

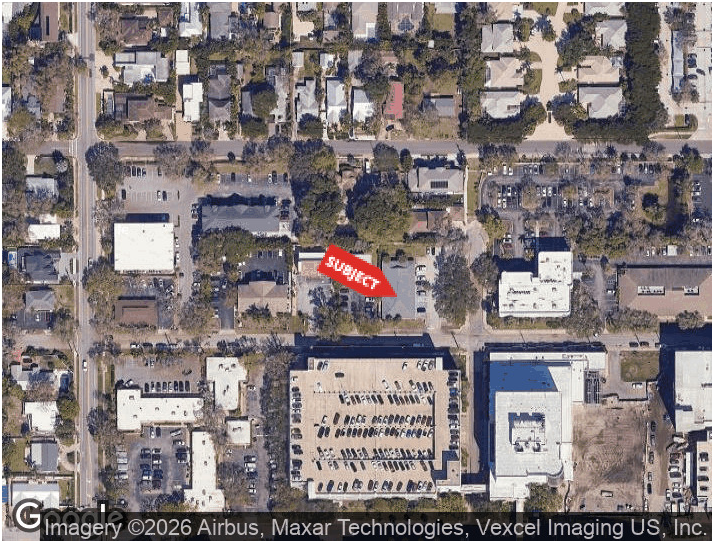


**OFFICE BUILDING
NEXT TO SARASOTA
MEMORIAL HOSPITAL**

1895 FLOYD ST
SARASOTA, FLORIDA 34239

PROPERTY HIGHLIGHTS

- ±4,544 SF single-story medical office building
- Full building available for lease
- Located next to Sarasota Memorial Hospital near US-41
- Existing medical office layout
- Available for occupancy April 2026



DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	235	1,193	4,504
Total Population	463	2,344	9,239
Average HH Income	\$130,570	\$115,831	\$148,793

For More Information
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OFFICE BUILDING NEXT TO SARASOTA MEMORIAL HOSPITAL



OFFERING SUMMARY

Lease Rate:	\$27.50 SF/yr (NNN)
Building Size:	4,544 SF
Available SF:	4,544 SF
Lot Size:	22,133 SF
Number of Units:	2
Year Built:	1981
Zoning:	OPB

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 1895 Floyd St, Sarasota, FL

Property Type: Medical Office Building for Lease

Property Size: ±4,544 SF

This single-story medical office building offers a full-building opportunity for users seeking a well-located space in Sarasota. The layout is suited for medical or professional office use, with the ability to accommodate a variety of healthcare or office users.

Located next to Sarasota Memorial Hospital and just off US-41, this property benefits from a highly desirable medical corridor with strong accessibility for both patients and staff.

The property is currently occupied through the end of March and will be available for occupancy in April, making it an excellent option for tenants planning ahead in a competitive market.

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1895 Floyd St

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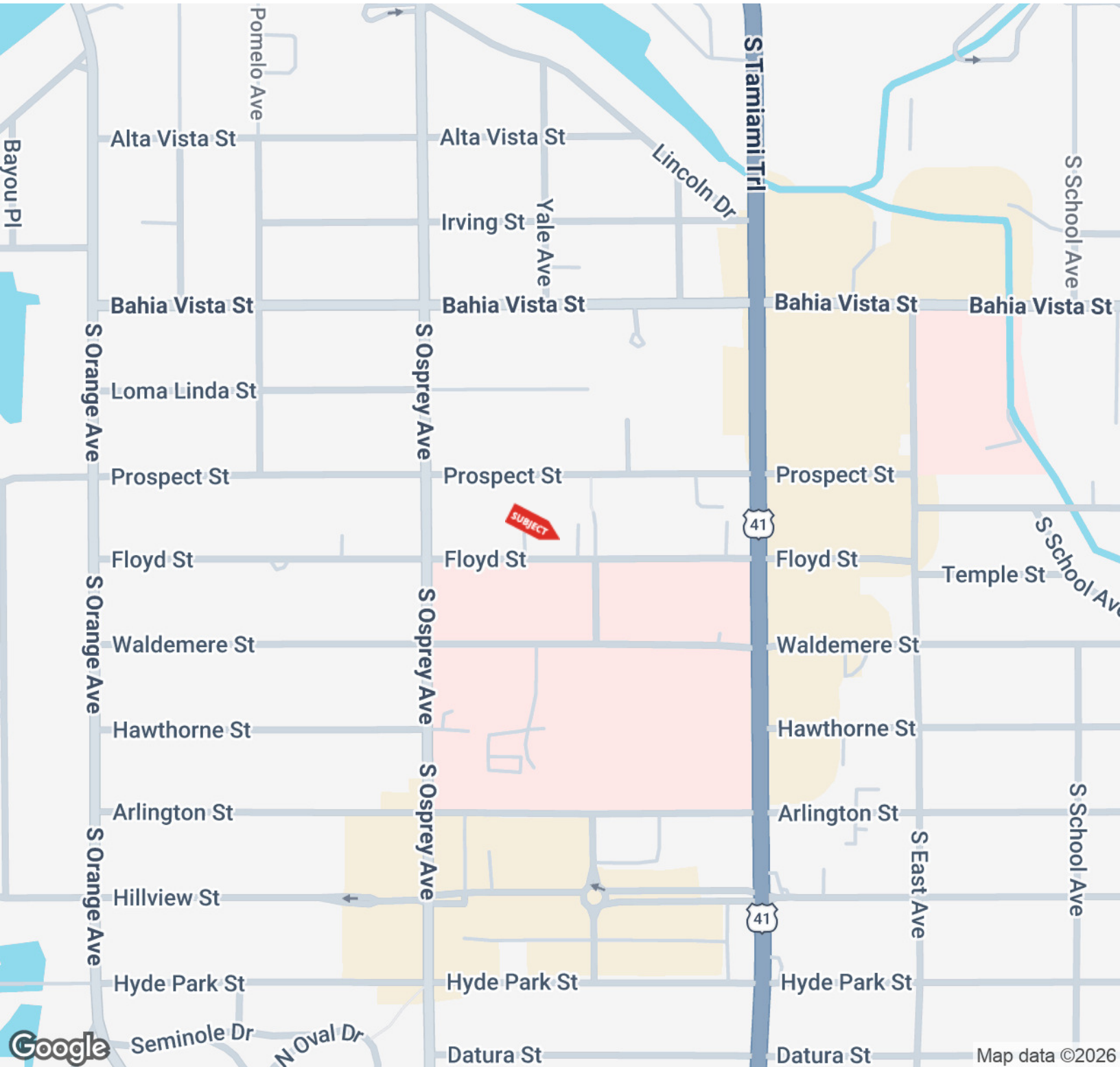
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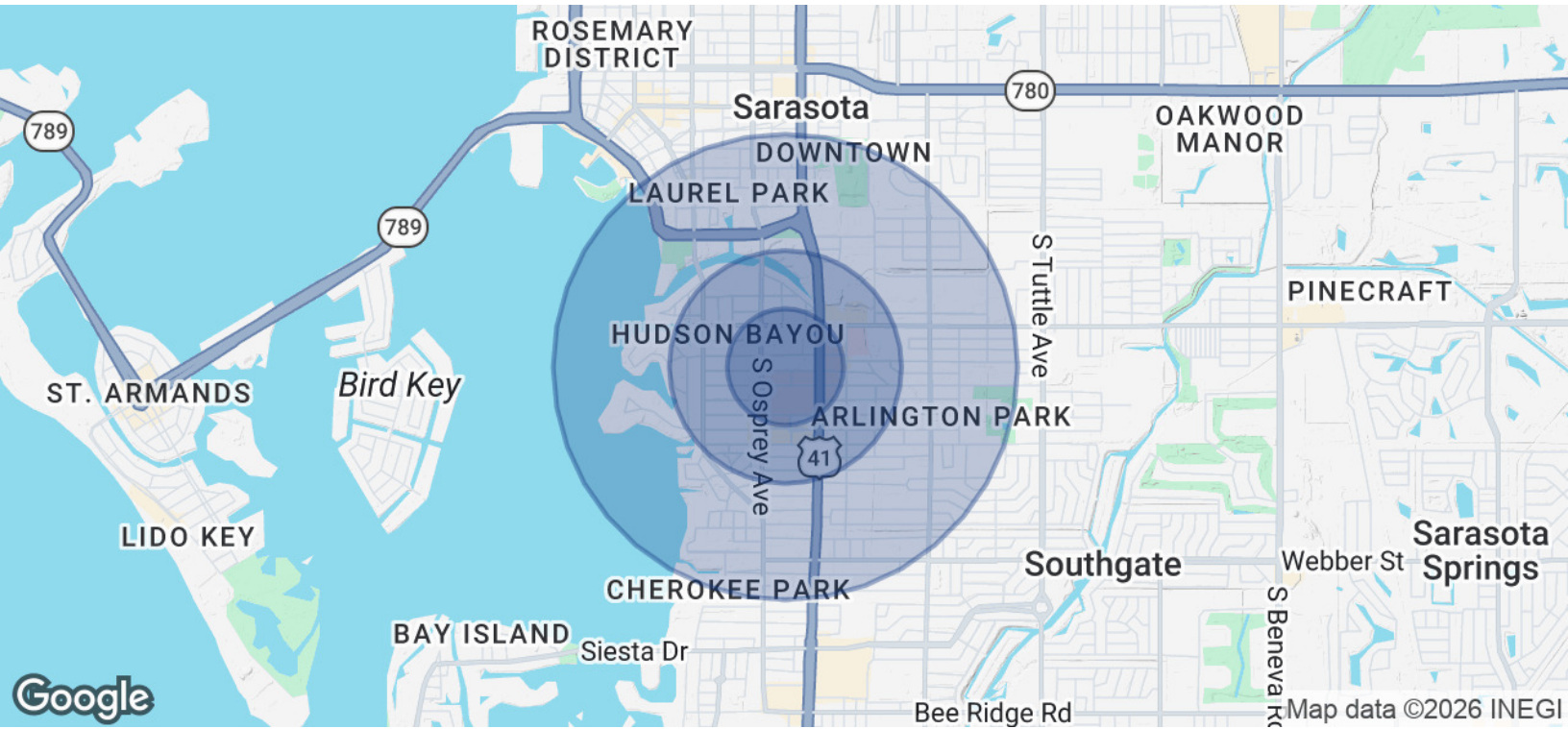


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	463	2,344	9,239
Average Age	61.7	58.9	56.0
Average Age (Male)	60.5	55.4	51.9
Average Age (Female)	62.4	61.4	59.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	235	1,193	4,504
# of Persons per HH	2.0	2.0	2.1
Average HH Income	\$130,570	\$115,831	\$148,793
Average House Value	\$803,676	\$639,423	\$811,997

2023 American Community Survey (ACS)

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