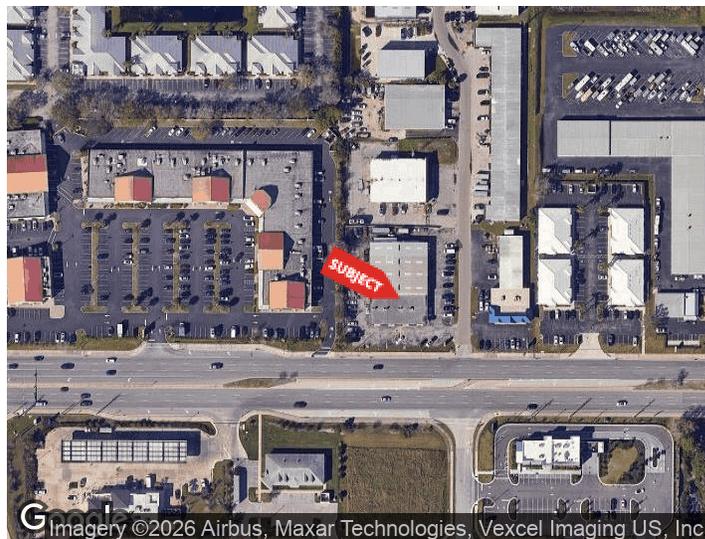




**FULLY  
RENOVATED  
RETAIL SPACE ON  
CLARK ROAD**

4107 CLARK RD  
SARASOTA, FLORIDA 34233



DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	114	439	2,821
Total Population	264	996	6,219
Average HH Income	\$127,051	\$129,335	\$120,741

For More Information

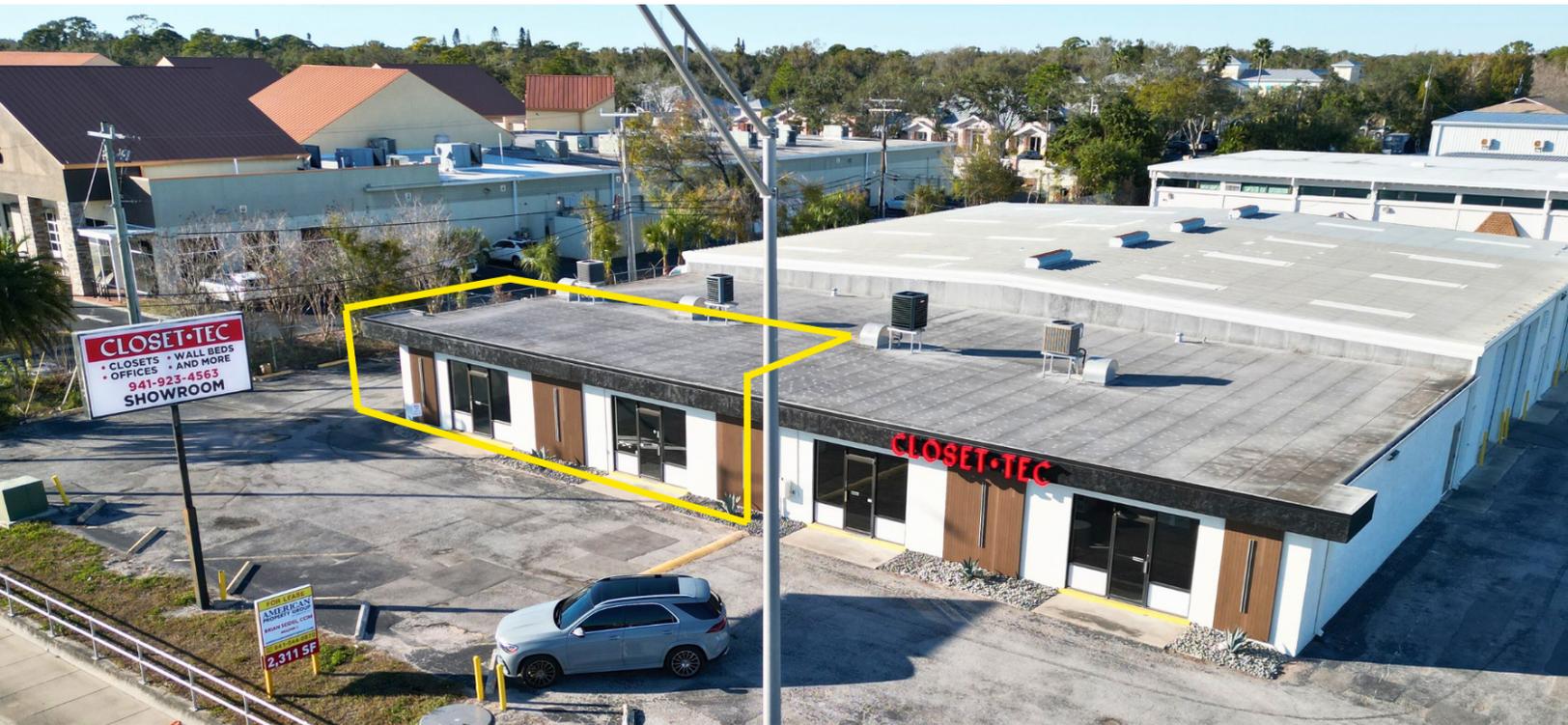
**BRIAN SEIDEL**

CCIM - Broker Associate

941 544 2970

brian@americanpropertygroup.com

# FULLY RENOVATED RETAIL SPACE ON CLARK ROAD



## OFFERING SUMMARY

Lease Rate:	\$37.00 SF/yr (NNN)
Building Size:	14,000 SF
Available SF:	2,311 SF
Lot Size:	43,930 SF
Year Built:	1978
Zoning:	ILW

## PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 4107 Clark Rd, Sarasota, FL

Property Type: Retail

Available Size: 2,311 SF

This brand new, fully renovated 2,311 SF corner retail unit is available for lease along Sarasota's highly traveled Clark Road corridor. Offering prime visibility and excellent signage opportunities, the space is ideally positioned to capture both local and commuter traffic. With modern upgrades and a fresh build-out, the property is move-in ready and an excellent fit for retail, showroom, or service-oriented businesses.

## PROPERTY HIGHLIGHTS

- 2,311 SF corner retail unit
- Delivered brand new – fully renovated
- Prime visibility along Clark Road
- Excellent signage opportunities
- High local and commuter traffic counts
- Ideal for retail, showroom, or service-oriented users

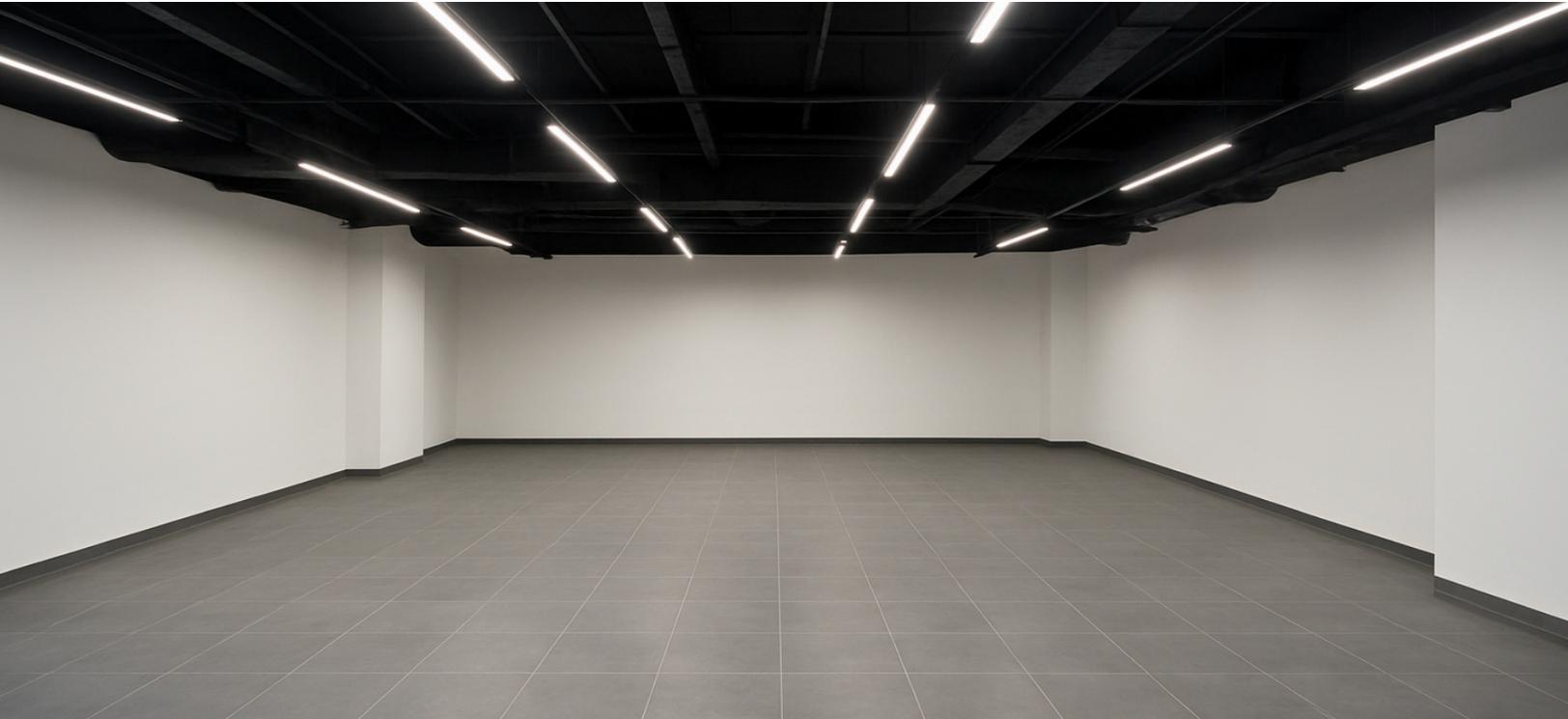
## BRIAN SEIDEL

CCIM - Broker Associate  
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brian@americanpropertygroup.com

**AMERICAN  
PROPERTY GROUP**  
OF SARASOTA, INC.

4107 Clark Rd

# FULLY RENOVATED RETAIL SPACE ON CLARK ROAD

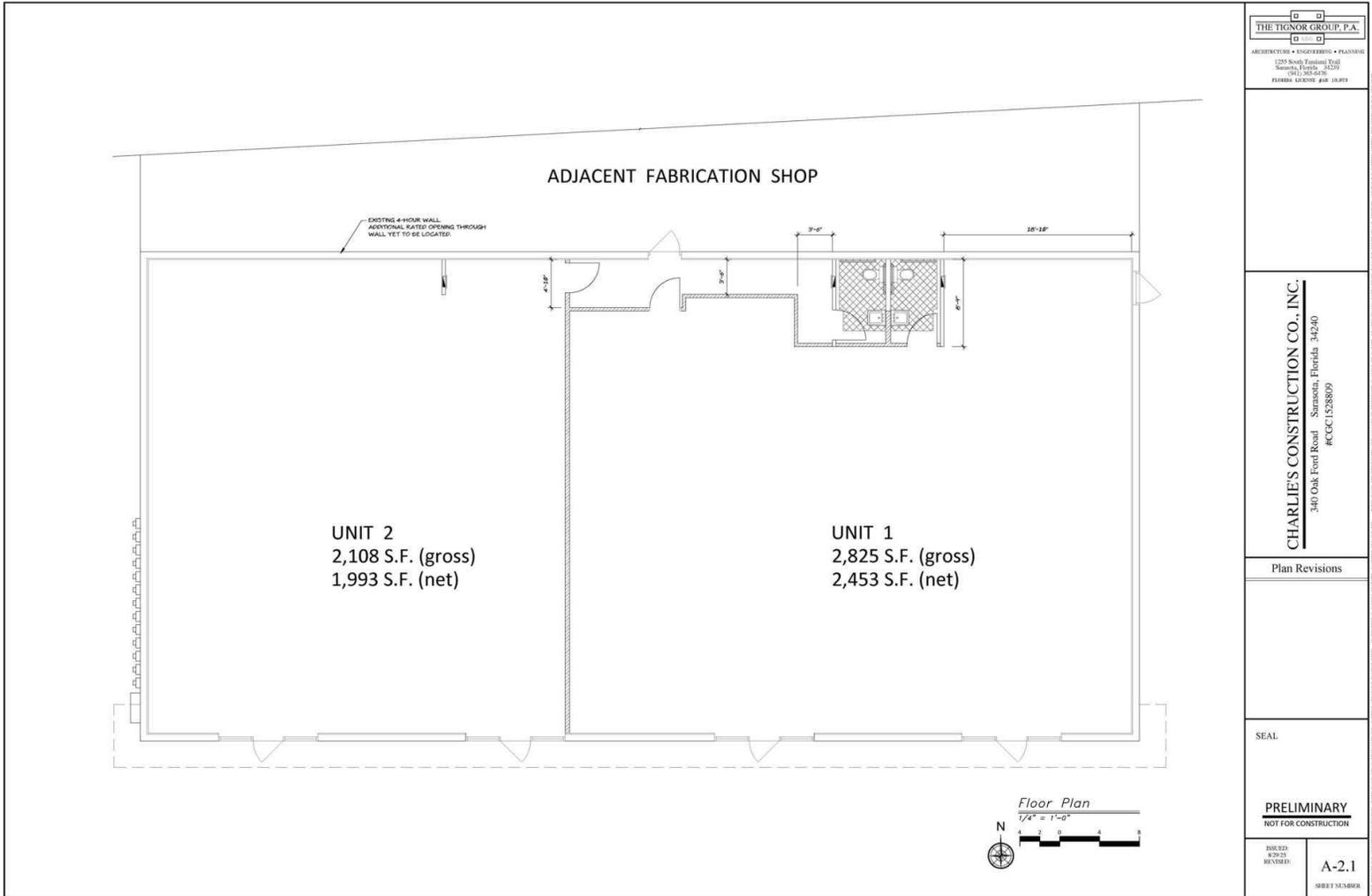


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**AMERICAN  
PROPERTY GROUP**  
OF SARASOTA, INC.

# FULLY RENOVATED RETAIL SPACE ON CLARK ROAD



**THE TIGNOR GROUP, P.A.**  
ARCHITECTURE • ENGINEERING • PLANNING  
1205 South Tamiami Trail  
Sarasota, Florida 34239  
941.554.6476  
FLORIDA LICENSE #18,973

**CHARLIE'S CONSTRUCTION CO., INC.**  
340 Oak Ford Road Sarasota, Florida 34240  
#CC1238809

Plan Revisions

SEAL

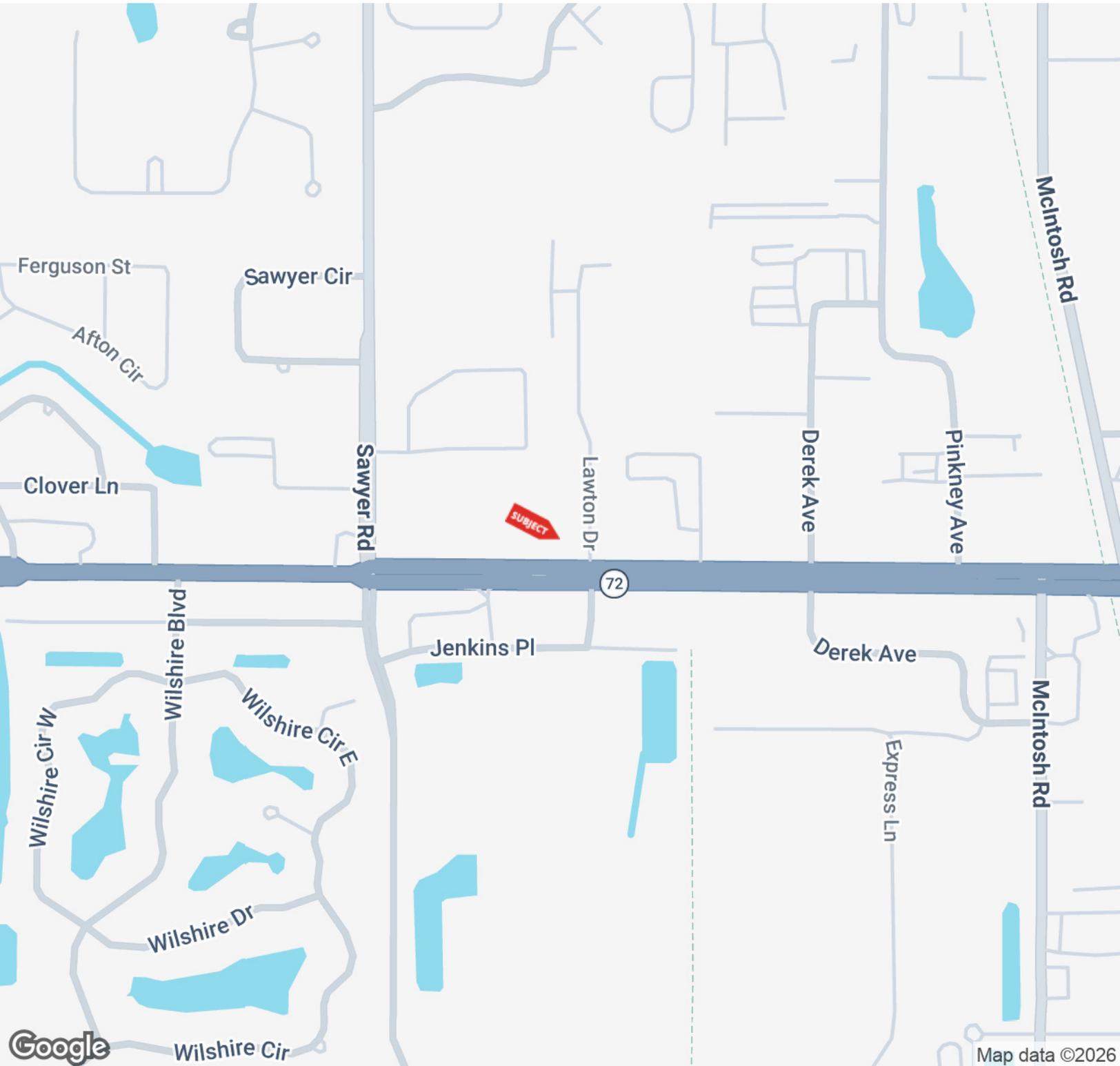
**PRELIMINARY**  
NOT FOR CONSTRUCTION

DESIGN: 8/20/23  
REVISION:  
**A-2.1**  
SHEET NUMBER

**BRIAN SEIDEL**  
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**AMERICAN PROPERTY GROUP**  
OF SARASOTA, INC.

# FULLY RENOVATED RETAIL SPACE ON CLARK ROAD

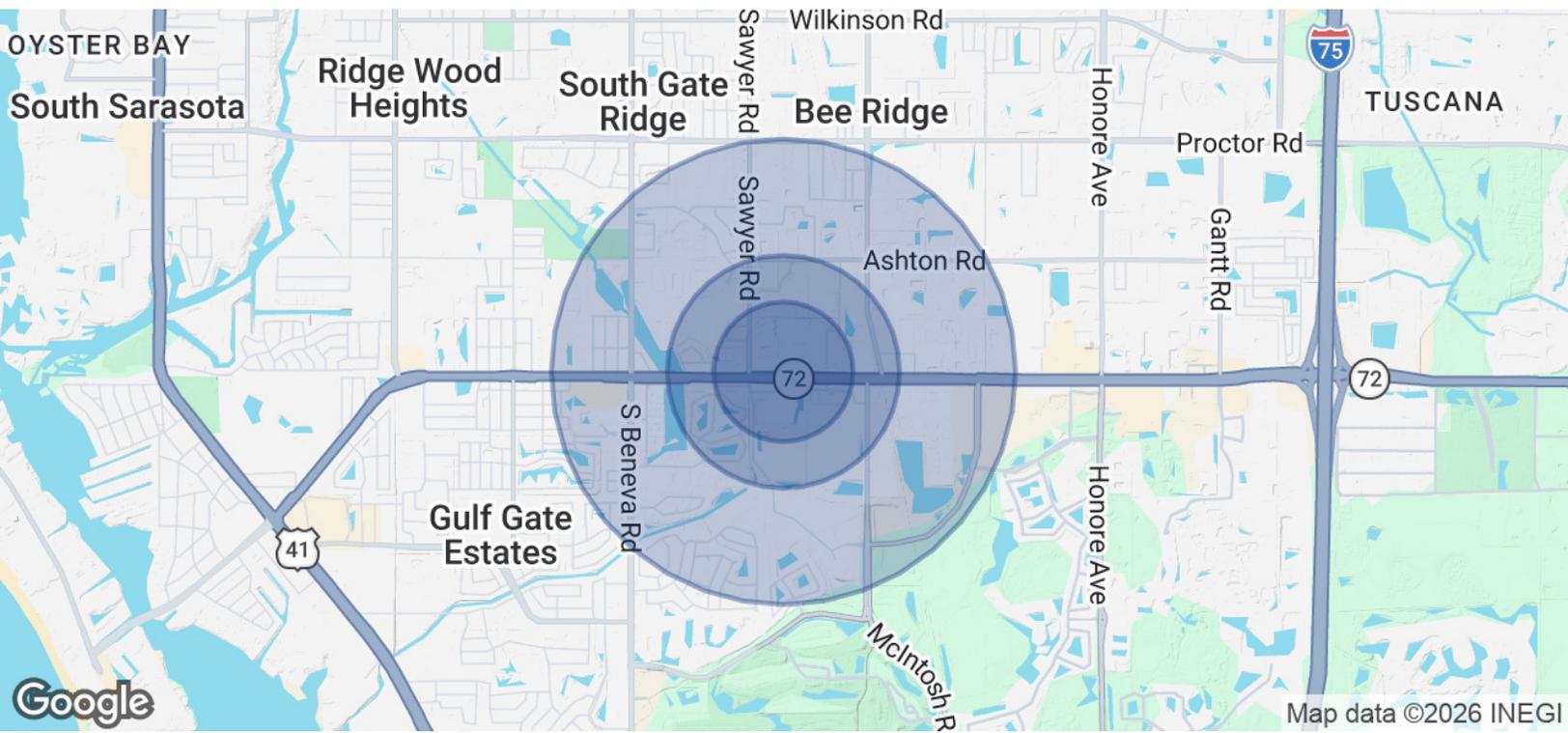


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**AMERICAN  
PROPERTY GROUP**  
OF SARASOTA, INC.

# FULLY RENOVATED RETAIL SPACE ON CLARK ROAD



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	264	996	6,219
Average Age	54	56	53
Average Age (Male)	54	55	52
Average Age (Female)	55	57	55

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	114	439	2,821
# of Persons per HH	2.3	2.3	2.2
Average HH Income	\$127,051	\$129,335	\$120,741
Average House Value	\$518,179	\$510,712	\$490,699

Demographics data derived from AlphaMap

**BRIAN SEIDEL**

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