

# Clark Road Medical Center 4937 G Sarasc

4937 Clark Road Sarasota, FL 34233 www.cbre.com/tampa





\$6,299,000 / \$253 PSF Sale Price



\$25.00/SF Lease (NNN)



12,308 SF Available SF

### Key Property Highlights

- + Centrally located off Clark Road
  - Less than two miles from I-75
  - Easily accessible from Bee Ridge Rd and S Tamiami Trail
- + Traffic Counts: Clark Road: 43,000 AADT
- + Available Space:
  - Suite 201: 2.936 SF
  - Suite 202: 3,618 SF
  - Suite 203: 5,754 SF

- + New HVAC, flooring and LED lighting
- + Proximity to the primary hospitals and medical centers in the area:
  - HCA Hospital (1.9 miles)
  - Sarasota Memorial Health Center (2.1 miles)
  - Sarasota Memorial Hospital (5.4 miles)
- + Turnkey physical therapy space (Suite 203) ready for immediate occupancy
- + Great User-Investor or Value-Add-Investor Opportunity

### 2025 Demographics | 5 Miles







### **FIRST FLOOR**



### **SECOND FLOOR**



# Medical Office | For Sale or Lease



**Marlowes ENT** 











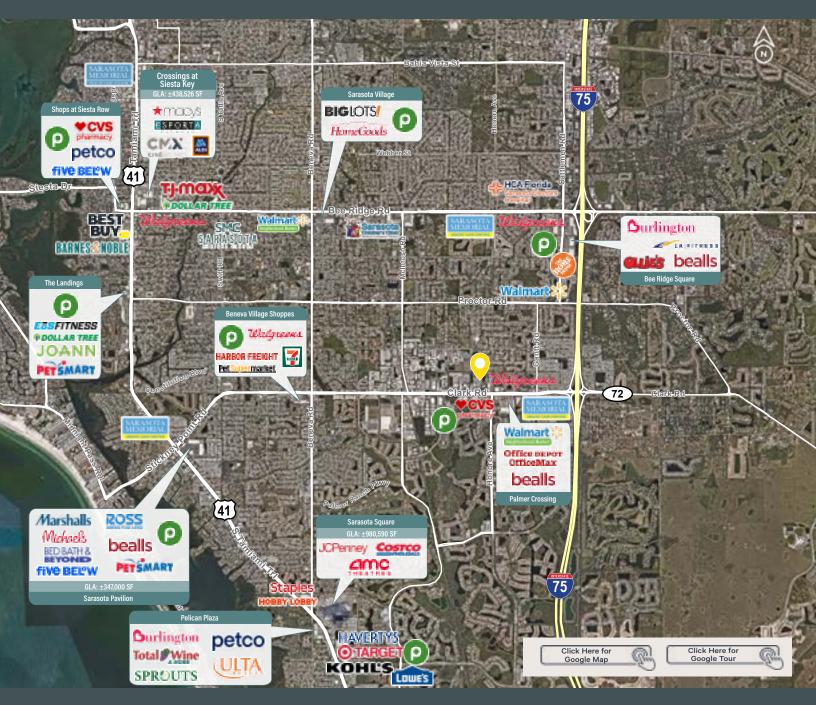


Suite 203

### **Clark Road Medical Center**

4937 Clark Road | Sarasota, FL 34233

## Medical Office | For Sale or Lease



### **Contact Us**

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