

4500 CLARK RD  
SARASOTA, FL 34233



## Freestanding Industrial Building For Lease



**LEASE RATE**

**\$18.00 SF/YR**

### OFFERING SUMMARY

STRAP #: 0097-04-0010

Total Available SF: 7,068 SF

Lease Type: \$3.50 NNN

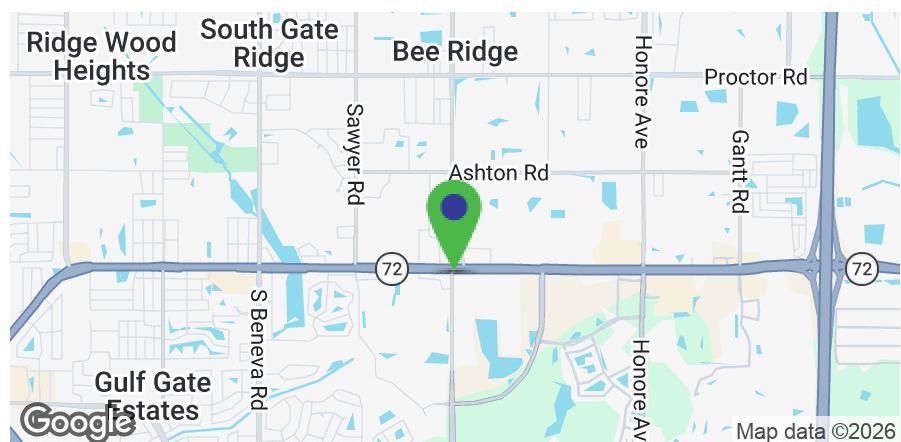
Zoning: I

### DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Total Population	4,603	142,786	272,774
Total Households	2,415	81,658	155,237
Median Age	58.4	52.3	52.4
Average HH Income	\$89,002	\$76,290	\$77,845

### PROPERTY OVERVIEW

4500 Clark Road is a freestanding commercial building available for lease in Sarasota. The property offers approximately 7,068 square feet within a single-story structure situated on a 14,800± square foot parcel. The standalone building provides a straightforward layout and independent presence along Clark Road, supporting a range of industrial or commercial uses subject to zoning approval. This offering presents a clean leasing opportunity for users seeking functional space in an established Sarasota location.



**CARLOS ACOSTA, CCIM**

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**CRES Commercial Real Estate Services of SWFL, INC**

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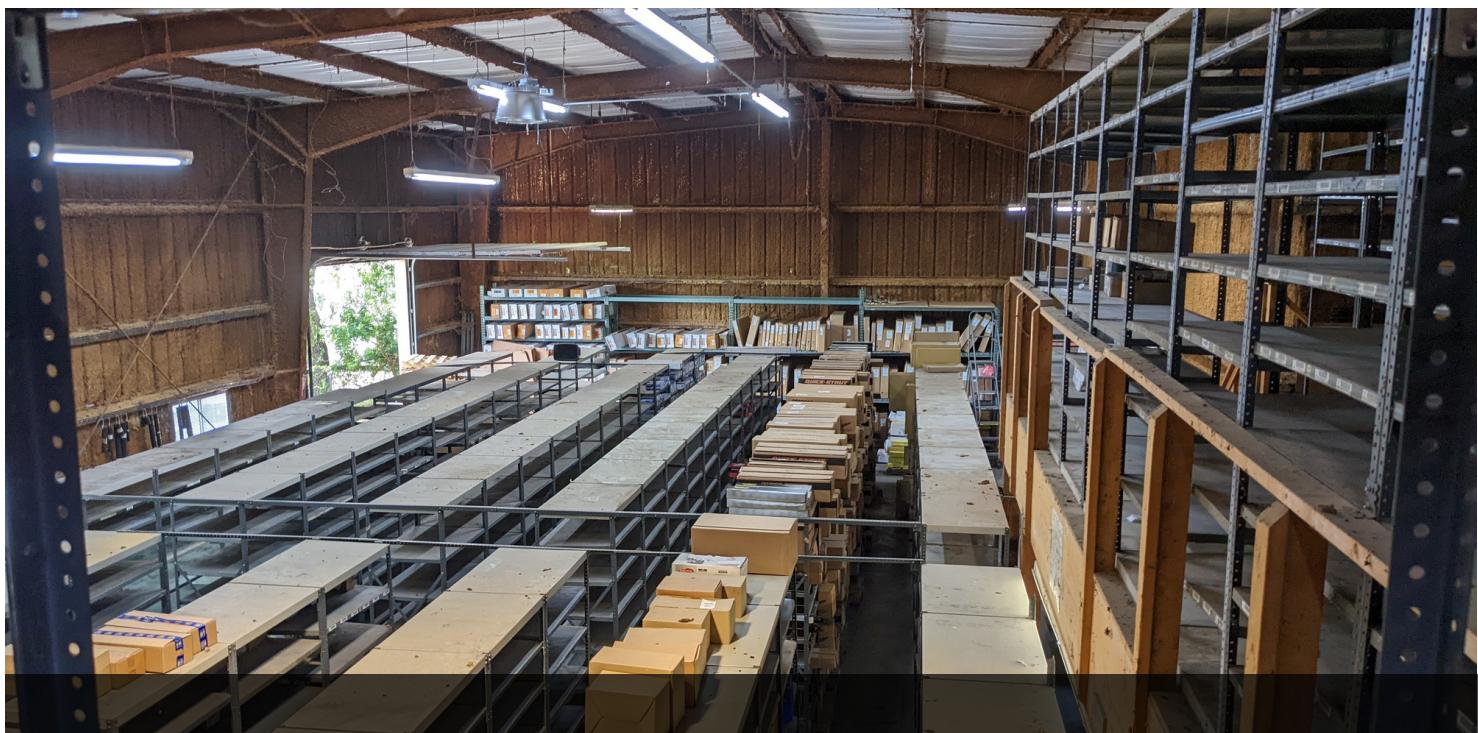
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## Additional Photos



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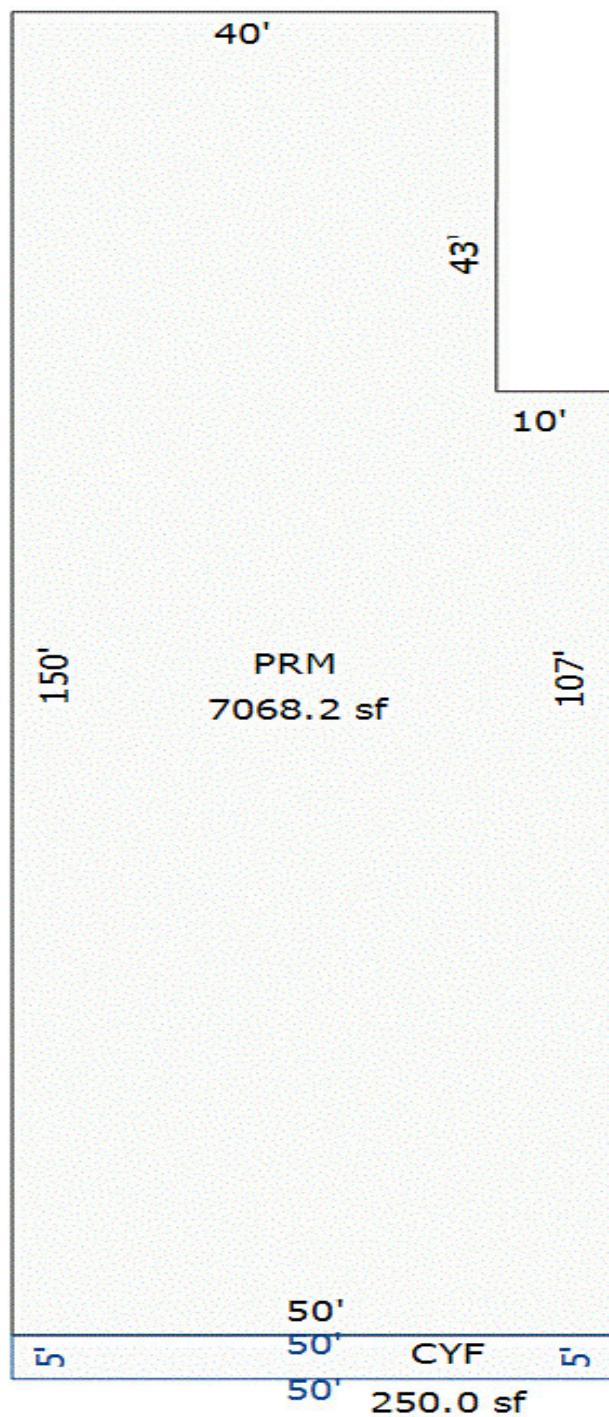
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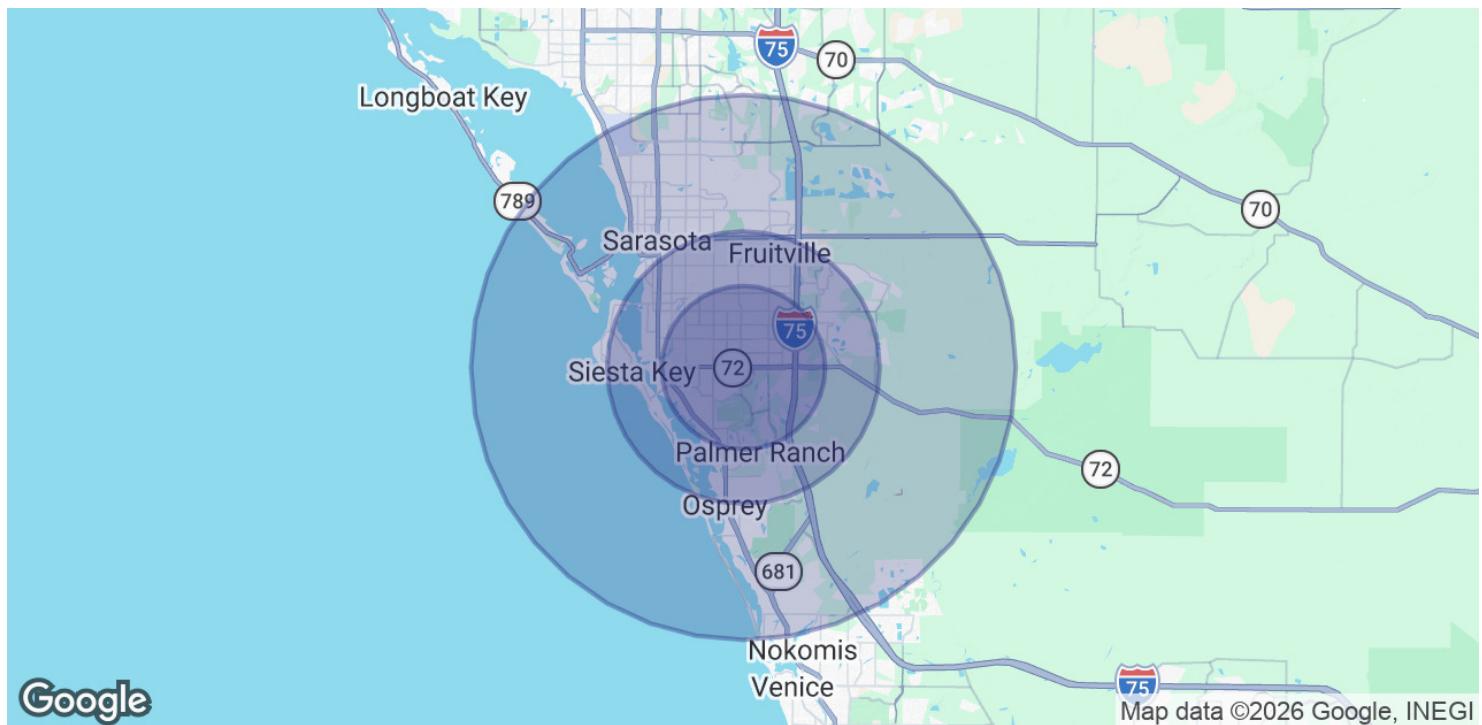
## Floor Plan



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## Demographics Map & Report



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	4,603	142,786	272,774
Average Age	58.4	52.3	52.4
Average Age (Male)	56.4	50.0	50.5
Average Age (Female)	60.3	53.6	53.8

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	2,415	81,658	155,237
# of Persons per HH	1.9	1.7	1.8
Average HH Income	\$89,002	\$76,290	\$77,845
Average House Value	\$346,169	\$339,819	\$366,194

2020 American Community Survey (ACS)

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