

FOR LEASE | FOR SALE

Sarasota Outparcel Available

5766 Bronx Ave, Sarasota, FL 34231



Land Size: 0.44 Acres

Frontage: 116.68 Ft

Full Access

Zoning OPI

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Property Description

Prime retail opportunity on Clark Road in Sarasota, FL, offering exceptional visibility with 36,720 cars per day. This strategically located property boasts strong traffic exposure and convenient access from both I-75 and US Hwy 41. Surrounded by national retailers, medical offices, and residential neighborhoods, this site is zoned OPI (Office, Professional, Institutional), making it ideal for various uses such as daycare, urgent care, medical offices, general office, or dispensary. The Sarasota submarket is a vibrant and rapidly growing area that combines the best of coastal living with economic opportunity. Known for its high quality of life, this region is an attractive destination for residents, tourists, and businesses. Sarasota's growing population, economic stability, and emphasis on wellness make it well-suited to support office, medical, and professional uses.

Population



1-Mile 10,581
3-Mile 78,941
5-Mile 155,895

Households



1- Mile 4,877
3-Mile 37,296
5-Mile 72,005

Average HH Income



1- Mile \$83,018
3-Mile \$98,583
5-Mile \$103,398

Daytime Population



1-Mile 4,938
3-Mile 39,224
5-Mile 82,789

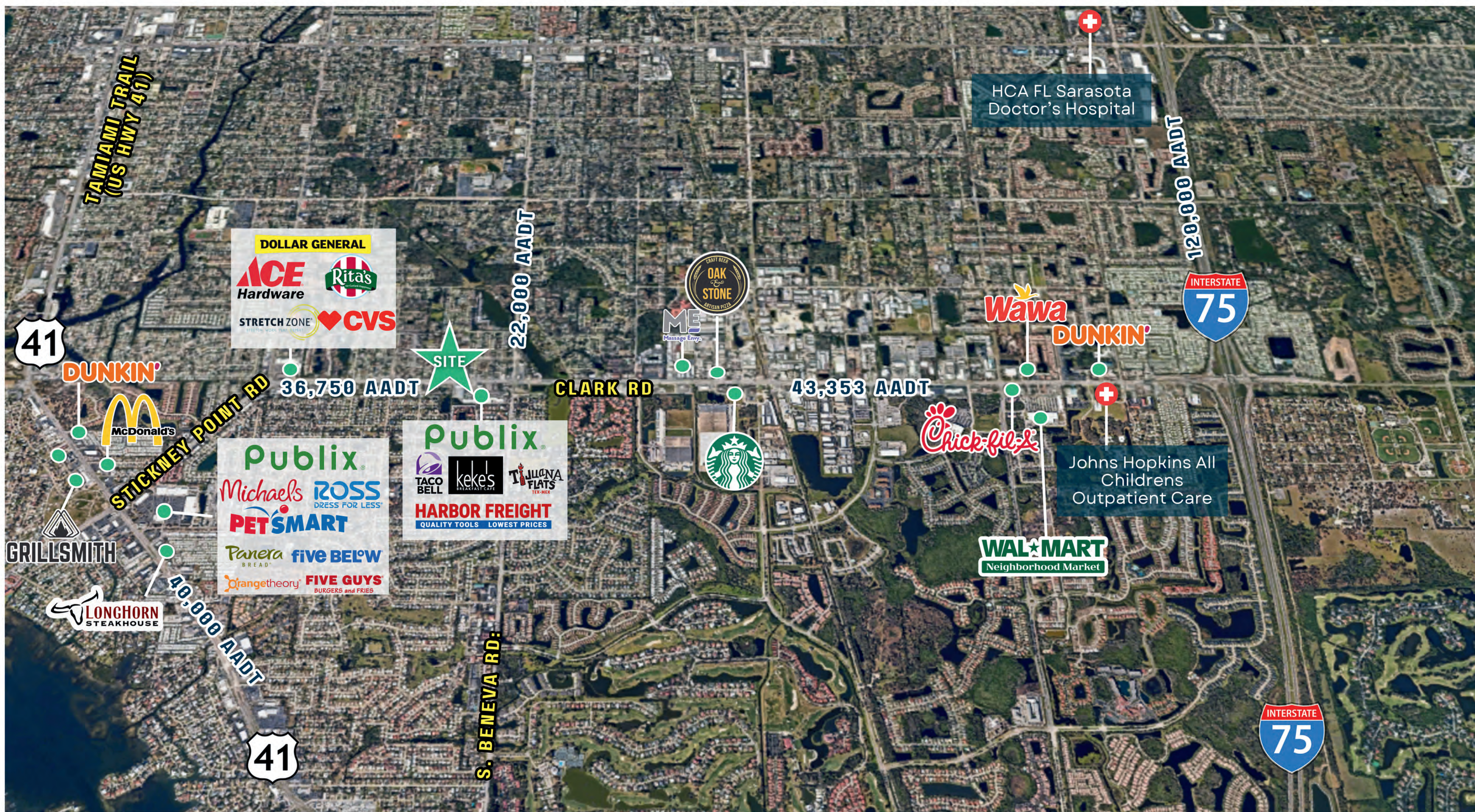
Daily Traffic Counts



Clark Rd:
36,720 AADT

DEMOGRAPHICS

Aerial



Location Summary

Sarasota Submarket Overview

The Sarasota submarket is a vibrant and rapidly growing area that combines the best of coastal living with economic opportunity. Known for its high quality of life, this region is an attractive destination for residents, tourists, and businesses. Sarasota's growing population, economic stability, and emphasis on wellness make it well-suited to support office, medical, and professional uses.

Thriving Demographics and Economic Growth

Sarasota's dynamic demographics are driven by an influx of affluent retirees, young professionals, and families seeking a balanced lifestyle. The area has experienced steady population growth over the past decade, supported by an expanding job market in sectors like healthcare, professional services, and office-based businesses. High median incomes and significant disposable income levels make this submarket highly attractive for medical and professional businesses. Sarasota's reputation as a cultural hub, with numerous galleries, theaters, and festivals, adds to its appeal for businesses seeking to connect with an engaged customer base.

Connectivity and Accessibility

Sarasota benefits from excellent connectivity and infrastructure. Located off Interstate 75, the region provides easy access to major markets like Tampa and Fort Myers. Sarasota-Bradenton International Airport further enhances connectivity, offering a gateway for business and tourism. Significant infrastructure investments have improved roadways and expanded public transportation options, making the area more accessible for residents, visitors, and employees.

Medical, Professional & Office Potential

The Sarasota submarket offers significant potential for medical, professional, and office uses. The area supports the development of specialized clinics, medical office buildings, and professional services due to its strong local demographics and increasing demand for healthcare services. Sarasota's thriving population and affluent community provide a solid foundation for medical practices, wellness centers, and related professional services.