

Lakeshore Village Plaza Commercial Condo

3900 Clark Road Bldg D #2, Sarasota, FL 34233

Office
Building
For Sale



360° VIRTUAL TOUR

Property Description

Commercial condominium located in Building D, Unit 2 of Lakeshore Village Plaza on Clark Rd in Sarasota, FL.

This bright, move-in-ready space features high ceilings, abundant natural light, an open floor plan, a large private office or conference room, and two private restrooms, including one with a shower.

Ideal for professional offices, medical or wellness practices, retail, consulting firms, or a variety of service-based businesses. Centrally located in Sarasota with convenient access to Fruitville Road, Beneva Road, Downtown Sarasota, and I-75.

OFFERING SUMMARY

| | |
|----------------|-----------|
| Sale Price: | \$375,000 |
| Condo Fees: | \$697/mth |
| Building Size: | 1,152 SF |
| Zoning: | CN |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|-----------|-----------|-----------|
| Total Households | 4,070 | 35,244 | 66,187 |
| Total Population | 8,439 | 74,858 | 142,729 |
| Average HH Income | \$114,055 | \$113,920 | \$125,483 |



Loyd Robbins

Principal Broker
(941)-356-9659
loyd@rerobbins.com



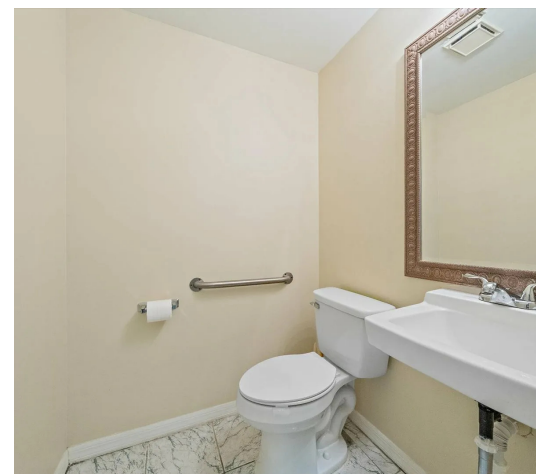
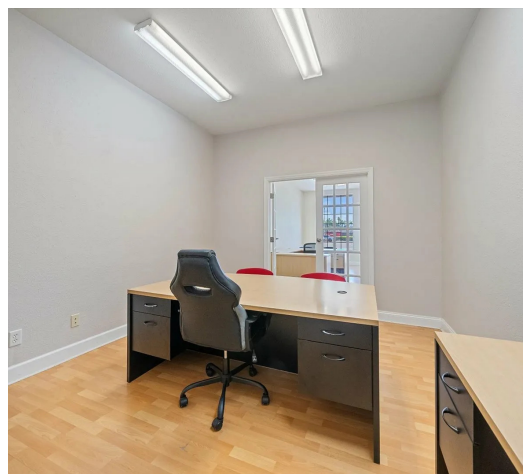
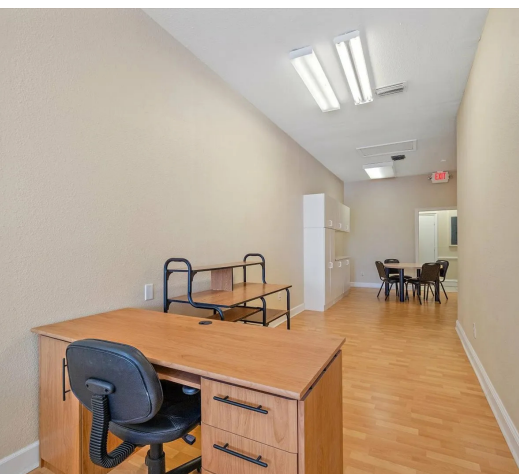
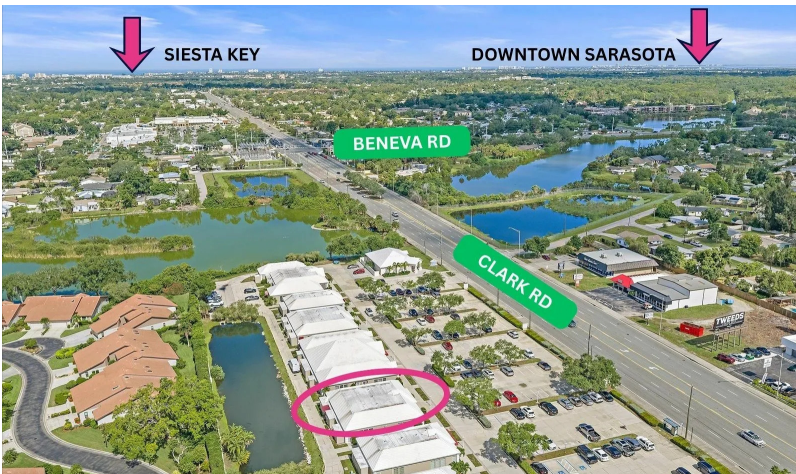
3580 S. Tuttle Ave
Sarasota FL 34239

www.rerobbins.com

Ideal for Office or Retail

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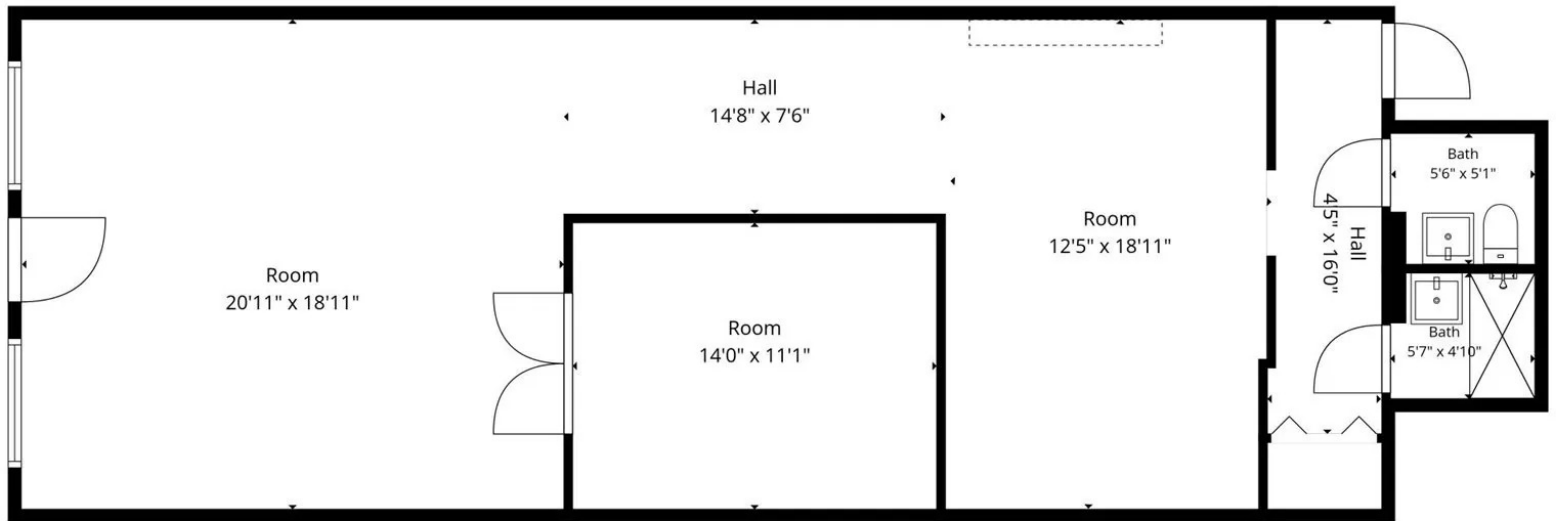
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Floor Plan Created By FI Media Solutions, Measurements Deemed Highly Reliable But Not Guaranteed.



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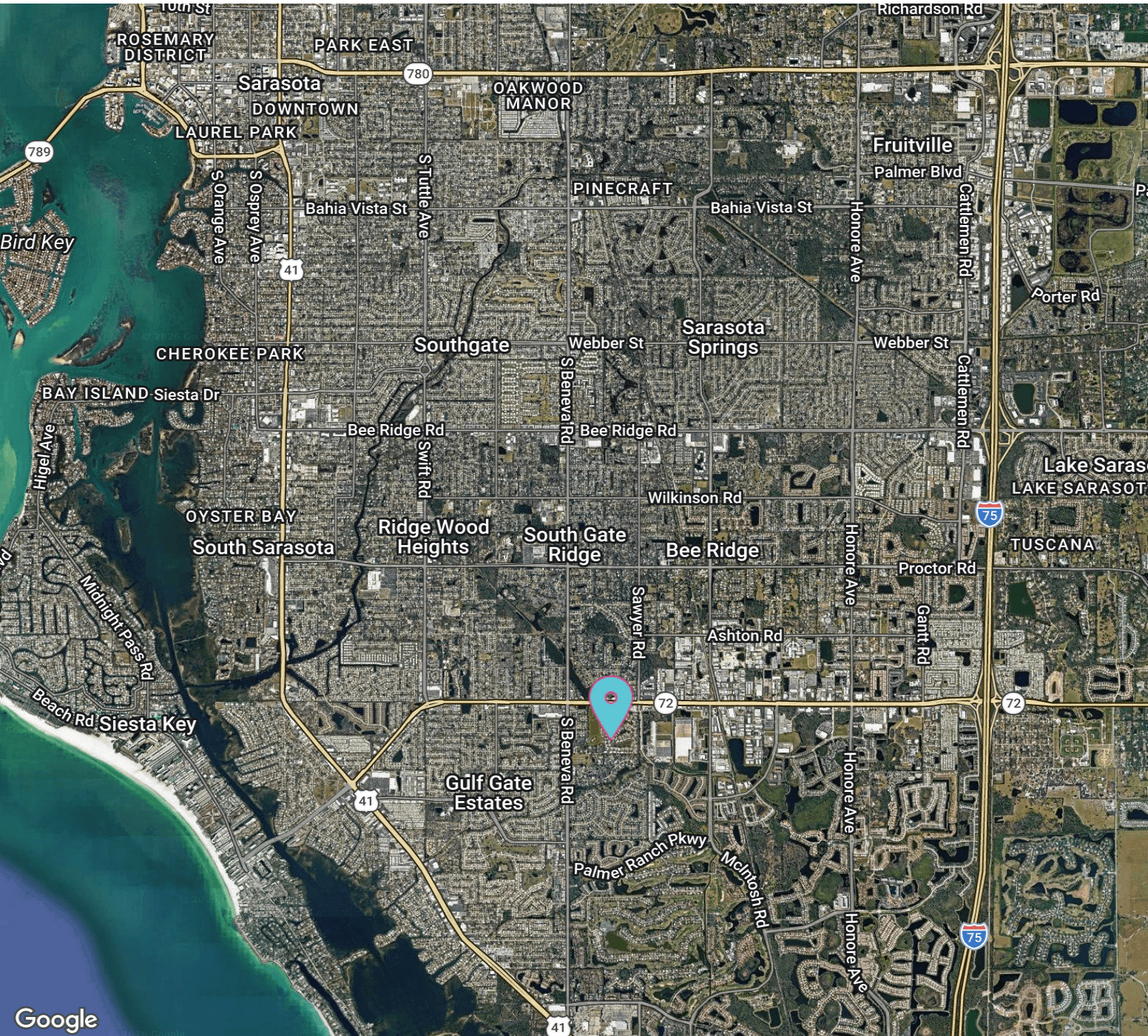
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Easy Access to Major Roads

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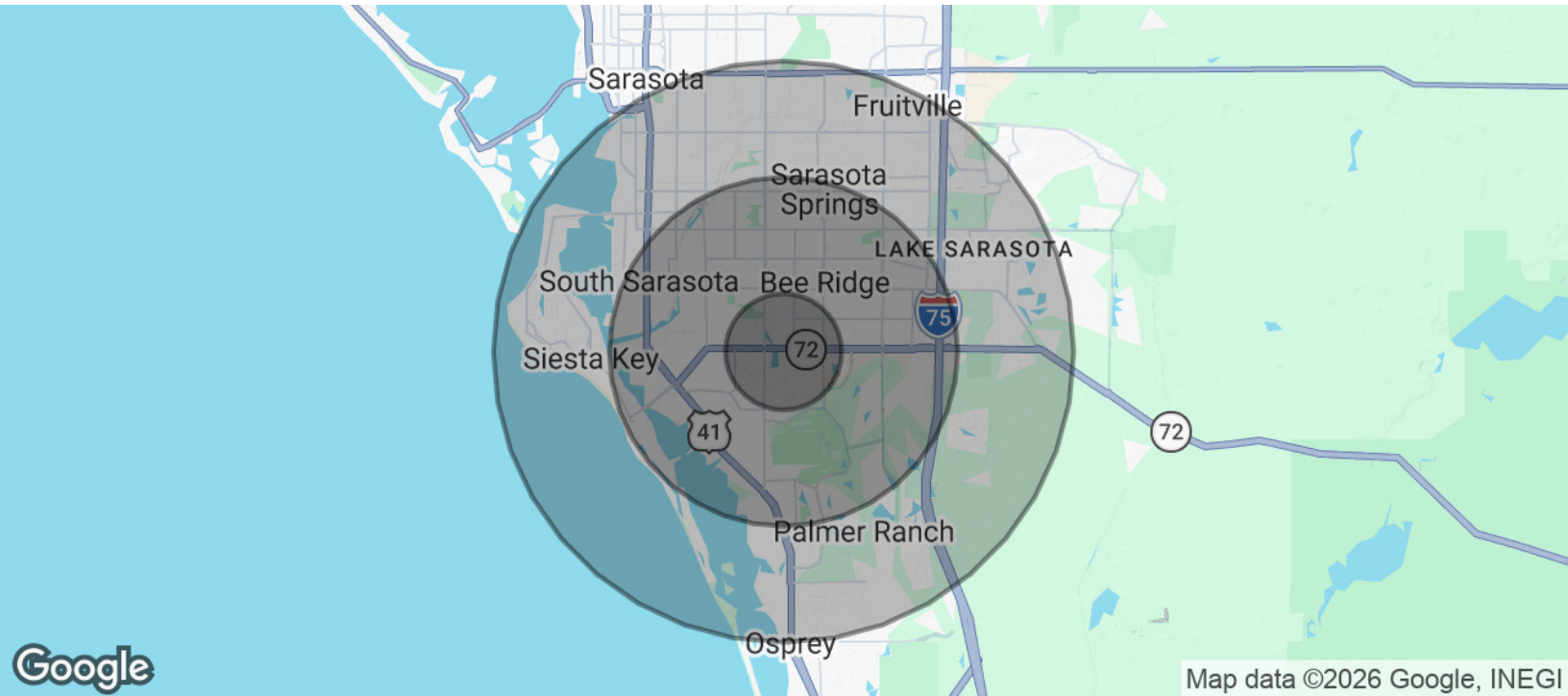
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Consistently Growing Market

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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 8,439 | 74,858 | 142,729 |
| Average Age | 56.4 | 53.7 | 53.5 |
| Average Age (Male) | 52.7 | 50.6 | 51.1 |
| Average Age (Female) | 58.3 | 56.2 | 55.6 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 4,070 | 35,244 | 66,187 |
| # of Persons per HH | 2.1 | 2.1 | 2.2 |
| Average HH Income | \$114,055 | \$113,920 | \$125,483 |
| Average House Value | \$401,146 | \$440,320 | \$547,175 |

2023 American Community Survey (ACS)



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