

welltower

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For Information:

GARY GAGNE

Director of Leasing

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1921

ggagne@welltower.com

MEDICAL OFFICE SPACE
FOR LEASE

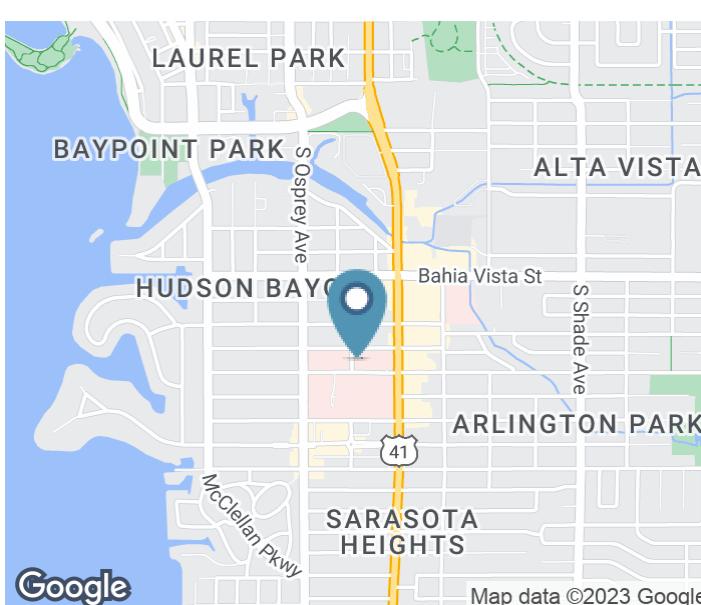
Waldemere Medical Plaza

1921 WALDEMERE STREET | SARASOTA, FL

medicaloffice.welltower.com

EXECUTIVE SUMMARY

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Location Description

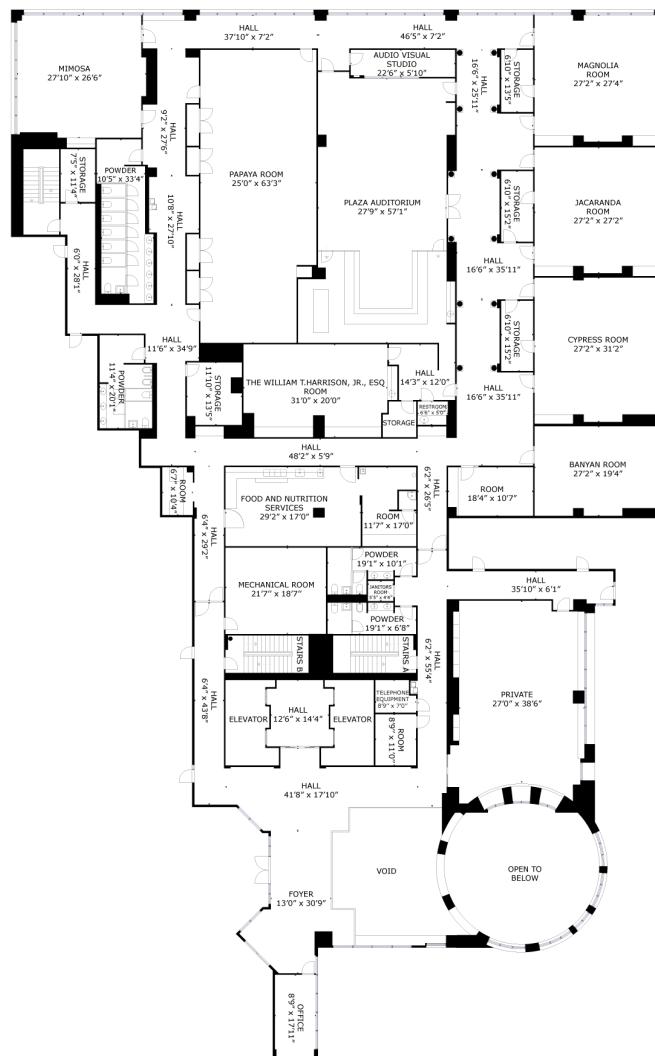
Conveniently located on the campus of Sarasota Memorial Hospital.

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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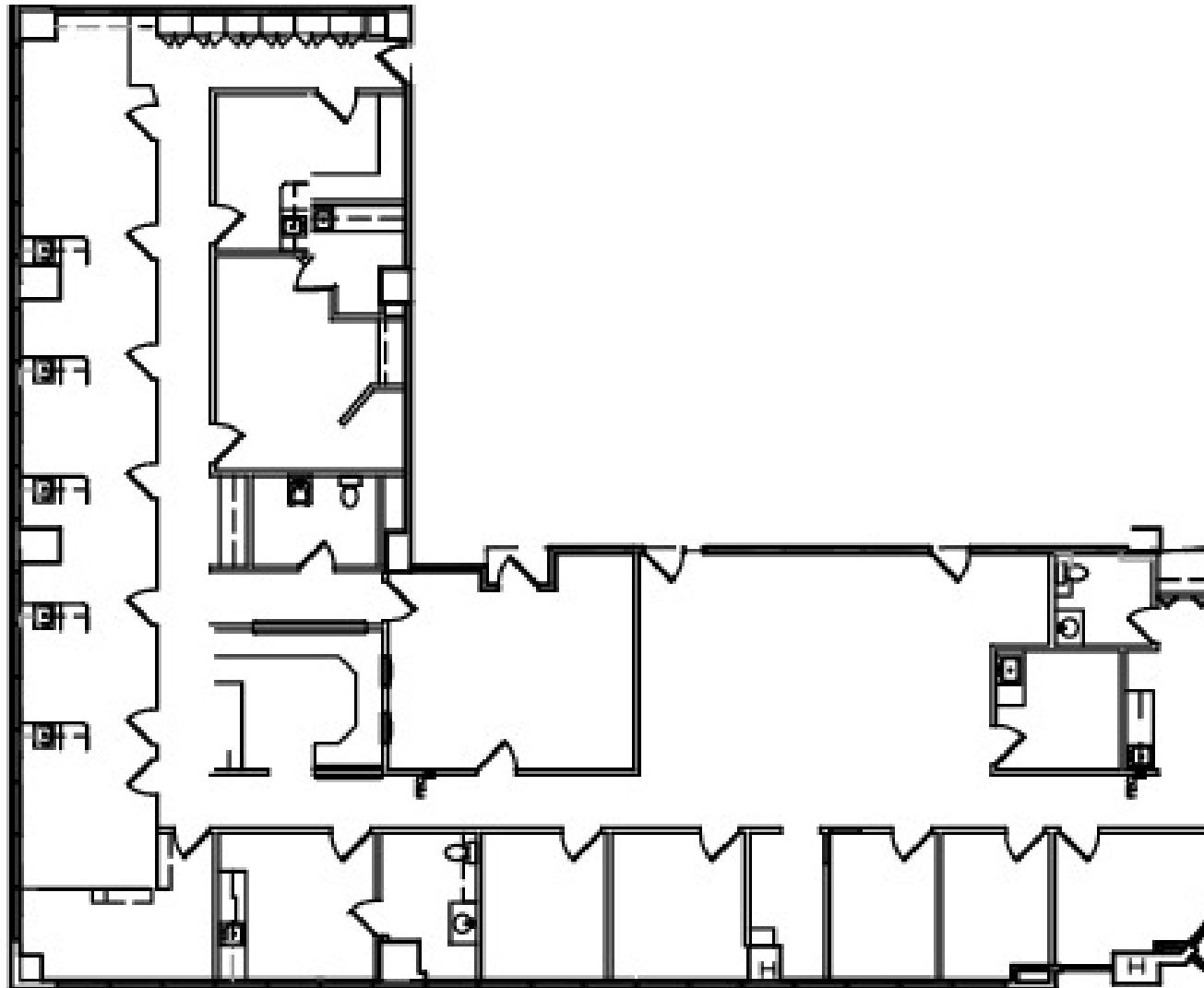
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FLOOR PLANS

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360°
CLICK TO VIEW TOUR



609

4,073 RSF

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DEMOGRAPHICS MAP & REPORT

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Population

1 Mile 3 Miles 5 Miles

| | 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

| | 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

