

Medical Office - St Armands

544 John Ringling Blvd, Sarasota, FL 34236

Office
Building
For Lease



Property Description

Introducing a prime leasing opportunity on St. Armands, Sarasota's bustling upscale dining, shopping and business district!

This immaculate 2,171 SqFt medical office features modern amenities and a versatile layout with a large reception area and waiting room, 8 private offices, multiple open workspaces, conference room and 2 private restrooms. It is perfectly suited for a diverse range of commercial office tenants. The spacious interior offers abundant natural light and a sophisticated ambiance, ideal for creating an inviting and productive workspace.

With convenient access and ample parking, this property ensures ease of navigation for employees and clients alike. Elevate your business in this premier location, where the possibilities are endless. Welcome to a space designed to inspire success!

OFFERING SUMMARY

| | |
|----------------|-------------------------|
| Lease Rate: | \$55.00 SF/yr (NNN) |
| CAM: | \$16.55/SF |
| Available SF: | 2,171 SF |
| Lot Size: | 16,791 SF |
| Building Size: | 3,727 SF |
| Parking: | 21 Surface Level Spaces |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|-----------|-----------|-----------|
| Total Households | 1,240 | 13,247 | 44,334 |
| Total Population | 2,492 | 25,093 | 95,451 |
| Average HH Income | \$191,894 | \$150,695 | \$109,013 |



Loyd Robbins

Principal Broker
(941)-356-9659
loyd@rerobbins.com



3580 S. Tuttle Ave
Sarasota FL 34239
www.rerobbins.com

Location! Location! Location!

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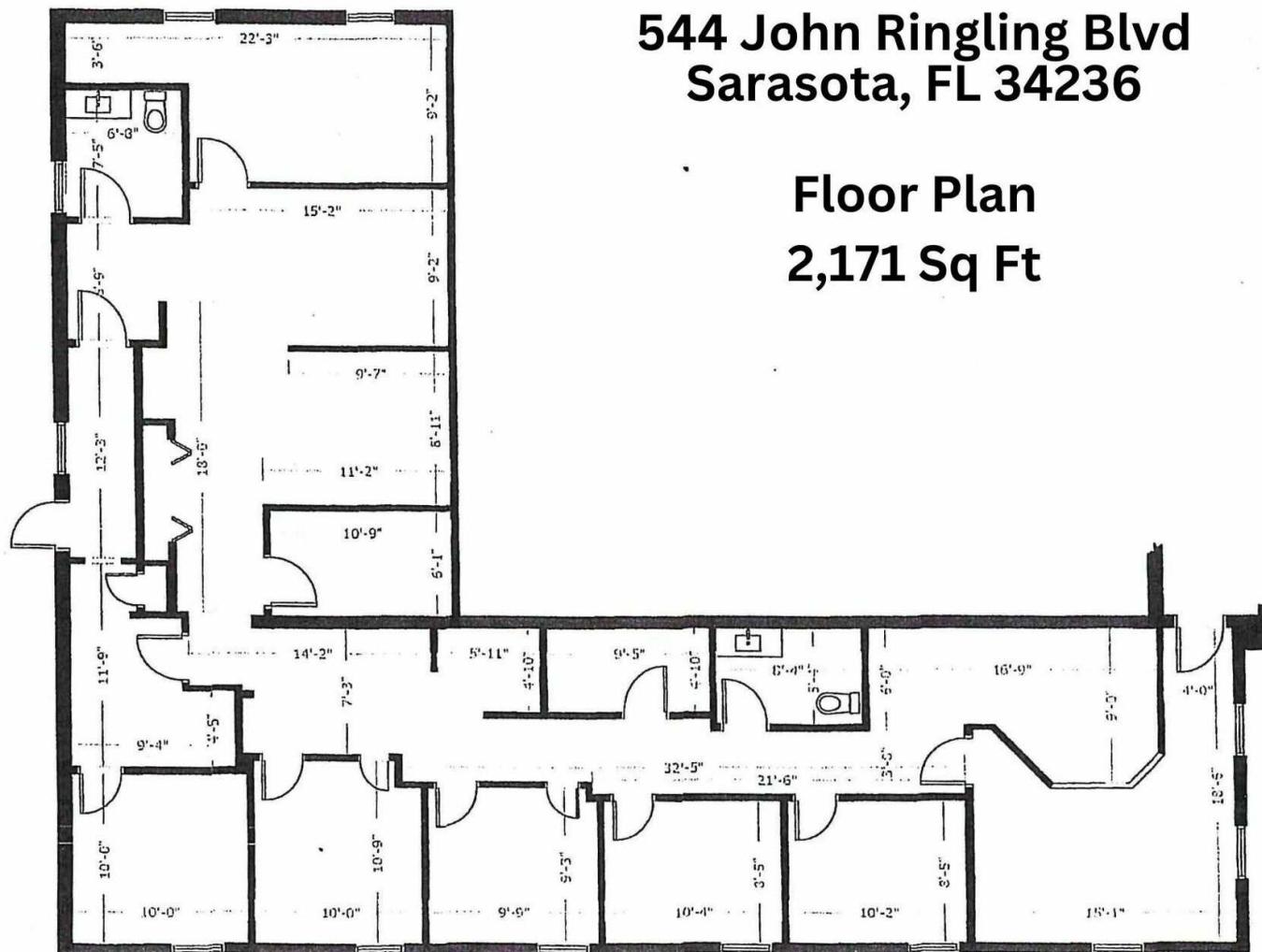
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Versatile Layout

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**Floor Plan
2,171 Sq Ft**



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St. Armands Business, Dining & Shopping District

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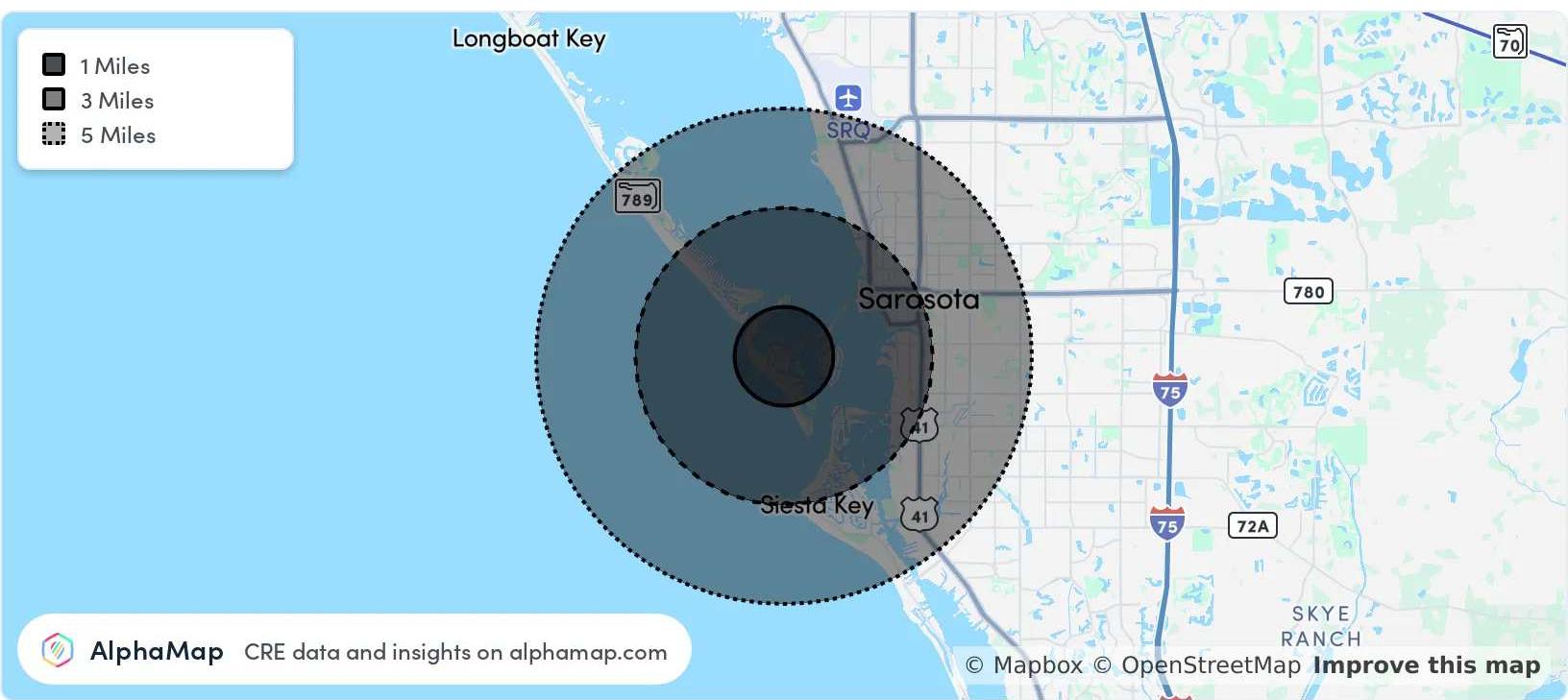
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Favorable Demographics

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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 2,492 | 25,093 | 95,451 |
| Average Age | 72 | 59 | 51 |
| Average Age (Male) | 72 | 58 | 50 |
| Average Age (Female) | 72 | 60 | 52 |

| HOUSEHOLD & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-------------|-------------|-----------|
| Total Households | 1,240 | 13,247 | 44,334 |
| Persons per HH | 2 | 1.9 | 2.2 |
| Average HH Income | \$191,894 | \$150,695 | \$109,013 |
| Average House Value | \$1,242,506 | \$1,064,051 | \$610,495 |
| Per Capita Income | \$95,947 | \$79,313 | \$49,551 |

Map and demographics data derived from AlphaMap



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