

IANBLACK
REALESTATE
THE PLACE FOR SPACE

MAXFIELD MEDICAL BUILDING

5831 Bee Ridge Rd, Sarasota, FL 34233

MAXFIELD MEDICAL BUILDING 5831

MELISSA HARRIS, SIOR
STEVE HORN, CCIM

MAXFIELD MEDICAL BUILDING

PROPERTY SUMMARY PAGE



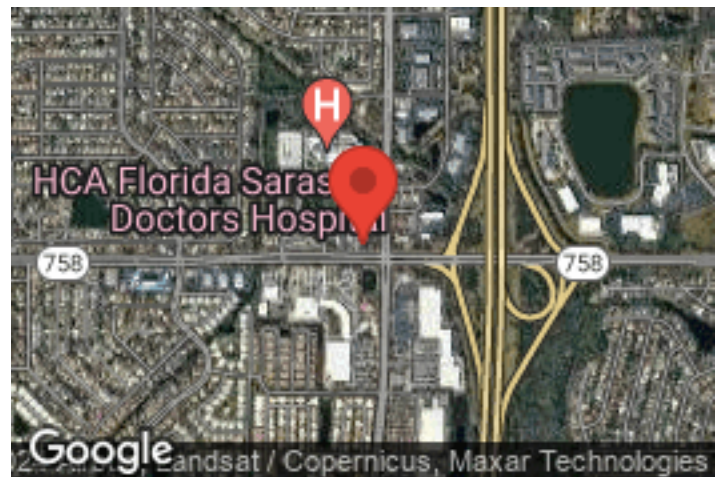
Property Highlights

Available SF:	1,430 RSF - 7,676 RSF
Lease Rate:	Contact Agent for Details
2024 Operating Expenses:	\$13.29 PSF
Cross Streets:	Bee Ridge Rd & Cattlemen
Lot Size:	3.03 Acres
Zoning:	CHI
Year Built:	2000

Property Description

Class A Medical Office Space on Doctor's Hospital Campus. The subject property is located across from the Doctors Hospital Medical Campus at the corner of Bee Ridge Road and Cattlemen Road in Sarasota, FL

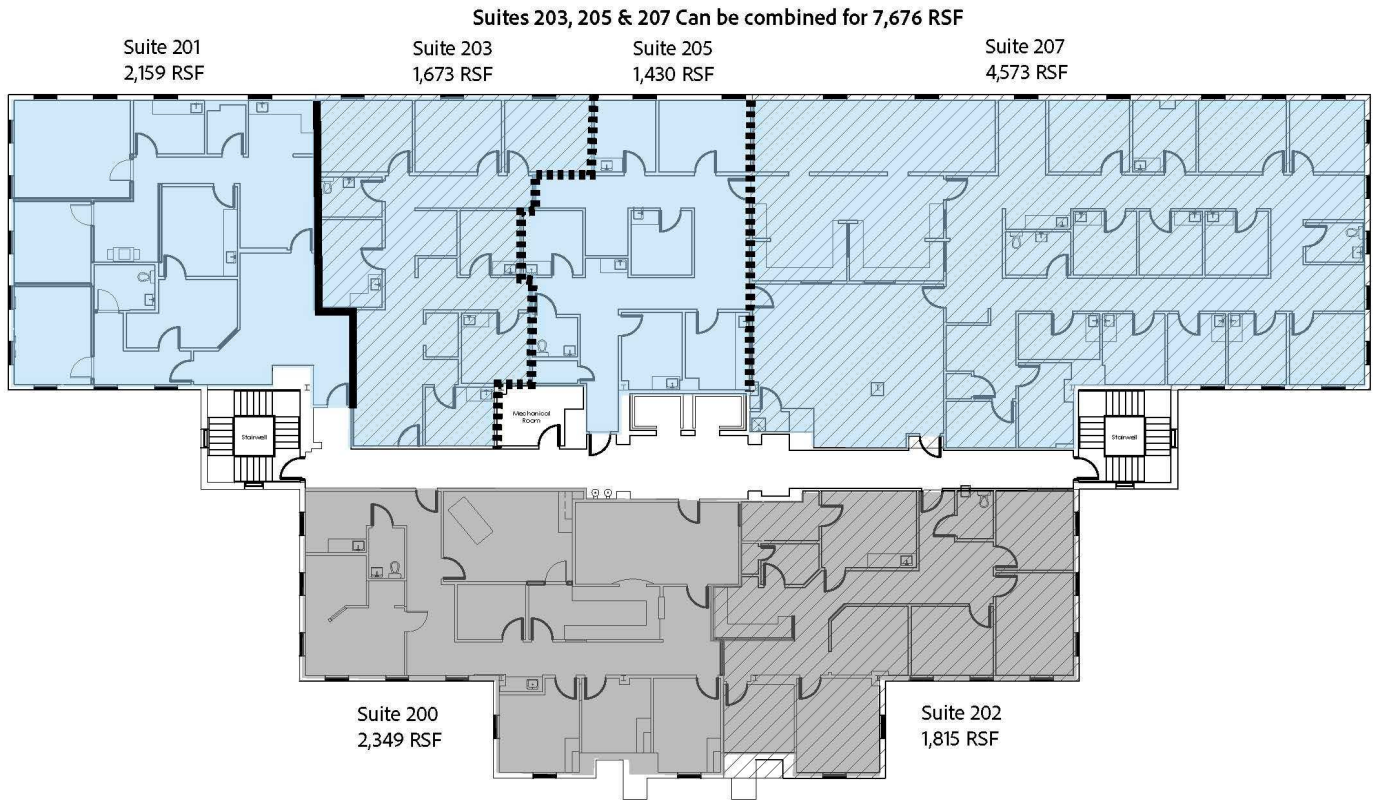
- Class A Medical Office space ready for your custom build-out
- TI allowance by negotiation
- Located on Doctor's Hospital campus, a 155 bed acute care hospital with 550 physicians and 24/7 emergency
- Join Choice Diagnostic Imaging, Sforzo Dillingham Stewart Orthopedics, Neurosurgery & Spine Specialists and other medical professionals



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SUITES AVAILABLE



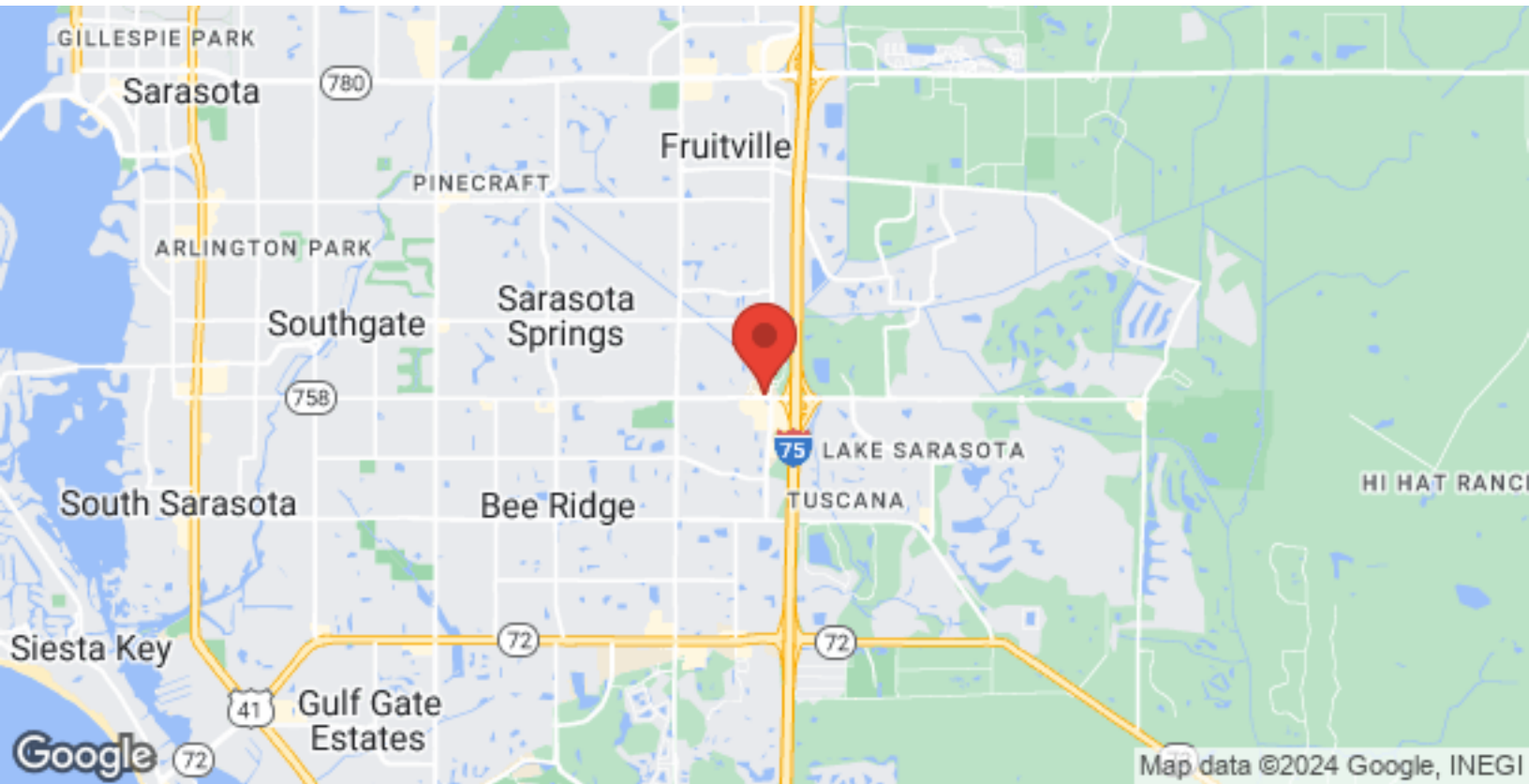
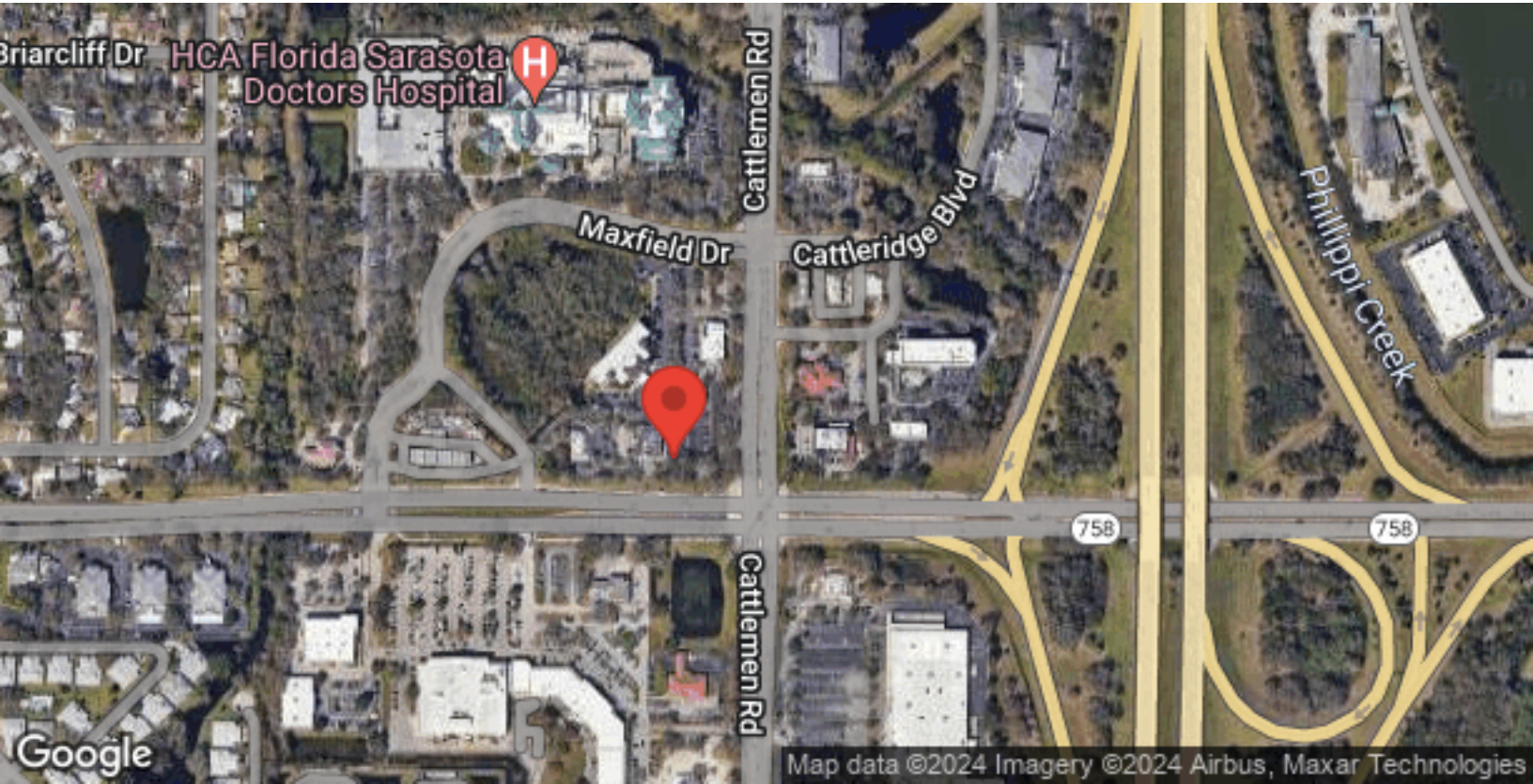
MAXFIELD MEDICAL OFFICE - 2ND FLOOR

Suite	Size (RSF)	Rate
Ste 201	2,159	Contact Agent for Details
Ste 203	1,673 - 7,676	Contact Agent for Details
Ste 205	1,430 - 7,676	Contact Agent for Details
Ste 205	4,573 - 7,676	Contact Agent for Details

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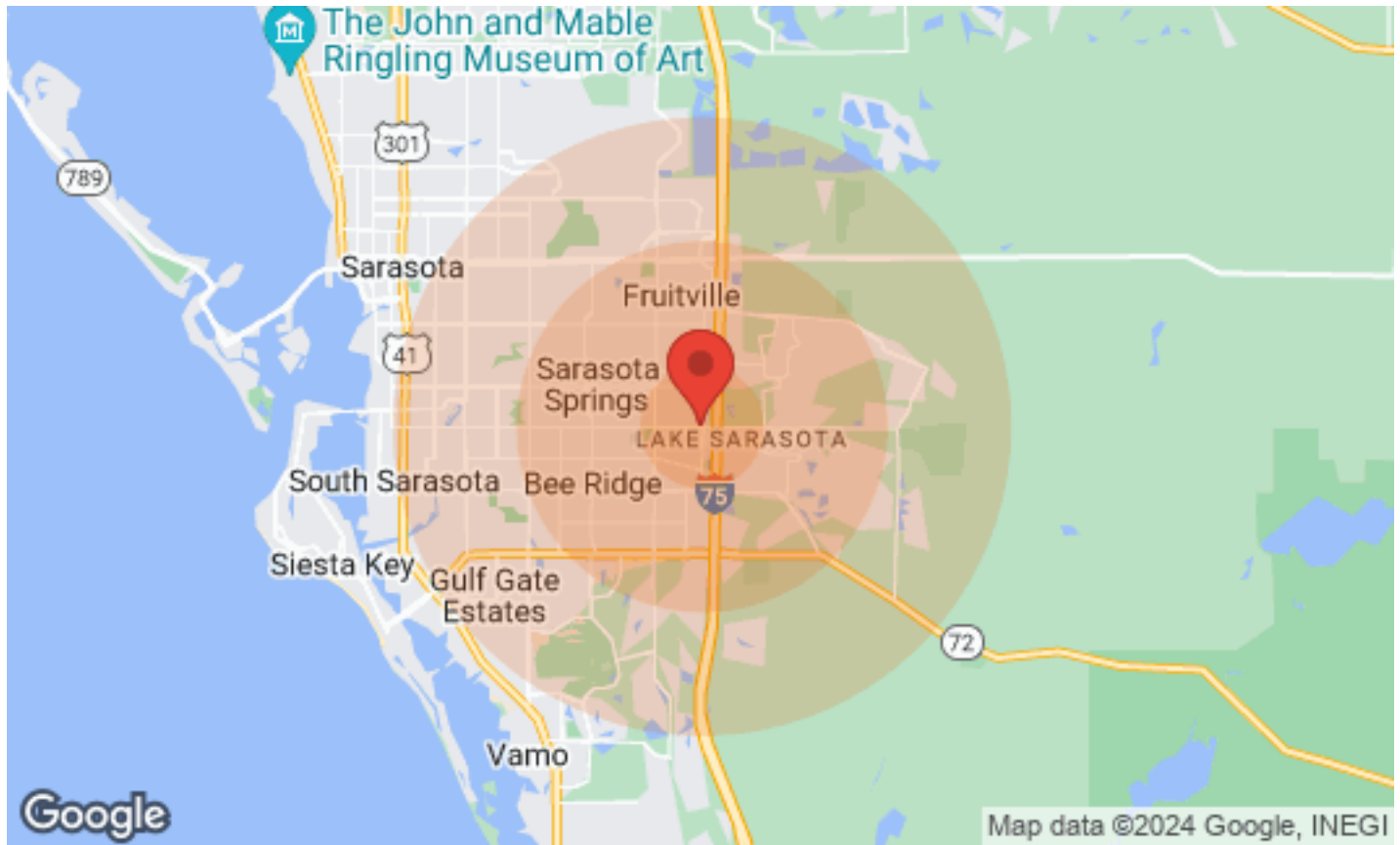
LOCATION MAPS



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DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	2,990	28,788	63,871
Female	3,582	31,511	71,724
Total Population	6,572	60,299	135,595

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	942	8,549	18,172
Ages 15-24	724	6,901	13,768
Ages 25-54	1,951	19,436	44,312
Ages 55-64	822	8,056	18,024
Ages 65+	2,133	17,357	41,319

Income	1 Mile	3 Miles	5 Miles
Median	\$52,036	\$56,022	\$51,608
< \$15,000	236	2,096	6,291
\$15,000-\$24,999	323	2,563	6,736
\$25,000-\$34,999	401	2,968	7,484
\$35,000-\$49,999	409	3,235	9,495
\$50,000-\$74,999	580	5,532	12,726
\$75,000-\$99,999	521	3,837	7,402
\$100,000-\$149,999	200	3,321	6,665
\$150,000-\$199,999	93	1,075	2,145
> \$200,000	69	1,224	2,332

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,216	30,113	73,765
Occupied	2,902	25,854	62,116
Owner Occupied	2,400	20,272	44,663
Renter Occupied	502	5,582	17,453
Vacant	314	4,259	11,649

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