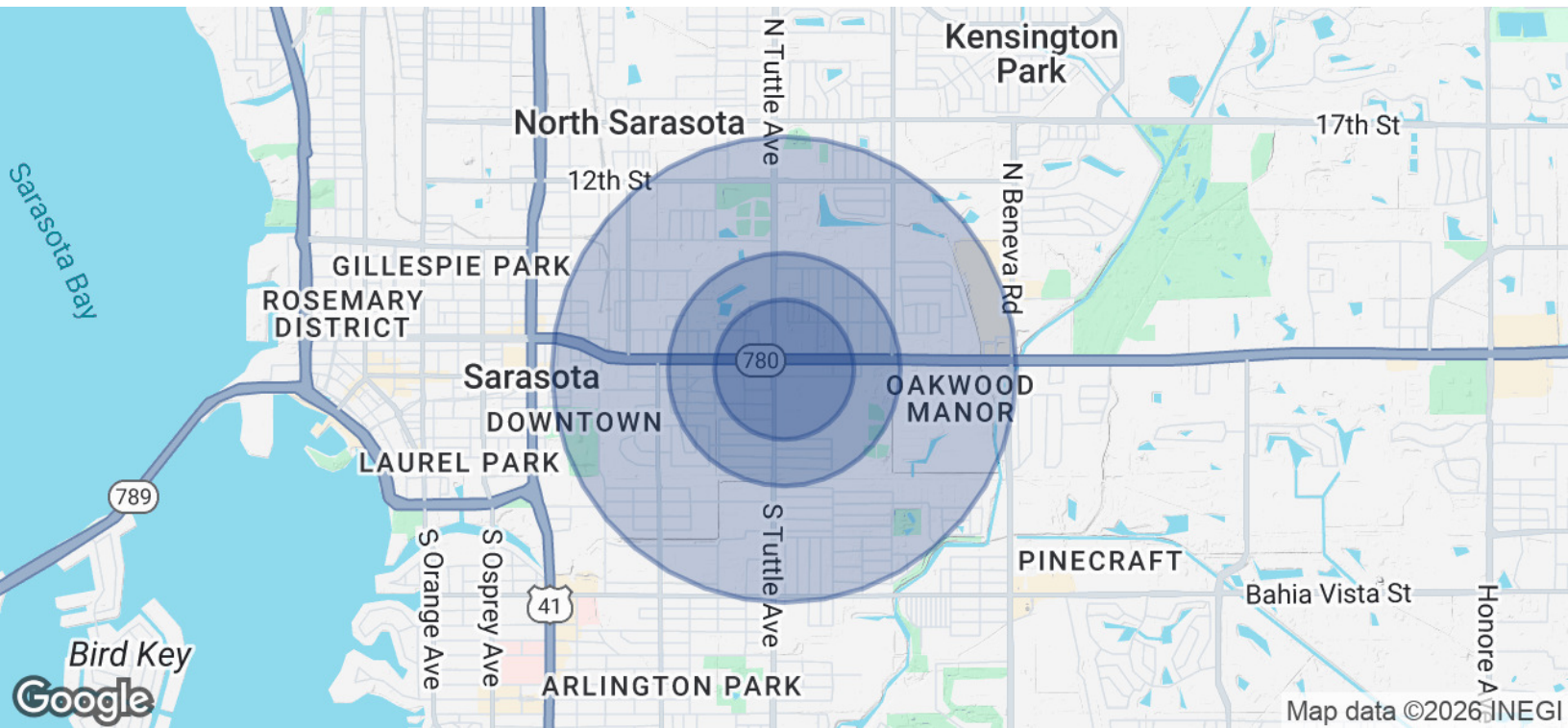
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	890	3,301	14,579
Average Age	45	45	45
Average Age (Male)	43	43	43
Average Age (Female)	47	47	47

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	396	1,516	6,396
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$92,808	\$88,235	\$82,883
Average House Value	\$379,344	\$390,819	\$403,538

Demographics data derived from AlphaMap

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