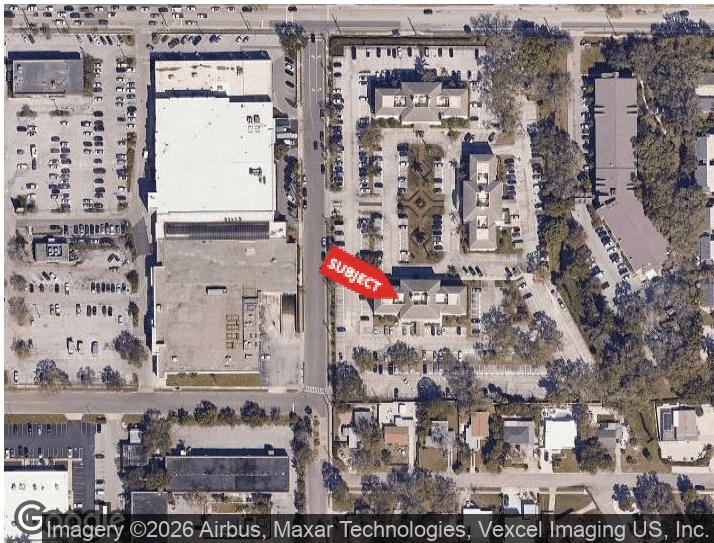




1219 S EAST AVE # C 103
SARASOTA, FLORIDA 34239

PROPERTY HIGHLIGHTS

- 815 SF turnkey medical office suite
- First-floor location with strong visibility
- Reception and waiting area
- Three office/exam rooms
- Private restroom
- Convenient Sarasota location
- Ideal for medical or professional office use



DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	399	1,318	4,758
Total Population	799	2,684	10,182
Average HH Income	\$73,410	\$90,280	\$128,306

For More Information
TYLER SLUMAN
 Commercial Specialist
 941 840 3954
 tyler@americanpropertygroup.com

SARASOTA, FL 34239



OFFERING SUMMARY

Lease Rate:	\$2,000 per month (MG)
Building Size:	815 SF
Available SF:	815 SF
Lot Size:	261,319 SF
Number of Units:	29
Year Built:	1986
Renovated:	2026
Zoning:	OPB

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 1219 S East Ave Unit C103, Sarasota, FL 34239

Property Type: Medical Office Space for Lease
Property Size: 815 SF

Position your medical or professional practice in this turnkey first-floor office suite ideally located in Sarasota. This well-designed medical office space features excellent accessibility and visibility within the building, as it is the first unit encountered from the main entrance.

The suite includes a reception/waiting area, three office/exam rooms, and a private restroom, making it an ideal setup for medical, wellness, or other professional office users seeking a functional and efficient layout.

TYLER SLUMAN

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SARASOTA, FL 34239



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SARASOTA, FL 34239

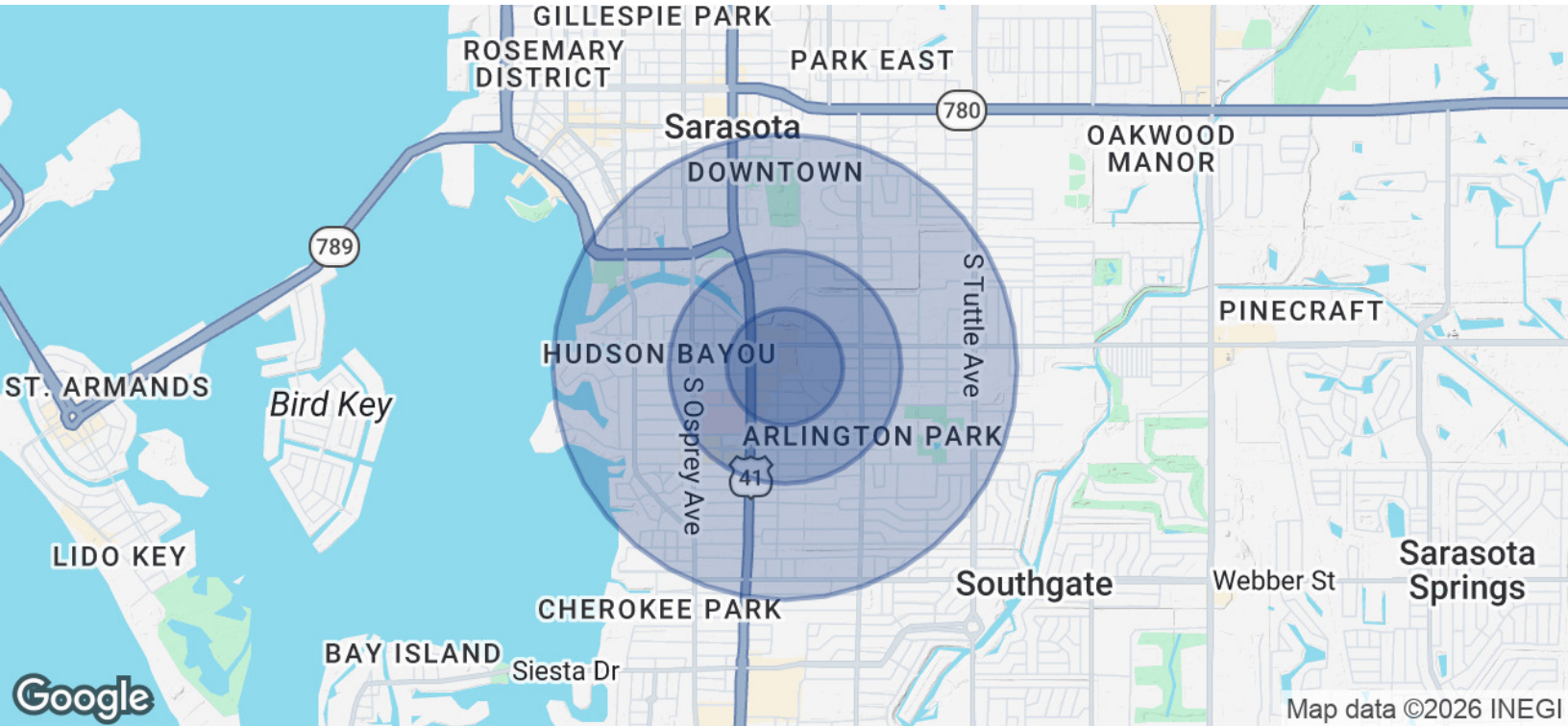


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OF SARASOTA, INC.

SARASOTA, FL 34239



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	799	2,684	10,182
Average Age	60.0	55.8	53.9
Average Age (Male)	53.7	51.4	50.0
Average Age (Female)	62.3	59.2	57.5
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	399	1,318	4,758
# of Persons per HH	2.0	2.0	2.1
Average HH Income	\$73,410	\$90,280	\$128,306
Average House Value	\$393,811	\$463,016	\$649,740

2023 American Community Survey (ACS)

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