

aries

**2,531 SF RESTAURANT/RETAIL  
WITH DRIVE-THRU FOR LEASE**

3155 Clark Road | Sarasota, FL 34231

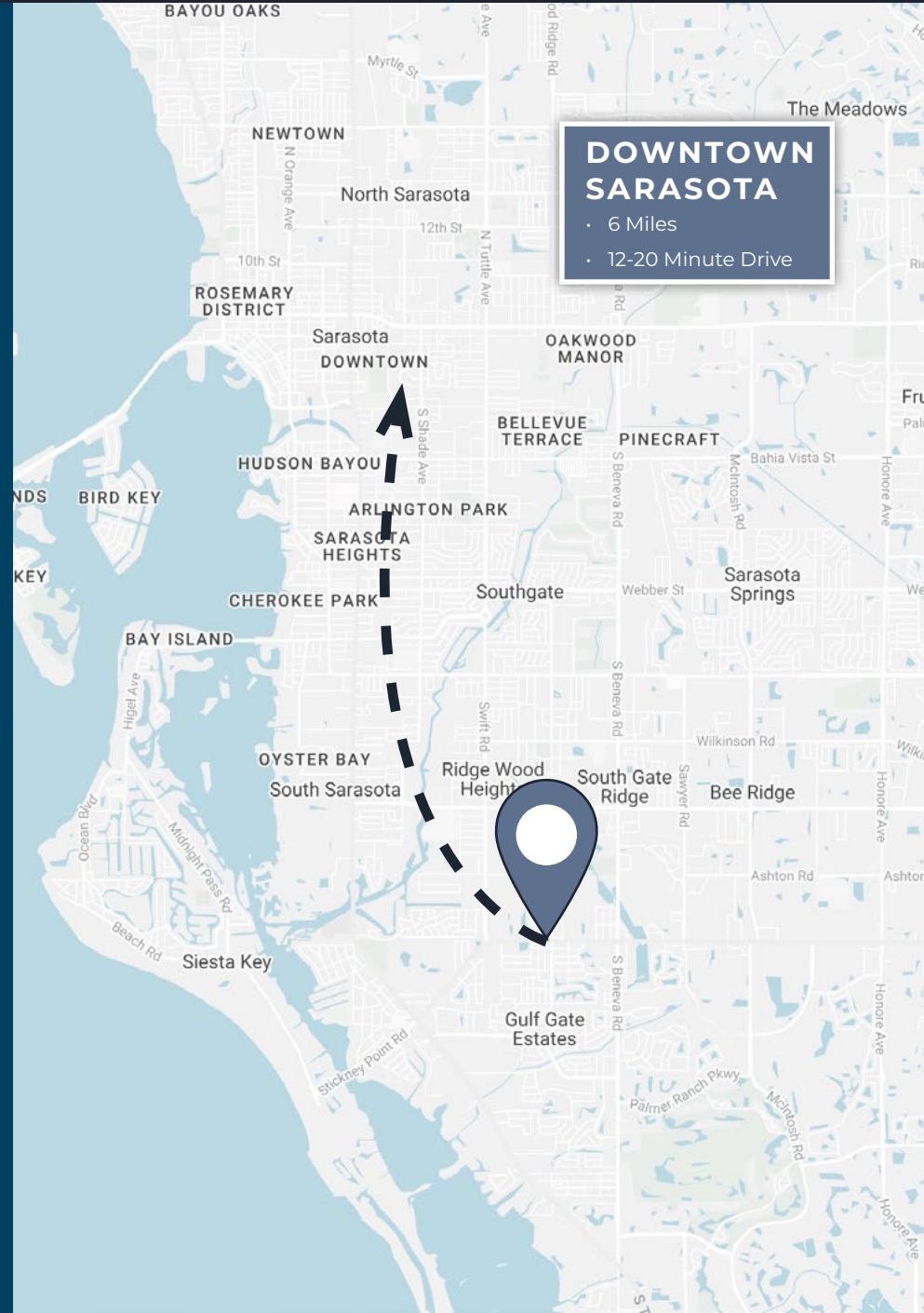
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**Aries Commercial Real Estate** is proud to present 3155 Clark Road in Sarasota, FL for Lease. This 2,531sf building sits at the lighted intersection of Clark Road and S. Lockwood Ridge Road, benefiting from traffic counts of over 40,000 cars per day. Currently built out as a quick service restaurant with a covered drive thru lane, this presents an opportunity for a food user to open quickly with minimal upfront capital expenditure.

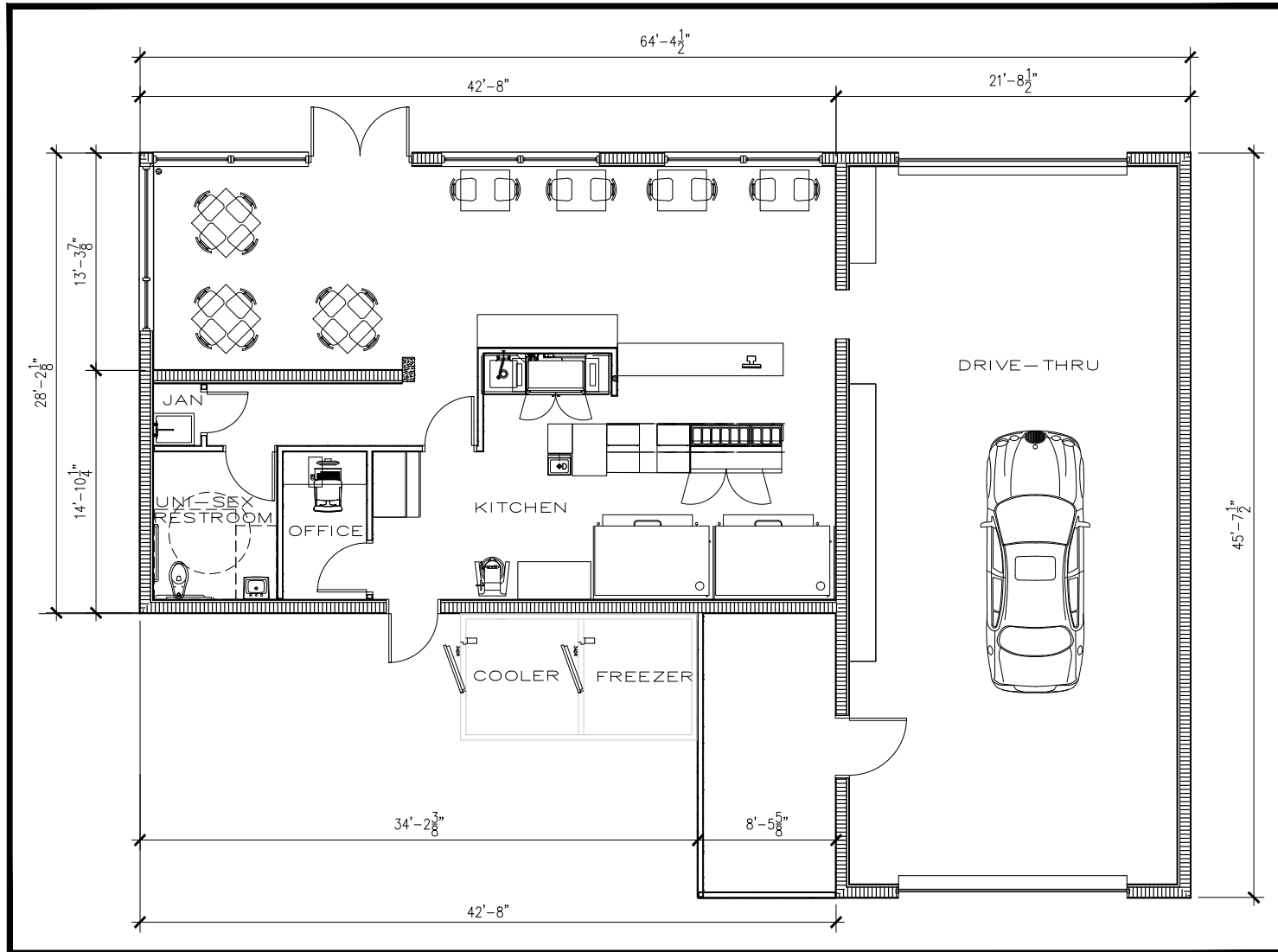
## PROPERTY HIGHLIGHTS

- Building SF: 2,531 SF
- Year Built: 1957
- Land SF/AC: 16,593 SF; 0.39 AC
- Zoning: CG
- Drive-thru
- 10 Parking spaces
- 12.5 Ft Interior Ceilings and 14.5 Ft Drive Thru Height





PROPOSED SITE PLAN





PROPERTY AERIAL

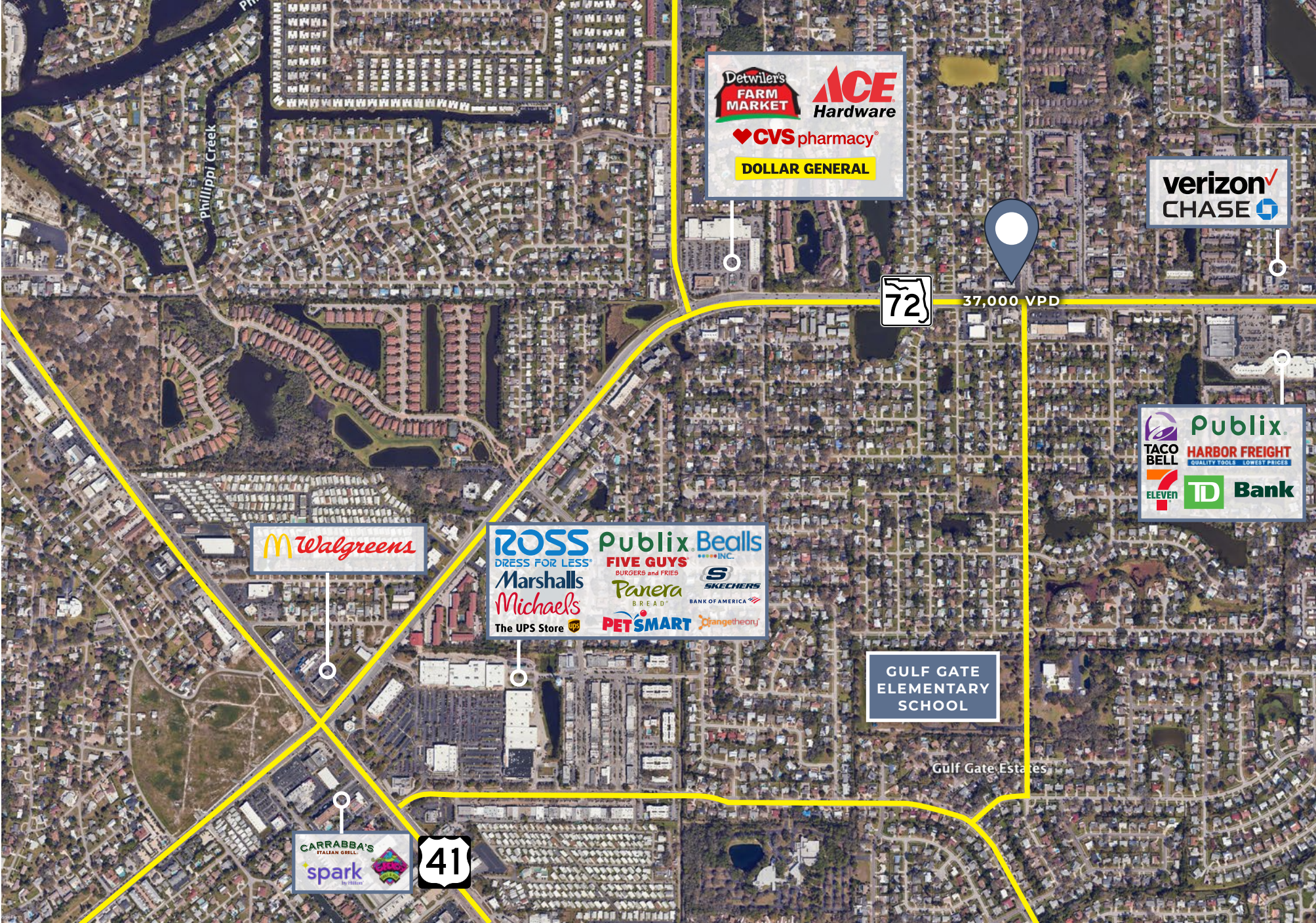


37,000 VPD





LOCAL AMENITIES



Detwiler's FARM MARKET  
ACE Hardware  
CVS pharmacy  
DOLLAR GENERAL

verizon  
CHASE

72

37,000 VPD

Publix  
TACO BELL  
HARBOR FREIGHT  
ELEVEN  
TD Bank

Walgreens  
McDonald's

ROSS  
DRESS FOR LESS  
Marshalls  
Michaels  
The UPS Store  
Publix  
Bealls  
FIVE GUYS  
BURGERS and FRIES  
Panera BREAD  
PET SMART  
SKECHERS  
BANK OF AMERICA  
Orangetheory

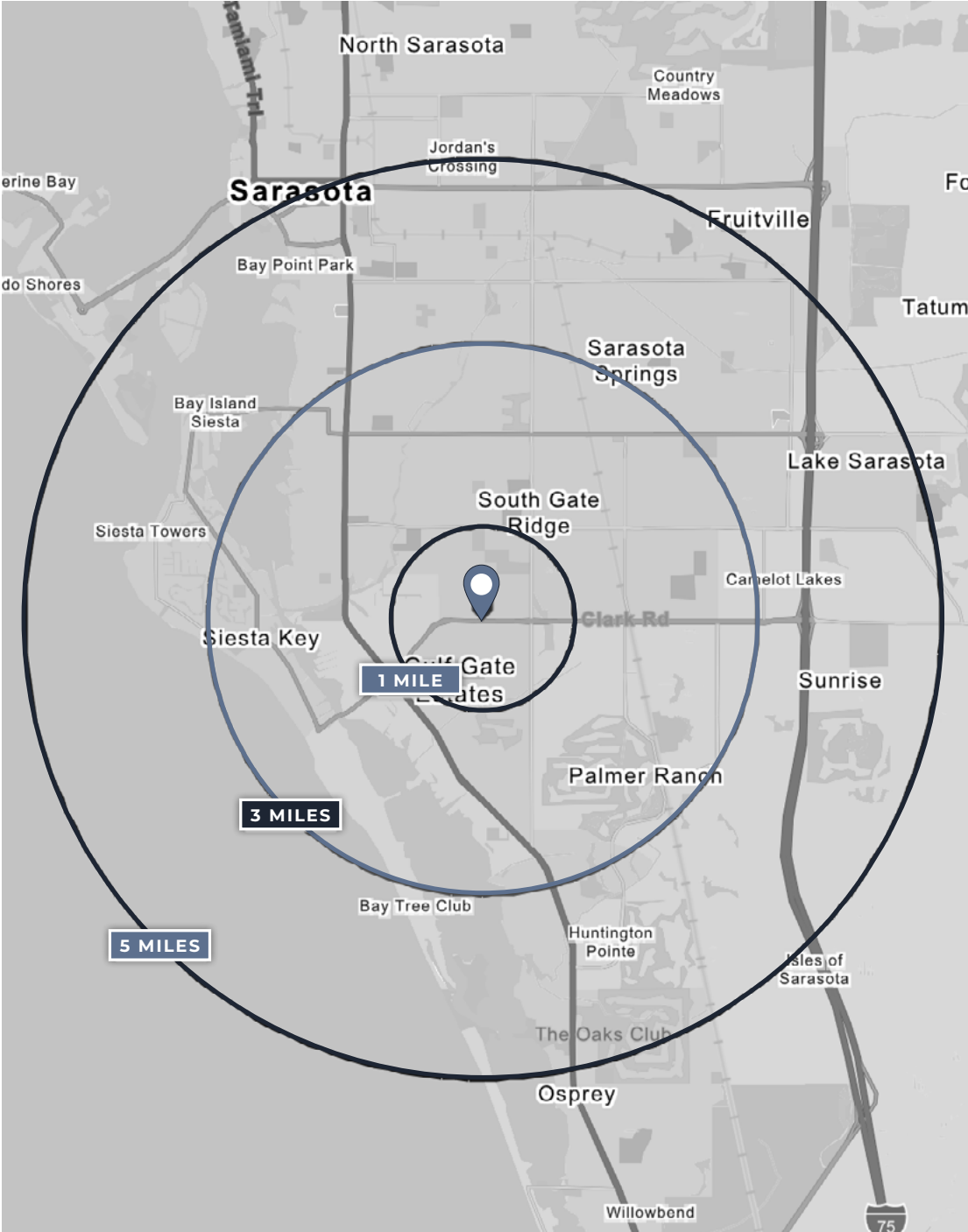
GULF GATE  
ELEMENTARY  
SCHOOL

Gulf Gate Estates

CARRABBA'S ITALIAN GRILL  
spark  
CARRABBA'S

41





2024 SUMMARY	1 MILE	3 MILES	5 MILES
Population	12,450	67,256	146,610
Households	6,084	32,213	68,464
Families	3,121	17,792	38,760
Average Household Size	1.98	2.05	2.09
Owner Occupied Housing Units	4,033	23,197	50,035
Renter Occupied Housing Units	2,051	9,016	18,429
Median Age	56.5	56.2	55.9
Median Household Income	\$72,513	\$82,578	\$85,168
Average Household Income	\$98,452	\$121,345	\$129,595



## SARASOTA, FL

Sarasota, Florida, is a vibrant coastal city that embodies the perfect blend of cultural richness and natural beauty. Known for its stunning beaches, world-class arts scene, and warm, sunny climate, Sarasota offers an inviting and dynamic environment for both residents and visitors.

One of the crown jewels of Sarasota is its breathtaking coastline. Siesta Key Beach, with its powdery white sand and crystal-clear waters, is consistently ranked among the best beaches in the world. Lido Key and Longboat Key also provide picturesque settings for relaxation and water activities, making Sarasota a paradise for beach lovers.

The city is a cultural hub, boasting an impressive array of arts and entertainment venues. The John and Mable Ringling Museum of Art, the Sarasota Opera House, and the Asolo Repertory Theatre showcase a diverse range of performances and exhibits, enriching the community with world-class cultural experiences.

Sarasota's vibrant downtown area is bustling with unique shops, gourmet restaurants, and lively nightlife. The Sarasota Farmers Market, held every Saturday, is a local favorite, offering fresh produce, artisan goods, and a festive atmosphere. The city also hosts numerous festivals and events, such as the Sarasota Film Festival and the Sarasota Music Festival, which draw visitors from all over.

Outdoor enthusiasts will appreciate Sarasota's abundant parks and recreational areas. Myakka River State Park and the Celery Fields offer opportunities for hiking, bird-watching, and kayaking, allowing residents to connect with nature and enjoy the region's diverse wildlife.

With top-rated schools, a robust healthcare system, and a welcoming community, Sarasota is an ideal place for families, retirees, and anyone seeking a high quality of life. Its unique blend of natural splendor, cultural richness, and modern amenities makes Sarasota a truly special place to call home.

