

4,900± SF Auto Repair Facility on Clark Road

4249 Clark Road, Sarasota, FL 34233

Industrial
Property
For Lease



Property Description

Put your auto repair business in an established automotive center along one of Sarasota's busiest commercial corridors. This 4,900± SF general auto repair facility offers approximately 450 SF of office space configured with three private offices, along with a spacious 4,450± SF shop area with multiple drive-in bays.

The property is part of an active automotive complex that includes complementary businesses such as auto body repair, a car wash and car rental operation—creating convenient service options for customers and the potential for valuable cross-referrals.

Located directly on Clark Road, the property benefits from exposure to approximately 44,500 vehicles per day and convenient access to a broad Sarasota customer base. The central location provides easy connections to Palmer Ranch, Interstate 75, Siesta Key and surrounding residential and commercial areas.

With ILW zoning, an existing automotive-service setting and substantial shop space, this is a distinctive leasing opportunity for an established repair business or qualified operator seeking a highly visible Sarasota location.

OFFERING SUMMARY

Lease Rate:	\$8,000 per month (NNN)
Available SF:	4,900 SF
Lot Size:	32,000 SF
Building Size:	4,900 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,559	34,860	67,107
Total Population	5,652	75,291	145,085
Average HH Income	\$137,240	\$110,092	\$124,535



Loyd Robbins

Principal Broker
(941)-356-9659
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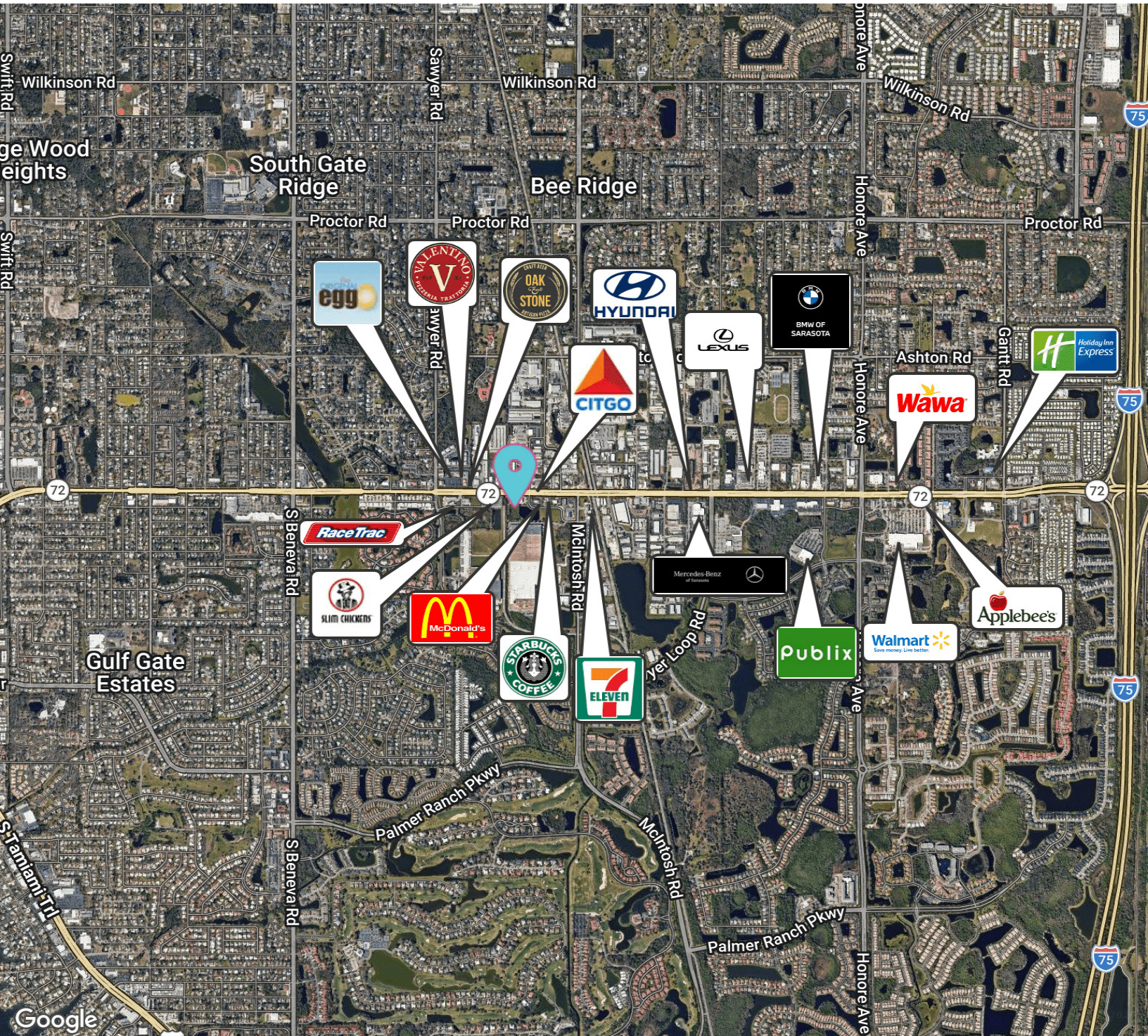
3580 S. Tuttle Ave
Sarasota FL 34239

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Clark Road Commercial Corridor

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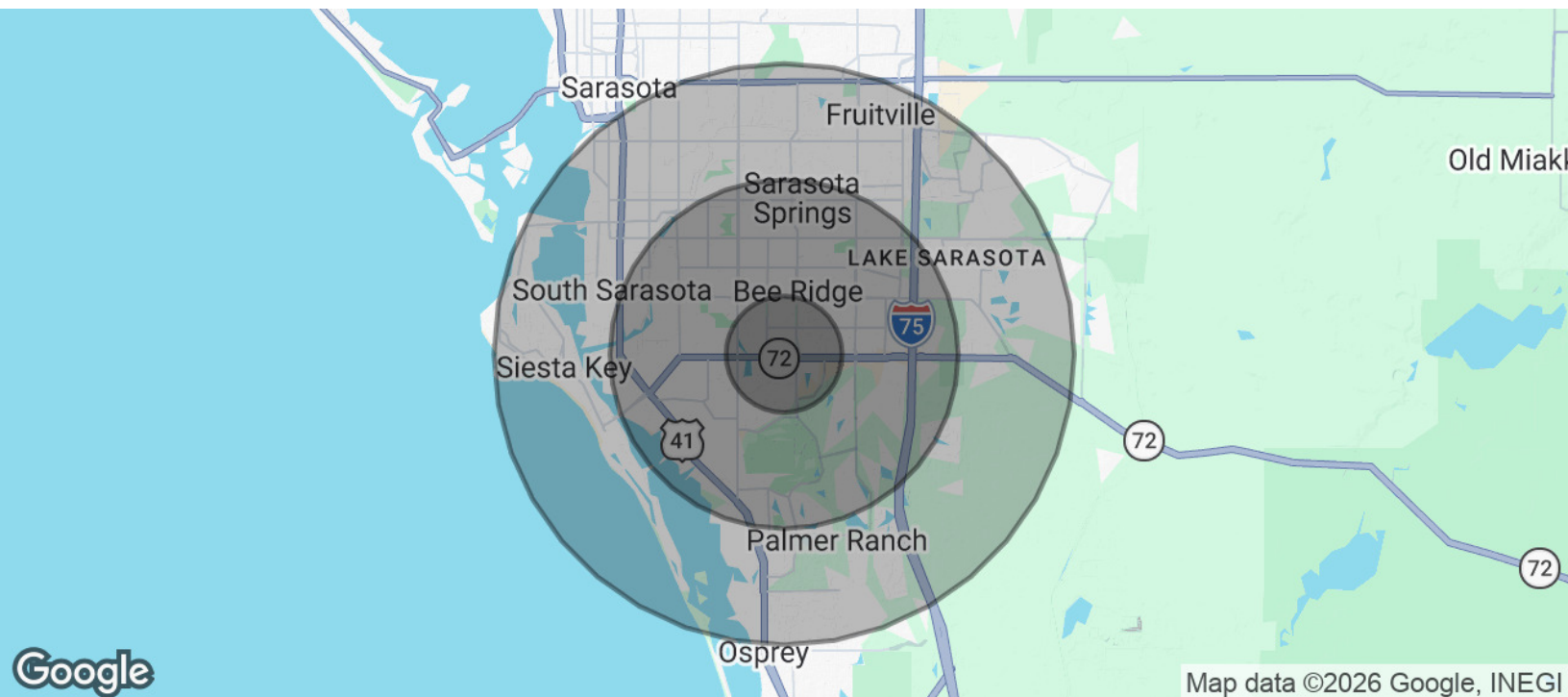
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Established Automotive Service Setting

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,652	75,291	145,085
Average Age	55.4	52.5	53.3
Average Age (Male)	52.7	49.2	51.1
Average Age (Female)	57.9	55.4	55.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,559	34,860	67,107
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$137,240	\$110,092	\$124,535
Average House Value	\$470,150	\$406,485	\$537,104

2023 American Community Survey (ACS)



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