

4500 CLARK RD SARASOTA, FL 34233



Freestanding Industrial Building For Lease

FOR LEASE



LEASE RATE

\$14.50 SF/YR

OFFERING SUMMARY

STRAP #: 0097-04-0010
 Total Available SF: 7,068 SF
 Lease Type: \$3.50 NNN
 Zoning: I
 Traffic Count: 40,500 AADT

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Total Population	4,603	142,786	272,774
Total Households	2,415	81,658	155,237
Median Age	58.4	52.3	52.4
Average HH Income	\$89,002	\$76,290	\$77,845

PROPERTY OVERVIEW

4500 Clark Road is a freestanding commercial / industrial building available for lease in Sarasota. The property offers approximately 7,068 SF within a single-story structure situated on a 14,800± SF parcel. The building includes approximately 1,600 SF of air-conditioned showroom space, along with functional warehouse area, providing a practical layout for industrial, showroom, service, distribution, or commercial users subject to zoning approval.

With its standalone presence along Clark Road, industrial zoning, and combination of showroom and warehouse functionality, the property offers a clean leasing opportunity for users seeking flexible space in an established Sarasota location.



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Additional Photos



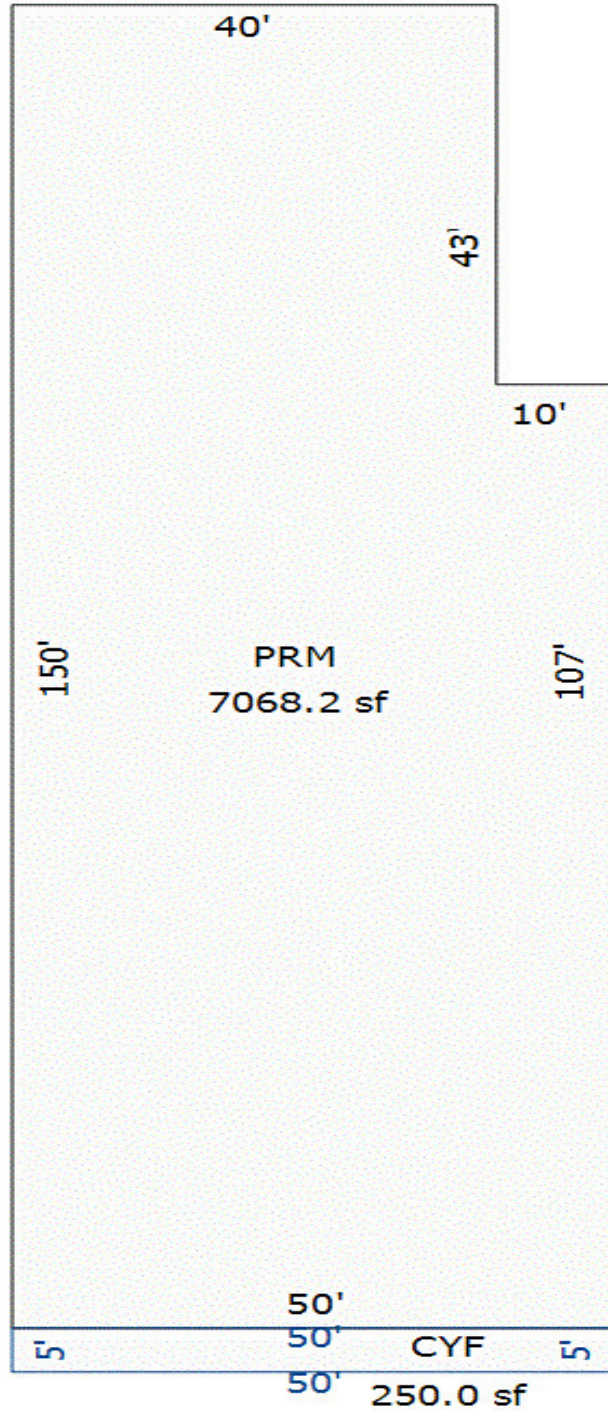
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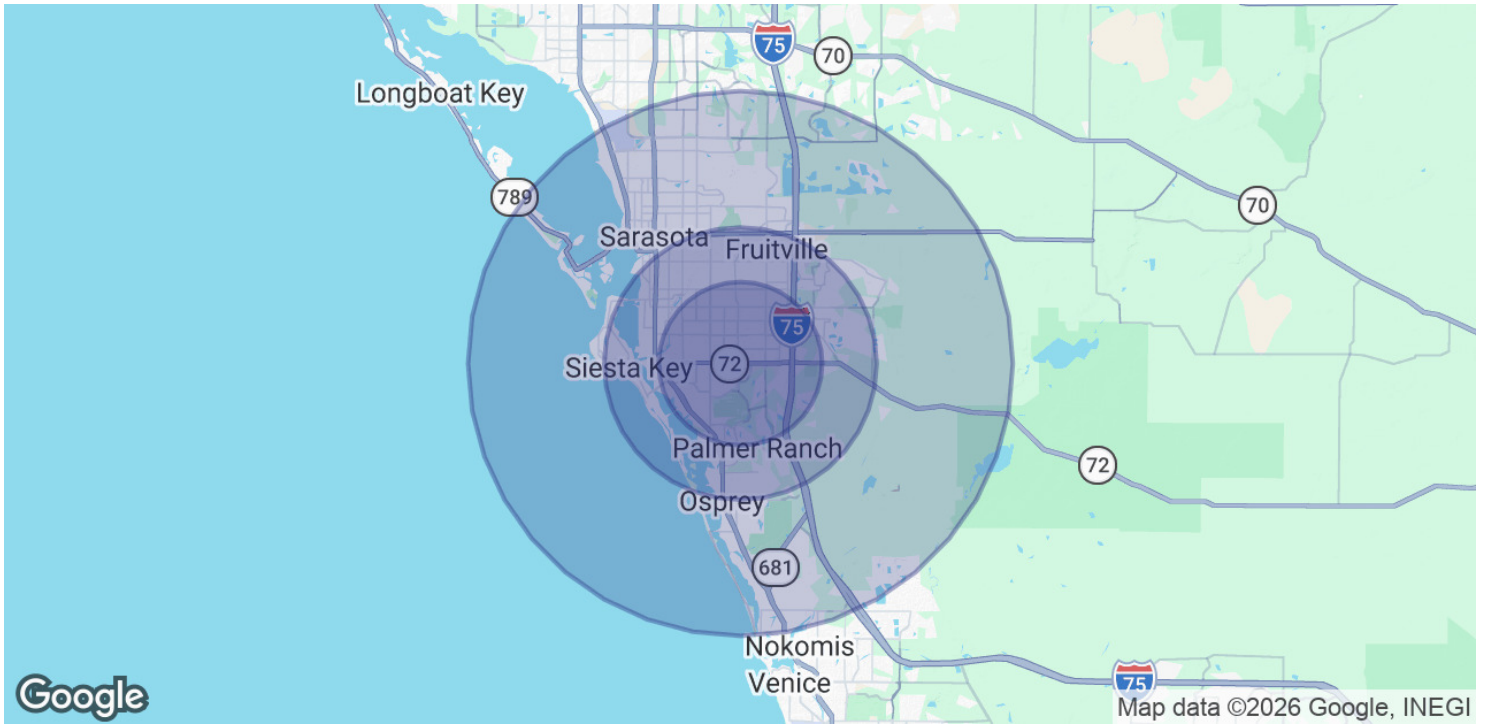
Floor Plan



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Demographics Map & Report



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	4,603	142,786	272,774
Average Age	58.4	52.3	52.4
Average Age (Male)	56.4	50.0	50.5
Average Age (Female)	60.3	53.6	53.8

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	2,415	81,658	155,237
# of Persons per HH	1.9	1.7	1.8
Average HH Income	\$89,002	\$76,290	\$77,845
Average House Value	\$346,169	\$339,819	\$366,194

2020 American Community Survey (ACS)

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