



FULLY LEASED OFFICE BUILDING

3307 CLARK RD
SARASOTA, FLORIDA 34231

PROPERTY HIGHLIGHTS

- 11,498 SF two-story office building with elevator
- 100% occupied: stabilized income-producing asset
- High-visibility location on Clark Rd
- Easy access to I-75 and US-41
- Established office corridor with surrounding amenities
- Ample on-site parking + partial covered rear parking

DEMOGRAPHICS 0.3 MILES 0.5 MILES 1 MILE

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	942	1,906	5,883
Total Population	1,940	3,984	12,434
Average HH Income	\$87,034	\$87,806	\$93,045



For More Information

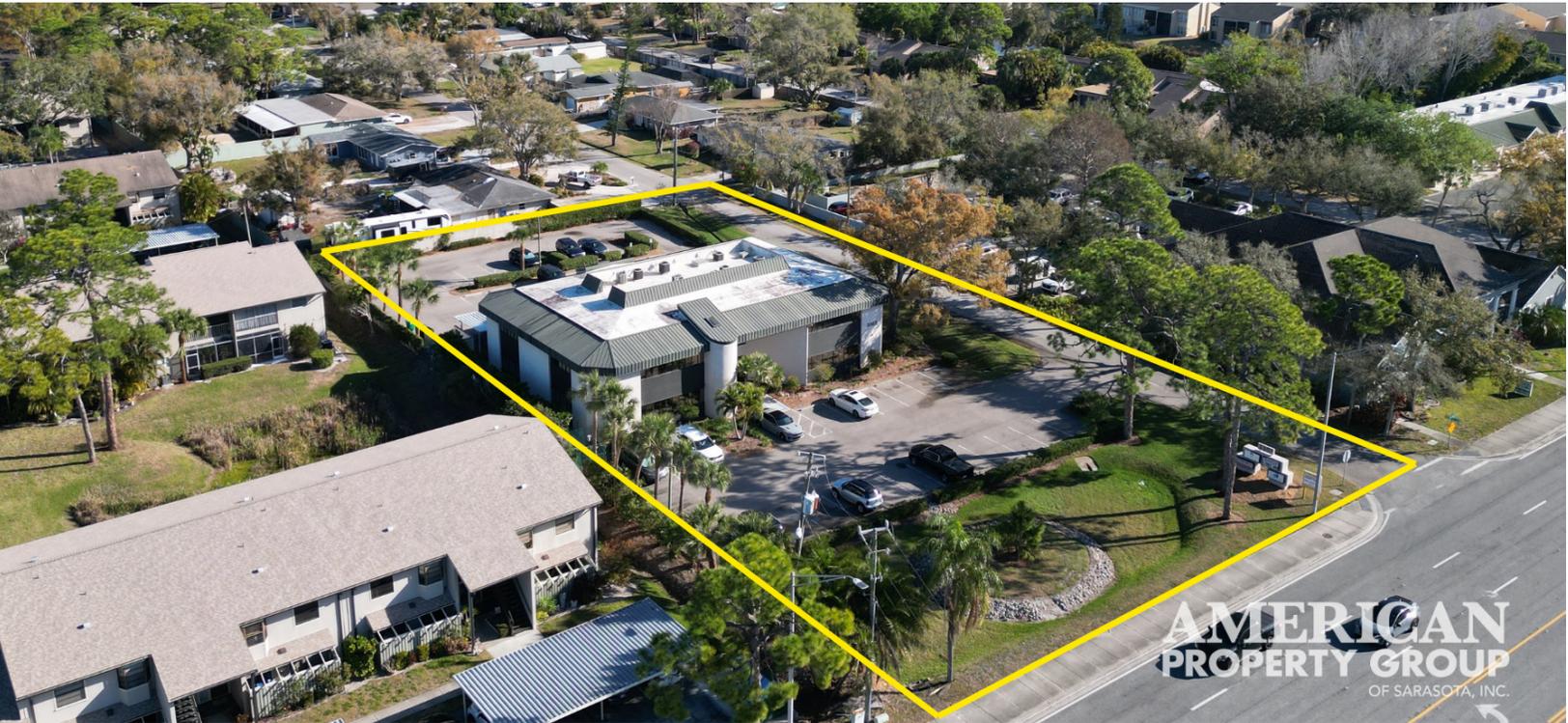
BRIAN SEIDEL

CCIM - Broker Associate

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SARASOTA, FL 34231



OFFERING SUMMARY

Sale Price:	\$2,200,000
Building Size:	11,498 SF
Lot Size:	50,400 SF
Number of Units:	8
Price / SF:	\$191.34
Year Built:	1991
Zoning:	OPI

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 3307 Clark Rd, Sarasota, FL

Property Type: Two-Story Office Building

Property Size: 11,498 SF

Occupancy: 100% Leased

Positioned along Clark Road in one of Sarasota's most active commercial corridors, this fully leased 11,498 SF two-story office building offers investors a stabilized commercial real estate opportunity with strong accessibility and long-term upside.

The property features professional office buildouts, elevator access, and a well-designed parking layout that includes limited covered parking spaces in the rear for tenants, along with convenient front parking for clients and guests.

With direct connectivity to both I-75 and S Tamiami Trail (US-41), the property provides convenient access for tenants traveling throughout Sarasota County and beyond. The building's strategic location along Clark Road ensures steady traffic exposure while maintaining a professional office setting.

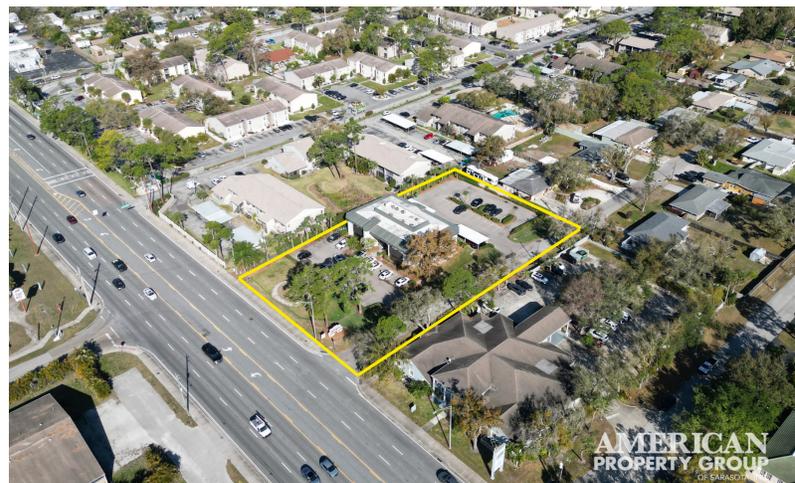
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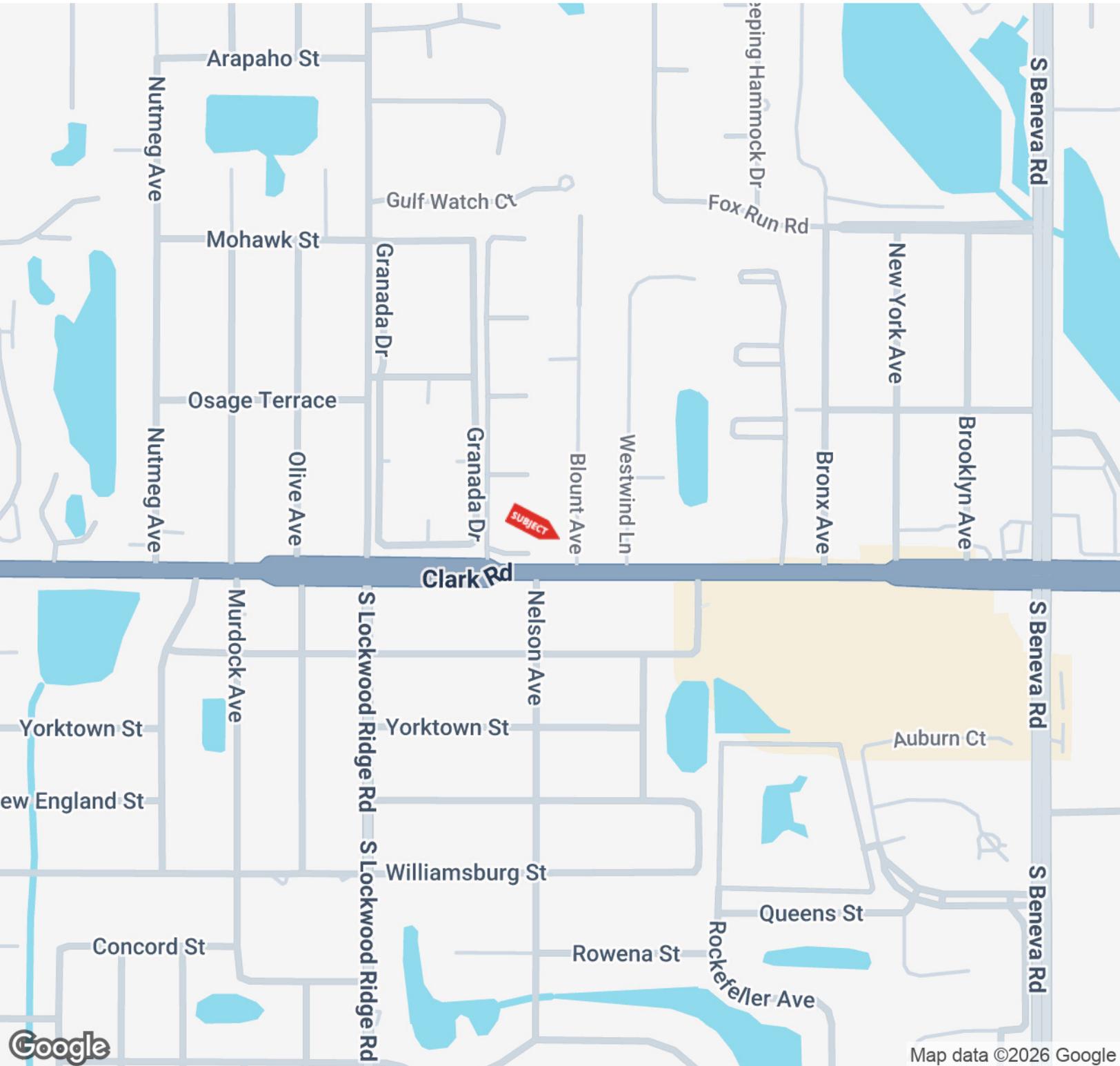
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OF SARASOTA, INC.

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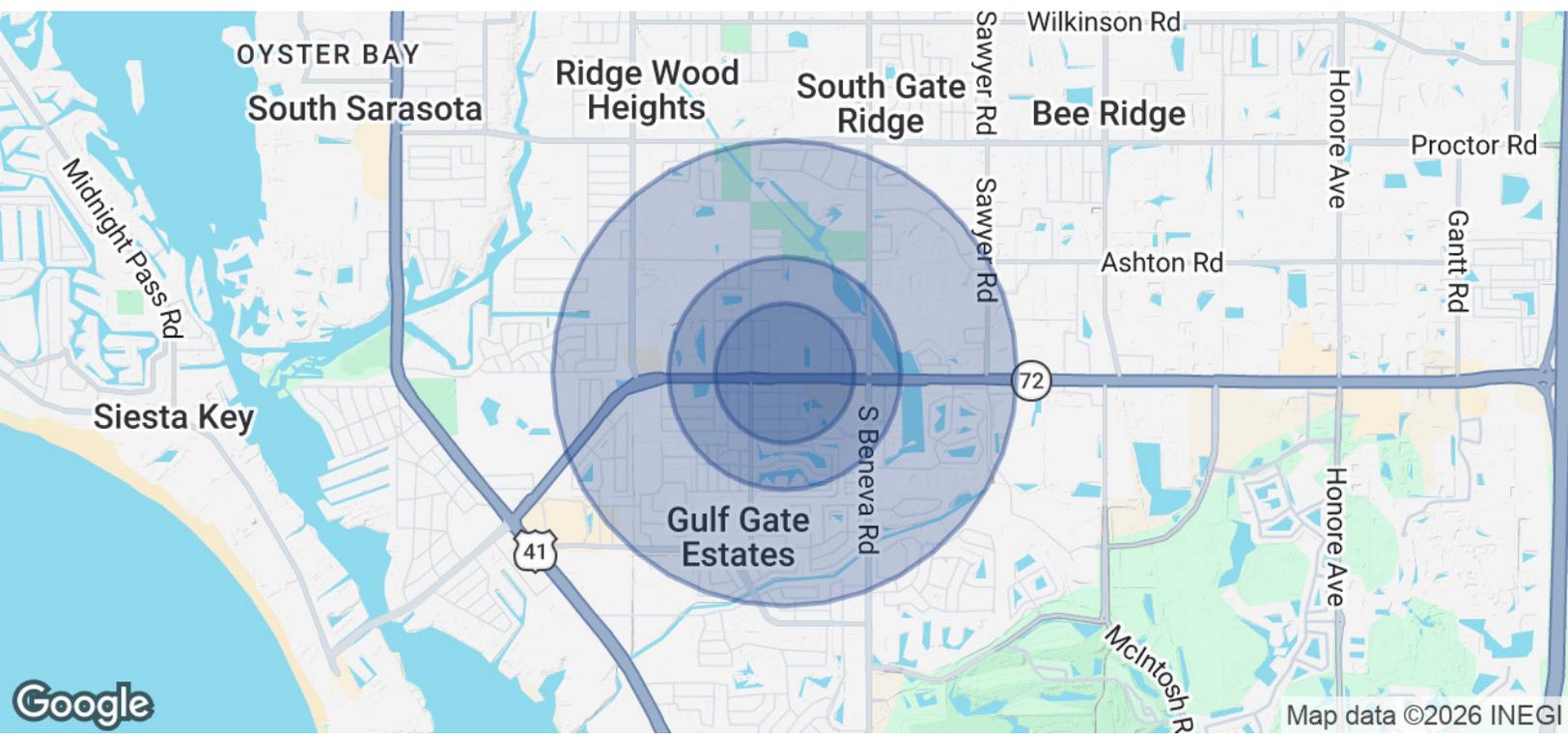


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,940	3,984	12,434
Average Age	52	53	53
Average Age (Male)	49	50	51
Average Age (Female)	54	55	54

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	942	1,906	5,883
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$87,034	\$87,806	\$93,045
Average House Value	\$400,986	\$400,968	\$429,284

Demographics data derived from AlphaMap

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