

**welltower**

MEDICAL OFFICE SPACE  
**FOR LEASE**

Click or Scan Below



*For Information:*

**GARY GAGNE**

Director of Leasing

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ggagne@welltower.com

**Waldemere Medical Plaza**

1921 WALDEMERE STREET | SARASOTA, FL

[medicaloffice.welltower.com](http://medicaloffice.welltower.com)

# EXECUTIVE SUMMARY



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## Location Description

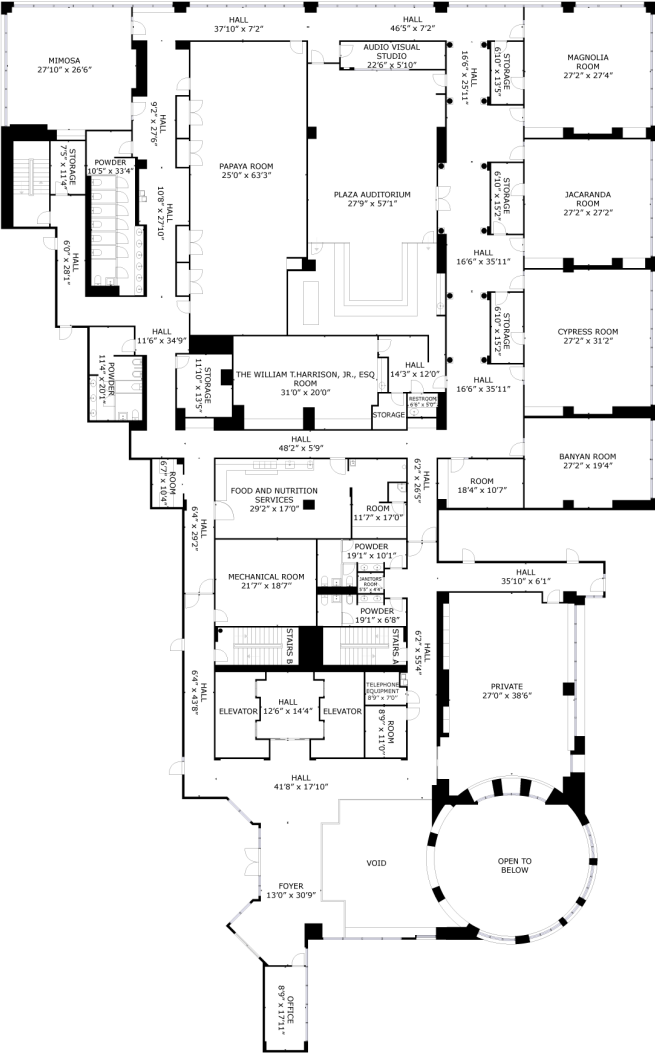
Conveniently located on the campus of Sarasota Memorial Hospital.

## Property Highlights

- Excellent tenant mix with potential referral opportunities
- Specialties include: cardiology, neurology, lab & pharmacy, OBGYN, orthopedics, and internal medicine
- Competitive lease rates and terms
- Ample parking in garage adjacent to the building with valet parking service and canopy-covered patient drop-off
- Awarded Energy Star label for operating efficiency
- Awarded LEED Silver by the U.S. Green Building Council
- Adjacent to Sarasota Memorial

# FLOOR PLANS

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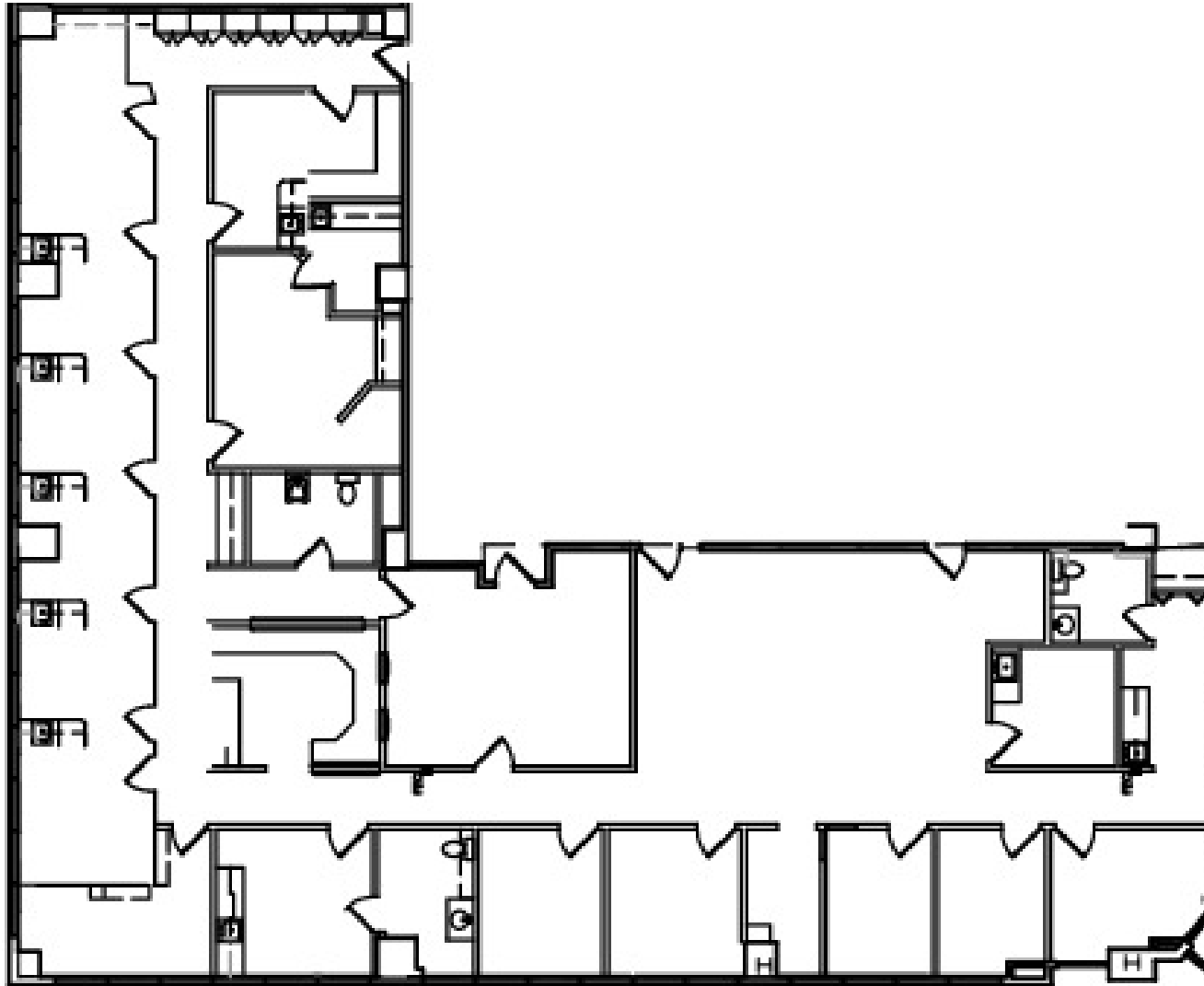
200-205

19,071 RSF

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# FLOOR PLANS

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609

4,073 RSF

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# DEMOGRAPHICS MAP & REPORT



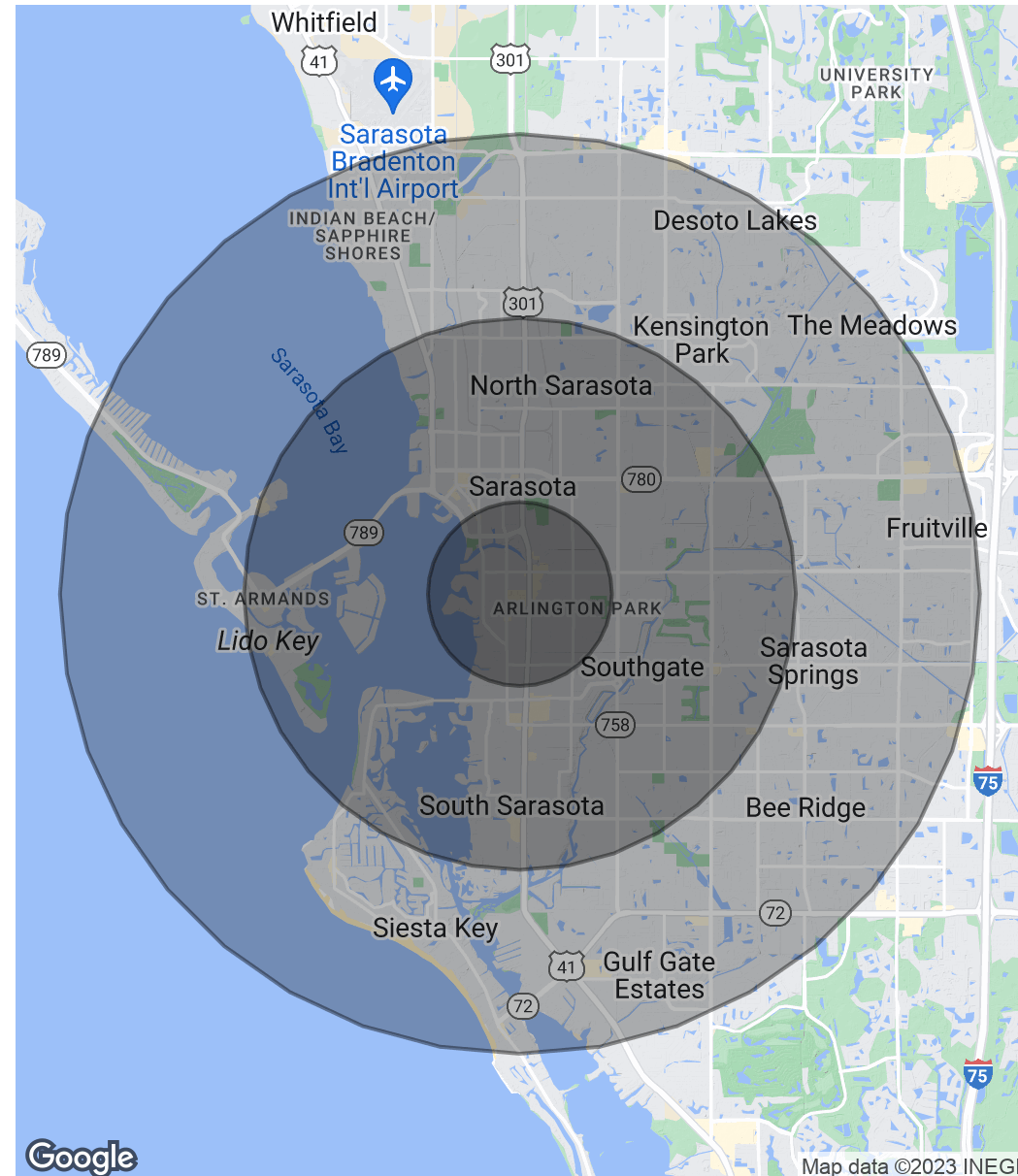
## Population

	1 Mile	3 Miles	5 Miles
Total Population	9,501	78,149	164,951
Average Age	55.1	48.8	49.5
Average Age (Male)	50.8	46.9	47.1
Average Age (Female)	58.0	51.1	51.6

## Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	5,613	43,164	92,407
# of Persons per HH	1.7	1.8	1.8
Average HH Income	\$88,434	\$77,072	\$72,991
Average House Value	\$542,213	\$377,591	\$344,796

\* Demographic data derived from 2020 ACS - US Census



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